



Illinois Closing Protection Letter Coverage Effective January 1, 2011

On August 20, 2010 Illinois Governor Patrick Quinn signed HB5409 (Public Act 096-1454) which mandates the issuance of closing protection letters (CPL) for commercial real property transactions under \$2 million and for all residential property transactions after January 1, 2011.

Please note, for purposes of the Act, "Buyer", "Seller", and "Borrower" are considered a single party to the transaction despite the number of individuals or entities comprising the "Buyer", "Seller", or "Borrower" groupings.

Effective immediately, First American Direct Operations and Agents must begin invoicing the following CPL charges for all transactions closing on or after January 1, 2011:

- \$25 for **EACH** Lender (as in a first and a second, but not the same Lender holding both a first and a second in the same transaction) in a transaction receiving a CPL in connection with either a resale or refinance;
- \$25 to Buyers/Borrowers receiving a CPL in concurrence with a resale matter;
- \$50 to Borrowers receiving a CPL in a refinance transaction;
- \$50 to Sellers receiving a CPL in connection with a resale transaction.

Placements of the above charges on the HUD-1 for residential transactions are as follows:

- \$25 charge for **EACH** Lender (as in a first and a second, but not the same Lender holding both a first and a second in the same transaction) in connection with **either a resale or refinance** should be included in the aggregation of charges shown on Line #1101 of the HUD-1 and referenced in the following manner,

Closing Protection Coverage – Lender;
- \$25 Buyer/Borrower charges **in a resale** should be included in the aggregation of charges shown on Line #1101 of the HUD-1 and referenced in the following manner,

Closing Protection Coverage – Buyer/Borrower;
- \$50 Borrower charges **in a refinance** should be included in the aggregation of charges shown on Line #1101 of the HUD-1 and referenced in the following manner,

Closing Protection Coverage – Borrower;
- \$50 Seller charge, **whether a cash or financed** transaction, is to be itemized on HUD-1 Line #1109 and referenced in the following manner.



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Exceptions in Schedule B.
- The Conditions, Requirements and Standard Exceptions on the other side of this page.

The Commitment is not valid without Schedule A and Schedule B.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary



CONDITIONS

1. **DEFINITIONS**
(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.
2. **LATER DEFECTS**
The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) shown below are met. We shall have no liability to you because of this amendment.
3. **EXISTING DEFECTS**
If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.
4. **LIMITATION OF OUR LIABILITY**
Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown below

or

eliminate with our written consent any Exceptions shown in Schedule B or the Standard Exceptions noted below.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.
5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**
Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.



**First American Title Insurance Company
National Commercial Services**

**911 Main Street, Suite 2500
Kansas City, MO 64105**

**ALTA Commitment
Schedule A**

Title Inquiries to:
Escrow Inquiries to:

Revision Info:

Reference: IL4-070

File No.: NCS-401470-339-KCTY

1. Effective Date: January 10, 2014

2. Policy or Policies to be issued: Amount:

a. ALTA Owner's Policy

IL: ALTA 2006 Owner's Policy \$1,000.00

Proposed Insured:

To be Furnished

b. ALTA Loan Policy

IL: ALTA 2006 Loan Policy \$0.00

Proposed Insured:

None

3. The estate or interest in the title described or referred to in this commitment and covered herein is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:

Bank of America, N.A., Successor to Talman Home Federal Savings and Loan Association

4. The land referred to in this Commitment is described as follows:

THE SOUTH 1/2 OF LOTS 14, 15, 16 AND 17, LOTS 18, 19 AND 20, ALL IN BLOCK 3 IN THE TOWN OF HOLCOMB (NOW MUNDELEIN) BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19 AND OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 1886 AS DOCUMENT 33999, IN BOOK "A" OF PLATS, PAGE 58, IN LAKE COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

401 North Seymour
Mundelein, IL 60060

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

ALTA Commitment Schedule B

File No.: NCS-401470-339-KCTY

Schedule B of the policy or policies to be issued will contain the exceptions shown on the inside front cover of this Commitment and the following exceptions, unless same are disposed of to the satisfaction of the Company:

If any document referenced herein contains a covenant, condition or restriction violative of 42USC 3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.

EXCEPTIONS FROM COVERAGE

This commitment, and policy when issued, does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exception.
5. We should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
6. Proof of any lien or right to lien for services, labor, or materials heretofore or hereafter furnished for tenant improvements.
7. Municipal real estate transfer tax stamps (or proof of exemption) must accompany any conveyance and certain other transfers of "controlling interest" located in Mundelein. Please contact said municipality at 847-949-3200/www.mundelein.org prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.
8. Relative to the deletion of Standard Exceptions 1 through 5, we should be furnished the following:
 - 1) A sworn statement disclosing all parties in possession of the land, including parties in possession under unrecorded leases and the terms and provisions thereof; options; and unrecorded contracts to purchase the land.

2) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and American Congress on Survey and Mapping; and (ii) the Laws of the State of Illinois.

3) An ALTA Extended Coverage Policy Statement. If new construction has taken place within the last six months, the following should be produced: Satisfactory evidence of the payment in full of the cost of furnishing services, labor and materials in connection with any improvements made on the land within six months of the date of this commitment. This evidence should consist of sworn contractors' and subcontractors' affidavits, together with all necessary waivers of lien.

**ALTA Commitment
Schedule B**

File No.: NCS-401470-339-KCTY

Part One:

1. Right or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

Part Two:

1. General real estate taxes for the year(s) 2013, 2014 and subsequent years.
The first installment of the 2012 taxes in the amount of \$8,785.33 is paid.
The final installment of the 2012 taxes in the amount of \$8,785.33 is paid.
The 2013 and 2014 taxes are not yet ascertainable or payable.
Permanent Index Number: 11-19-322-012
(Affects the South 1/2 of Lots 14, 15, 16 and 17)
If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.
2. General real estate taxes for the year(s) 2013, 2014 and subsequent years.
The first installment of the 2012 taxes in the amount of \$4,890.27 is paid.
The final installment of the 2012 taxes in the amount of \$4,890.27 is paid.
The 2013 and 2014 taxes are not yet ascertainable or payable.
Permanent Index Number: 11-19-322-019
(Affects Lots 18, 19 and 20)
If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.
3. Reciprocal Easement Agreement by and between Mundelein Savings and Loan Association, an Illinois Corporation and bank of Mundelein, an Illinois Corporation, recorded April 6, 1965 as document 1258932.
4. Easement Agreement by and between Mundelein Savings and Loan Association, an Illinois Corporation and Bank of Mundelein, an Illinois Banking Association, recorded August 6, 1984 as document no. 2301435.
5. Order revising boundaries of the Cook Memorial and Fremont Public Library Districts, recording May 7, 1986 as document 2440400.
6. Ordinance of the Village of Mundelein, Lake County, Illinois, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Downtown TIF Redevelopment Project Area, recorded January 28, 2005 as document 5726140.
7. Ordinance of the Village of Mundelein, Lake County, Illinois, Designating the Downtown TIF Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, recorded January 28, 2005 as document 5726141.

8. Ordinance of the Village of Mundelein, Lake County, Illinois, Adopting Tax Increment Allocation Financing for the Downtown TIF Redevelopment Project Area, recorded January 28, 2005 as document 5726142.
9. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

End of Schedule B

tgj

Commitment For Title Insurance

issued by



First American Title Insurance Company

(2) 269017

RECIPROCAL EASEMENT

THIS INDENTURE entered into this 15th day of March, 1965, by the MUNDELEIN SAVINGS AND LOAN ASSOCIATION, an Illinois Corporation, party of the first part, and the BANK OF MUNDELEIN, an Illinois Corporation, party of the second part,

WITNESSETH:

WHEREAS, the party of the first part is the owner of the following described premises: The North half of lots 14, 15, 16 and 17 in Block 3 in the Town of Holcomb (now Mundelein), being a Subdivision of part of the South West quarter of Section 19, Township 44 North, Range 11 and part of the North West quarter of Section 30, Township 44 North, Range 11, East of the 3rd P.M., according to the plat thereof, recorded June 19, 1886, as Document 33999, in Book "A" of Plats, page 58, in Lake County, Illinois; and,

WHEREAS, the party of the second part is the owner of the South half of Lots 14, 15, 16 and 17 in said subdivision; and

WHEREAS, said parties plan to construct buildings on their respective parcels of land and in connection therewith to maintain a common parking area and to bring public utilities, water and drainage lines over a portion of said land,

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) paid by each party to the other, and in further consideration of the covenants herein contained by each to be performed, the parties hereto have agreed as follows:

- (1) That the East 62 feet of Lots 14, 15, 16 and 17 shall be designated "Parking Area" for the joint use of the customers and employees of each of said parties for passenger car parking, it being intended that employees of each party, to the extent practical, shall park on land owned by their employers.
- (2) That the West 10 feet of the East 60 feet of the North half of Lots 14, 15, 16 and 17 shall be designated "Easement for Public Utilities" and shall exist for the benefit of each of said parties for underground electric and telephone service.
- (3) That the West 10 feet of the East 60 feet of the South half of Lots 14, 15, 16 and 17 shall be designated "Easement for Sewer" and shall exist for the benefit of each of said parties for underground sanitary sewer and storm sewer lines.
- (4) That each of said parties shall make equal contributions for the repair, care and maintenance of said parking area and of said utility and sewer lines where such lines are jointly used.

WITNESSED AND SIGNED IN WITNESS WHEREOF

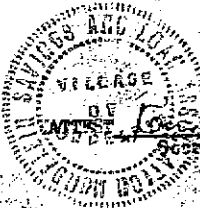
2

1258932

- (5) That this agreement shall be binding upon the assigns, successors and grantees of each of said parties for the uses and benefits herein set forth.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and date first herein stated.

MUNDELEIN SAVINGS AND LOAN ASSOCIATION, an
Illinois Corporation



ATTEST Joe E. Becker
Secretary

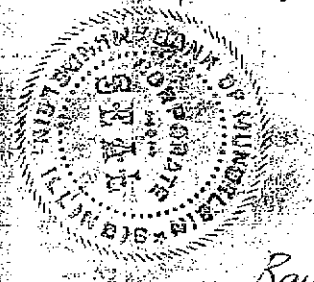
BY: James L. Ray (SEAL)
President

BANK OF MUNDELEIN, ~~XXXXXX~~

ATTEST Robert H. Mehe
Secretary-Cashier

BY: Lillie E. Hinderych (SEAL)
President

(SEAL)



Ray & Slick
711 N. Milwaukee

DOC. 1258932
FILED FOR RECORD IN RECORDERS
OFFICE LAKE COUNTY, ILLINOIS

APR 6 - 1965 - 2 45 PM

Frank J. Nustha
FRANK J. MUSTHA
RECORDER

1258932

EASEMENT AGREEMENT

This Easement Agreement is made and entered into by and between Mundelein Savings and Loan Association, an Illinois corporation (hereinafter sometimes referred to as "Mundelein Savings") and Bank of Mundelein, an Illinois banking association (hereinafter sometimes referred to as the "Bank").

W I T N E S S E T H:

WHEREAS, Mundelein Savings is the holder of the legal title to the real estate in Lake County, Illinois which is legally described on Exhibit A attached hereto and by this reference made a part hereof ("Mundelein Savings Parcel"); and

WHEREAS, the Bank is the holder of the legal title to the real estate immediately northwest of and adjoining the Mundelein Savings Parcel, which parcel is legally described in Exhibit B attached hereto and by this reference made a part hereof (the "Bank Parcel"); (the Mundelein Savings Parcel and Bank Parcel are hereinafter sometimes collectively referred to as "Parcels"); and

WHEREAS, the Mundelein Savings Parcel has been improved with an office building, together with an outdoor parking area; and

WHEREAS, the Bank Parcel has been improved with an office building, together with outdoor parking area; and

WHEREAS, the parties desire to provide for such a means of ingress and egress to and from each of the Parcels over, upon, across and through that parcel of real estate outlined in red on the survey attached hereto as Exhibit C ("Survey") as the "Easement Parcel", portions of which are located upon the Mundelein Savings Parcel and Bank Parcel; and

WHEREAS, the parties desire to create and grant by this Easement Agreement certain reciprocal easements to run with the land perpetually over, upon, across and through the Easement Parcel and intend that the several purchasers, owners, mortgagees thereof, and all persons acquiring any interest in either the Mundelein Savings Parcel or the Bank Parcel shall at all times enjoy said Easement Parcel subject to the rights, easements, burdens, uses and privileges hereinafter set forth;

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements hereinafter set forth, it is agreed as follows:

1. The Bank hereby grants to Mundelein Savings and its successors and assigns and Mundelein Savings hereby grants to the Bank and its successors and assigns perpetual, non-exclusive easements for ingress and egress for vehicles and pedestrians to and from the Parcels over, upon, across and through the portions of the Easement Parcel owned by each party.

2. The easements herein granted are easements appurtenant, and together with the covenants and agreements contained herein, including benefits and burdens, shall run with the land perpetually and at all times shall inure to the benefit of and be binding on the parties, each of their respective grantees, mortgagees and purchasers, their respective successors or assigns and shall also inure to the benefit of the tenants, guests, invitees and licensees of the owners of the Parcels and to said owners' employees, agents, contractors and subcontractors performing construction or maintenance of the Easement Parcel.

3. Reference to the easements and covenants herein described in the respective deeds of conveyance, or in any mortgage or trust deeds or other evidence of obligation for any parcel or portion thereof, shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said Parcels or portions thereof as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

4. Notice. All notices of demands or other communications permitted or required herein shall be in writing and shall be deemed properly served if delivered by hand at the address and to the addressee specified below or, when received, if mailed, postage prepaid, by United States certified or registered mail, return receipt requested, as follows:

2301435

REPRODUCED
FROM
ORIGINAL
RECORD
IN
PUBLIC
RECORDS
OFFICE
OF
THE
STATE
OF
ILLINOIS

Plat of Survey

R. E. DECKER & COMPANY

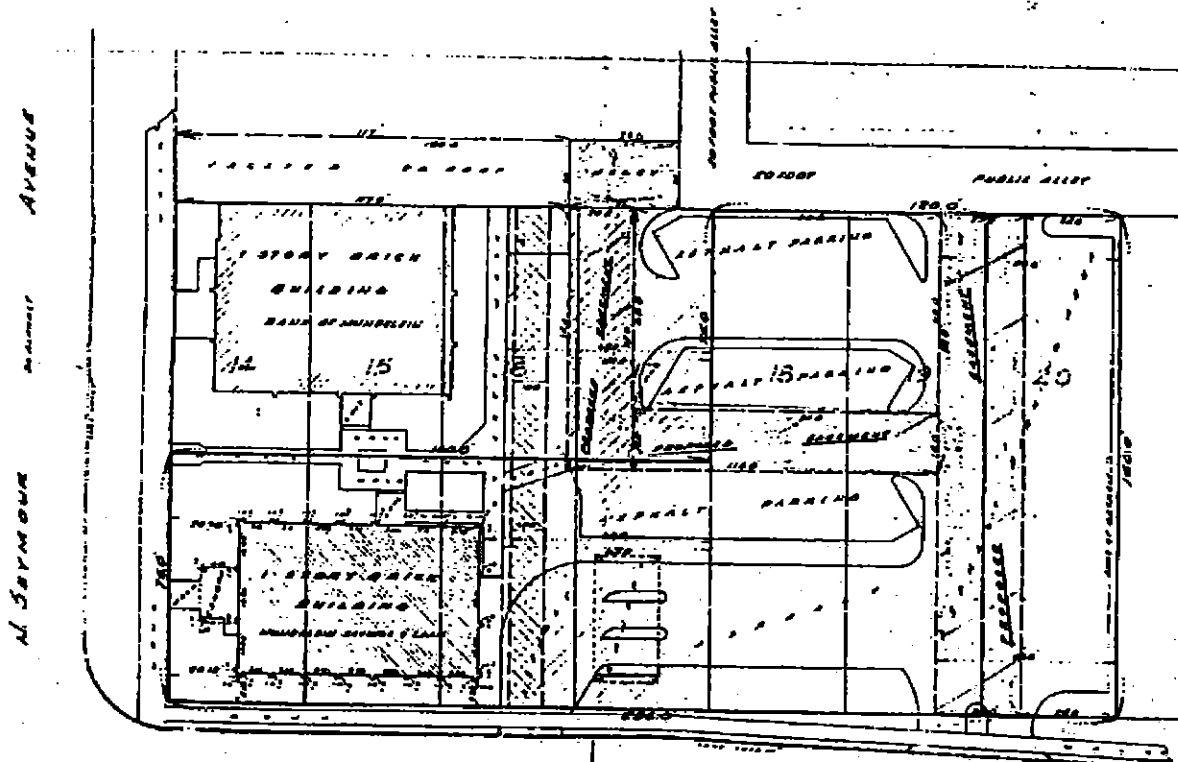
1210 WILSON ST., MILWAUKEE, WISCONSIN 53204

TELEPHONE 284-0001
COUNCILMAN AND TOWN

DATE 12-22-66 PAGE 12

Subdivision of the South 1/2 of Lots 14, 15, 16 and 17 and Lots 18, 19 and 20, in Block 5, in the Town of Holcomb (now village of Mendota), being a subdivision of part of the SW 1/4 of Section 30 and a part of the NW 1/4 of Section 30, all in Township 28 North, Range 4 East of the 3rd Principal Meridian, according to the plat thereof, recorded June 14, 1880, as Document No. 22999, in Book 2 of State, page 60, in Lake County, Illinois

Commonly known as: 401-411 N. SYCAMORE AVENUE, MENAHESSIN, ILLINOIS.



HAWLEY STREET

SYCAMORE AVENUE

LEGEND



1 STORY BRICK BUILDING
2 STORY BRICK BUILDING
PARKING

Scale 1" = 40' N.
FOR ALL PLATS IN RECORD

LIVESTOCK - 12-22-66

STATE OF ILLINOIS
COUNTY OF LAKE

We hereby certify that the buildings on lot shown on this plat are shown as shown and that the remaining measurements are correct to the best of our knowledge.

[Signature]

LIVESTOCK - 12-22-66

STATE OF ILLINOIS
COUNTY OF LAKE

This is to certify that the buildings on lot shown on this plat are shown as shown and that the remaining measurements are correct to the best of our knowledge.

R. E. DECKER & COMPANY

[Signature]

Compare the dimensions of this plat with your plat, printed or otherwise, of this, also compare all party lines showing by lines and points and distances of same.
Building lines are shown only where they are not shown on the same, refer to your plat to show.
The entire lot area shall be for an owner and a portion may be shown on this plat showing and is not to be used for any other purpose.
Dimensions are shown in feet and decimal parts thereof. All dimensions are to be rounded up or down.

2301435

Plat of Survey

R. E. DECKER & COMPANY

1218 WILDWOOD CT., LIBERTYVILLE, ILLINOIS 60048

TELEPHONE 362-0091

SURVEYORS AND ENGINEERS

2301435

BOOK 64

PAGE 77

ORDER NO. 84-77

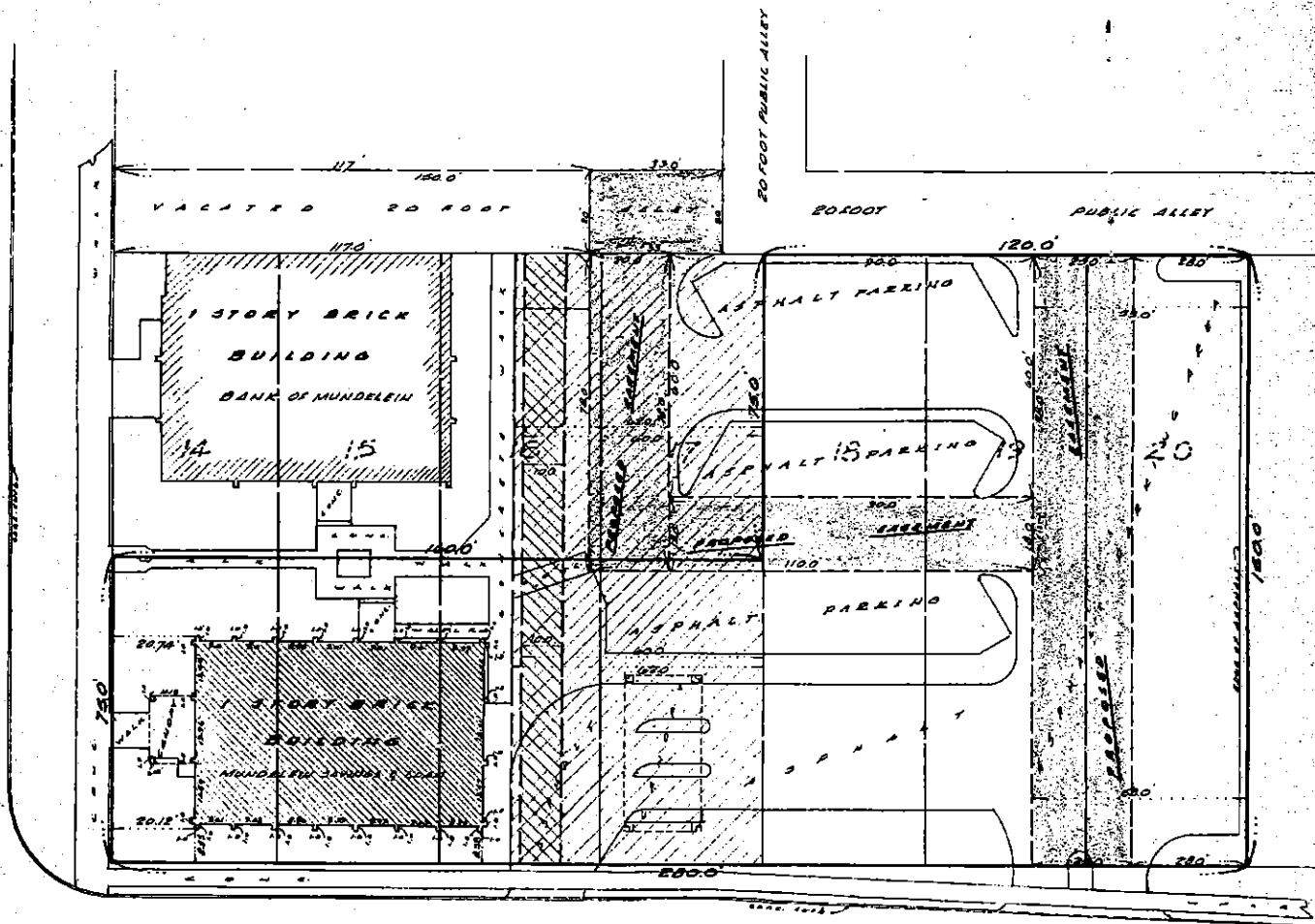
LIBERTYVILLE, JANUARY 22, 1984

ORDERED BY Mr. Russell V. Ray, Attorney

FOR MUNDELEIN SAVINGS AND LOAN ASSOC.

The South 1/2 of Lots 14, 15, 16 and 17 and Lots 18, 19 and 20, in Block 3, in the Town of Holcomb (now Village of Mundelein), being a subdivision of part of the SW 1/4 of Section 19 and a part of the NW 1/4 of Section 30, all in Township 44 North, Range 11 East of the 3rd Principal Meridian, according to the plat thereof, recorded June 13, 1886, as Document No. 33939, in Book 20 of Plats, page 38, in Lake County, Illinois.

Commonly Known as: 401-411 N. SEYMOUR AVENUE, MUNDELEIN, ILLINOIS.



HAWLEY

ASPHALT

STREET

EASEMENT SCHEDULE



DDC
#126932



DDC
#125832



PROPOSED
EASEMENT

Scale, 1" = 20 ft.

TOP OF PLAT IS NORTH

LIBERTYVILLE, Jan. 22, 1984

STATE OF ILLINOIS,)
COUNTY OF LAKE)

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

R. E. Decker
SURVEYOR

LIBERTYVILLE, Jan. 22, 1984

STATE OF ILLINOIS,)
COUNTY OF LAKE)

This is to certify that we have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

R. E. DECKER & COMPANY
SURVEYORS

By *R. E. Decker*

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and report any difference at once.

Building lines are shown only where they are as recorded in the maps. Refer to your deed or abstract.

This survey has been made for use in connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose.

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

2301435

2301435

RECORDER
LAKE COUNTY, ILLINOIS

1984 AUG -6 PM 12:59

If to Bank:

Bank of Mundelein
411 North Seymour Avenue
Mundelein, Illinois
Attention: President

Frank J. Nustra

If to Mundelein Savings:

Mundelein Savings and Loan Association
401 North Seymour Avenue
Mundelein, Illinois
Attention: President

5. The respective parties shall pay, on or before the due date, all general taxes, special assessments, liens and other charges of any kind or nature upon the portion of the Easement Parcel located on the property owned by them that might or could become senior to the rights herein contained.

Each party covenants and agrees to repair and maintain that portion of the Easement Parcel located on the property owned by them, including the paving of the Easement Parcel, from time to time, in a manner suitable for vehicular and pedestrian ingress and egress.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement this 31st day of July, 1984.

MUNDELEIN SAVINGS AND LOAN
ASSOCIATION, an Illinois
corporation

By: *Kenneth E. Beebe*
Title: *President*

George J. Schmitt

BANK OF MUNDELEIN, an Illinois
banking association

By: *Robert R. Felt*
Title: *President*

ATTEST:

Barbara J. [Signature]

Prepared by: (E)
James L. Beard, Esquire
Rudnick & Wolfe
30 North LaSalle Street
Chicago, Illinois 60602

2301435
5

PAYED

Certified Copy
from
Circuit Court of THE NINETEENTH JUDICIAL CIRCUIT,
Lake County, Illinois

2440400

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, SALLY D. COFFELT, Clerk of the Circuit Court of the
NINETEENTH JUDICIAL CIRCUIT, LAKE COUNTY, in and for the State of
Illinois, and the keeper of the records, files and seals thereof,
do hereby certify the above and foregoing to be a true, perfect and
complete copy of a certain ORDER REVISING BOUNDARIES OF THE COOK MEMORIAL AND FREMONT
PUBLIC LIBRARY DISTRICTS, General Number 86 MC 1
filed in my office on APRIL 22
1986 in a certain cause LATELY pending in said Court, wherein
PETITION OF THE COOK MEMORIAL PUBLIC LIBRARY DISTRICT, LAKE COUNTY, ILLINOIS, FOR THE Plaintiff
and TRANSFER OF TERRITORY TO THE FREMONT PUBLIC LIBRARY DISTRICT, LAKE COUNTY, ILLINOIS Defendant.

IN WITNESS WHEREOF, I have hereunto set my hand, and
affixed the seal of said Court, at
Waukegan, Illinois

APRIL 24 1986

Sally D. Coffelt

SALLY D. COFFELT
Clerk of the Circuit Court

BY: *Laura Bradbury*
Deputy Clerk.

KLEIN, THORPE AND JENKINS, LTD.
180 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60601

2
PAID

REORDER
LAKE COUNTY, ILLINOIS
1986 MAY -7 PM 1:34
12/20

2440400

EXF:kk
4/18/86

2440400

STATE OF ILLINOIS)
) SS
COUNTY OF L A K E)

IN THE CIRCUIT COURT FOR THE 19TH JUDICIAL CIRCUIT
LAKE COUNTY, ILLINOIS

PETITION OF THE COOK MEMORIAL)
PUBLIC LIBRARY DISTRICT, LAKE)
COUNTY, ILLINOIS, FOR THE) No. 26 MC 1
TRANSFER OF TERRITORY TO THE)
FREMONT PUBLIC LIBRARY DISTRICT,)
LAKE COUNTY, ILLINOIS.)

F I L E D

APR 22 1986

Sally A. Chappell
CIRCUIT CLERK

ORDER REVISING BOUNDARIES OF THE COOK MEMORIAL
AND FREMONT PUBLIC LIBRARY DISTRICTS

This cause coming on to be heard upon the petition of the BOARD OF LIBRARY TRUSTEES OF THE COOK MEMORIAL PUBLIC LIBRARY DISTRICT, LAKE COUNTY, ILLINOIS, filed herein February 11, 1986, and this Court having conducted a hearing upon the merits thereof, due notice of said hearing having been published, and the Court having jurisdiction of the subject matter and being fully advised in the premises and based on said petition, finds as follows:

1. On the 17th day of August, 1985, a petition signed by not less than 100 voters residing within the territory described in EXHIBIT A attached to this Petition was filed with the Board of Library Trustees of the Cook Memorial Public Library District seeking to submit the question of the transfer of said territory from the Cook Memorial Public Library District to the contiguous Fremont Public Library District to the voters residing within said territory at the non-partisan election to be held November 5, 1985. A copy of said Petition was filed concurrently with the Board of Library Trustees of the Fremont Public Library District.

2. As required by law, the Secretary of the Board of Library Trustees of the Cook Memorial Public Library District certified the question to the proper election officials of Lake County, Illinois, who then submitted the question for the transfer of said territory to the voters residing within said territory proposed to be transferred at the regular non-partisan election of November 5, 1985, in accordance with the general election law.

3. Said proposition was submitted to the voters of the territory proposed to be transferred at the non-partisan election of November 5, 1985 and the returns therefrom were duly canvassed by the Board of Library Trustees of the Cook Memorial Public Library District on November 11, 1985. The results of said election were as follows:

IN FAVOR of the proposed transfer	373
AGAINST the proposed transfer	166

4. On November 26, 1985, the Fremont Public Library District adopted Ordinance 85-86-2 directing the accomplishment of the transfer of said territory from the Cook Memorial Public Library District to the Fremont Public Library District.

On December 17, 1985, the Cook Memorial Public Library District adopted Ordinance 1985/86-3 directing the accomplishment of the transfer of said territory from the Cook Memorial Public Library District to the Fremont Public Library District.

5. The Board of Library Trustees of the Cook Memorial Public Library District believes it to be in the best interests of both the Cook Memorial Public Library District and the Fremont

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Public Library District, as well as the residents served by said library districts, that the territory described on Exhibit A attached hereto be transferred from the corporate limits of the Cook Memorial Public Library District to the Fremont Public Library District, effective January 1, 1986.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

A. The boundaries of the Cook Memorial Public Library District and the Fremont Public Library District are hereby revised by transferring the property legally described in Exhibit A attached hereto from the Cook Memorial Public Library District to the Fremont Public Library District.

B. Said transfer and revision of boundaries shall be effective as of January 1, 1986. *The residency of a Trustee of Petitioner shall not be effective, however, until the date of this Order.*

C. The statutory requirement for the preparation of an appraisal setting forth the value of the tangible property of the Cook Memorial Public Library District are hereby waived as there are no assets or liabilities which are the responsibility of the transferred territory and thus no settlement is required.

DATED:

ENTER:

S. Fred Geiger
JUDGE

RETURN TO:

KLEIN, THORPE AND JENKINS, LTD.
180 North La Salle Street, Suite 1600
Chicago, IL 60601
(312) 984-6400

FILED
APR 22 1986

Sally A. Cypert
CIRCUIT CLERK

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Legal Description for Cook Memorial Library.

That part of Secs. 19 and 30, T. 44 N., R. 11 E. of the 3rd P.M., described as follows: Beginning at the NW corner of said Sec. 19; thence S. along the W. line of said Secs. to the SW corner of said Sec. 30; thence E. along the S. line of said Sec, being the centerline of Allanson Road, to the SW corner of the E $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Sec. 30, said point being the SW corner of PHILLIPS AND BARR'S SUB.; thence N. along the W. line of said E $\frac{1}{2}$ to the NW corner of said E $\frac{1}{2}$, also being the NW corner of PHILLIPS AND BARR'S SUB.; thence E. along the N. line of said E $\frac{1}{2}$ and N. line of said PHILLIPS AND BARR'S SUB. to the E. line of said SW $\frac{1}{4}$; thence N. along the said E. line to the center of Sec. 30; thence E. along the S. line of the NE $\frac{1}{2}$ of said Sec. 30 to the SE corner of the W $\frac{1}{2}$ of the NE $\frac{1}{2}$ of said Sec. 30; thence N. along the E. line of said W $\frac{1}{2}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Sec. 19 to the SW corner of the NE $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Sec. 19; thence E. along the S. line of said NE $\frac{1}{2}$ to the E. line of said Sec. 19; thence N. along said E. line to the NE corner of said Sec. 19; and thence W. to the place of beginning, containing approximately 820 acres, more or less, in Lake County, Illinois.

2440400

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

5726140

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
01/28/2005 - 11:26:18 A.M.
RECEIPT #: 205795
DRAWER #: 29

CERTIFICATE

I, Michael A. Flynn, certify that I am the duly appointed Acting Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on January 10, 2005, the Corporate Authorities of such Village passed and approved

Ordinance No. 05-01-06

which is entitled


AN ORDINANCE OF THE VILLAGE OF
MUNDELEIN, LAKE COUNTY, ILLINOIS,
APPROVING A TAX INCREMENT REDEVELOPMENT PLAN
AND REDEVELOPMENT PROJECT FOR THE DOWNTOWN TIF
REDEVELOPMENT PROJECT AREA

which provides by its terms that it should be published in pamphlet form.

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on January 11, 2005 and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the office of the Village Clerk.

Dated at Mundelein, Illinois this 12th day of January, 2005.


Acting Village Clerk

5726140

(60)

ORDINANCE NO. 05-01-06

AN ORDINANCE OF THE VILLAGE OF
MUNDELEIN, LAKE COUNTY, ILLINOIS,
APPROVING A TAX INCREMENT REDEVELOPMENT PLAN
AND REDEVELOPMENT PROJECT FOR THE DOWNTOWN TIF
REDEVELOPMENT PROJECT AREA

Published in pamphlet form by authority
of the President and Board of Trustees
of the Village of Mundelein, Illinois

Date of Publication: January 11, 2005

5726140

ORDINANCE NO. 05-01-06

**AN ORDINANCE OF THE VILLAGE OF
MUNDELEIN, LAKE COUNTY, ILLINOIS,
APPROVING A TAX INCREMENT REDEVELOPMENT PLAN
AND REDEVELOPMENT PROJECT FOR THE DOWNTOWN TIF
REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Mundelein, Lake County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the Village within a proposed redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Board of Trustees of the Village (the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for December 27, 2004; and

WHEREAS, due notice with respect to the Hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on November 10, 2004, by publication on December 6, 2004 and December 7, 2004, and by certified mail to taxpayers within the Area on December 1, 2004; and

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

WHEREAS, the Plan and Project set forth the factors that caused the proposed Area to be blighted and the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause part of the Area to be a "conservation area" as defined in the Act; and

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WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Mundelein, Lake County, Illinois, as follows:

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

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a conservation area as defined in Section 11-74.4-3(b) of the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

d. The Plan and Project conform to the comprehensive plan for the development of the Village as a whole, as reflected in the Village's zoning map.

e. As set forth in the Plan it is anticipated that construction activities of the Project will be completed within twenty-three (23) years after the Area is designated and that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired within twenty-three (23) years after the Area is designated.

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f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 2. Plan and Project Approved. That the Plan and Project, which were the subject matter of the public hearing held on December 27, 2004, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

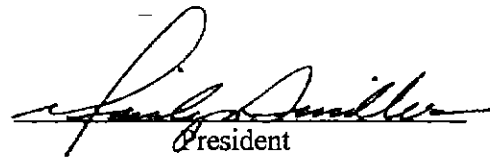
Section 3. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage.

The foregoing Ordinance was passed by a roll call vote as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT AND/OR NOT VOTING</u>
Trustee Sullivan Nutschnig Campbell Cancelli Semple	None	None

ABSTAIN: Trustee Voss


President

PASSED: January 10, 2005

APPROVED: January 10, 2005

PUBLISHED in pamphlet form: January 11, 2005

ATTEST: 
Acting Village Clerk

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Downtown Mundelein TIF District

Legal Description

SEC Project No. MUND 040742-7

Prepared by: Donald G. Groesser, IPLS No. 3273

Dated: October 7, 2004, (Checked by Craig L. Duy, IPLS No. 3359)

Revised: October 15, 2004, (Checked by Thomas R. Krohn, IPLS No. 3000)

Part of the Southwest Quarter of Section 19 and part of the Northwest Quarter of Section 30, Township 44 North, Range 11 East of the Third Principal Meridian, together with part of the Northeast Quarter of Section 25, Township 44 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing from the Northwest corner of said Section 30, according to the Plat of the Town of Holcomb, as recorded June 19, 1886 as Document No. 33999, of Book "A of Plats, Page 58, said point of commencement also being on the Westerly projection of the North right-of-way line of Hawley Street; thence East along said Westerly projection and North right-of-way line, a distance of 200 feet to the Southwest corner of Lot 23 in Block 2 of said Plat of the Town of Holcomb for the point of beginning of the parcel to be described; thence North along the West line of said Lot 23 and its Northerly projection, a distance of 170 feet to the Westerly projection of the Southerly line of Lot 17 in said Block 2; thence East along said Southerly line and Westerly projection, a distance of 160 feet to the Southeast corner of said Lot 17, said point also being on the West right-of-way of Seymour Avenue; thence North along said West right-of-way line, 315 feet to the Southeast corner of the North 35 feet of Lot 5 in said Block 2, said point also being the Northeast corner of Lot 1 in Poirier's Resubdivision, according to the plat thereof recorded October 30, 1992 as Document No. 3234665; thence West along the North line of said Lot 1 (also the South line of the North 35 feet of said Lot 5) and its Westerly projection, a distance of 170 feet to a point on the Easterly line of Lot 6 in said Block 2, also being the Westerly line of a 20 foot alley in said Block 2; thence North along said Westerly line of a 20 foot alley, a distance of 135 feet to the Northeast corner of Lot 2 in said Block 2, also being a point on the South right-of-way line of Park Street; thence North a distance of 80 feet to the Southeast corner of Lot 24 in Block 1 of aforesaid Plat of the Town of Holcomb, also being a point on the North right-of-way line of Park Street; thence East along said North right-of-way line, a distance of 170 feet to the Southeast corner of Lot 23 in said Block 1, also being the intersection of said North right-of-way line with the West right-of-way line of Seymour Avenue; thence North along said West right-of-way line, a distance of 253.5 feet to a bend point in the East line of Lot 13 in said Block 1, said point also being the intersection of said West right-of-way line with the Southwest right-of-way of Chicago Avenue; thence Northwesterly along said Southwest right-of-way to the Northeast corner of Lot 1 in said Block 1, also being the intersection of said Southwest right-of-way line with the Southerly right-of-way line of Maple Avenue (also known as Maple Street); thence Northwesterly to the Southwest corner of Lot 27 in Killey's Subdivision, according to the plat thereof recorded March 28, 1927, as Document No. 296302, also being on the Northerly right-of-way line of Maple Avenue; thence Easterly, along said Northerly right-of-way line, a distance of 151.85 feet to the Southeast corner of Lot 30 in said Killey's Subdivision, also being the intersection of said Northerly right-of-way line with the Westerly right-of-way line of the Wisconsin Central Ltd Railroad (formerly Soo Line Railroad, Minneapolis, St. Paul and Sault Sainte Marie Rail Road); thence Easterly along said Northerly right-of-way line to the Southwest corner of Lot 66 in Mundelein Heights Subdivision, according to the plat thereof recorded March 26, 1925, as

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Document No. 254438, also being the intersection of said Northerly right-of-way line with the Easterly right-of-way line of said Wisconsin Central Ltd Railroad; thence continuing Easterly along said Northerly right-of-way line to a point of curvature in the South line of Lot 1 in First Addition to Forest Heights Addition to Mundelein Subdivision, according to the plat thereof recorded February 16, 1973, as Document No. 1600448, in Book 50 of Plats, Page 54; thence Easterly continuing along the aforesaid Northerly right-of-way line, to the point of intersection of said Northerly right-of-way line with the Northwestern projection of the Southwesterly right-of-way line of Morris Avenue; thence Southeasterly along said Northwestern projection to the Northeast corner of Lot 3 in Block 5 of the aforesaid Plat of the Town of Holcomb, also being the intersection of the South right-of-way line of Maple Avenue with said Southwesterly right-of-way line of Morris Avenue; thence Southeasterly along the Southwesterly Right-of-Way, a distance of 52 feet to the Northeast corner of the Southerly 50 feet of Lots 2 and 3 in said Block 5 (as measured perpendicular from the Southeasterly line of said Lot 3); thence along the Northerly line of said Southerly 50 feet to a point on the Southwesterly line of said Lot 2 in Block 5, also being a point on a line that lies parallel and/or concentric with and 106.50 feet normally distant Northeasterly from the center of the main tract of said Wisconsin Central Ltd., according to Deed Document No. 4577254; thence Southeasterly along said parallel line, being also the Southwesterly line of said Block 5, a distance of 66 feet to the Northwest corner of Lot 4 in said Block 5; thence Northeasterly along the Northwestern line of said Lot 4 in Block 5, to a point that is 95 feet Southwesterly of the Northeast corner thereof, as measured along said Northwestern line; thence Southeasterly parallel with the Southwesterly right-of-way line of Morris Avenue, a distance of 83 feet; thence Northeasterly a distance of 95.3 feet to the Southwesterly right-of-way line of Morris Avenue at a point 93 feet Southeasterly of the Northeast corner of said Lot 4 in Block 5; thence Northwestern along said Southwesterly right-of-way line, and its Northwestern projection to the aforesaid intersection of said Southwesterly right-of-way line with the Northerly right-of-way line of Maple Avenue; thence Easterly continuing along the aforesaid Northerly right-of-way line, to the Southeast corner of Lot 5 in said in First Addition to Forest Heights Addition; thence Southeasterly to the intersection of the Southerly line of Maple Avenue with a line drawn 50 feet Easterly of and parallel with the Easterly line of Morris Avenue, according to Quit Claim Deed recorded May 21, 1996 as Document No. 3827416, said point also being the Northwest corner of Lot 8 in Holcomb's Subdivision, according to the plat thereof recorded May 16, 1908 as Document No. 117105; thence Southeast along said parallel line to the intersection of said parallel line with the North right-of-way line of Park Street, said point also being the Southwest corner of Lot 9 in said Holcomb's Subdivision; thence West along said North right-of-way line to the intersection of said North right-of-way line with the Easterly line of the Easterly twenty feet of vacated Morris Avenue, vacated per Document No. 1322193, recorded November 14, 1966; thence Southeast to the intersection of the South right-of-way of Park Street with the Westerly right-of-way line of Morris Avenue, being the Northwest corner of a parcel of land described in Deed Document No. 4461974; thence continuing along said Easterly right-of-way line, to a point 170.0 feet South of the South right-of-way line of Park Street, being the Northwest corner of a parcel of land described as Parcel 2 in Deed recorded December 31, 1987 as Document No. 2645130; thence along the North line of said parcel, being a line that is 170.0 feet South of and parallel with the South right-of-way line of Park Street, a distance of 215.05 to the Northeast corner of a parcel of land described as Parcel 3 in said Deed Document No. 2645130, said point being on the West right-of-way line of Laurel Avenue; thence East, a distance of 33.0 feet to the Northwest corner

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of Lot 81 in Mundelein Station Subdivision, according to the plat thereof recorded April 22, 1926 as Document No. 277507 in Book "P" of Plats, Pages 24 to 28, said point also being on the East right-of-way line of Laurel Avenue; thence South along said East right-of-way line, a distance of 366 feet to the Southwest corner of Lot 86 in said Mundelein Station Subdivision, also being a point on the North line of a 20 foot alley; thence East along the North line of said 20 foot alley, a distance of 374.33 feet to a bend point on the South line of Lot 91 in said Mundelein Station Subdivision; thence Southeasterly to the Northeast corner of Lot 104 in said Mundelein Station Subdivision; thence Southeasterly along the Northeasterly line of said Lot 104, a distance of 102.35 feet to the Southeast corner of said Lot 104, said point also being on the Northerly right-of-way line of Hawley Street; thence Southwesterly to the Northeast corner of Lot 2 in Herbert's Addition to Mundelein, according to the plat thereof recorded August 5, 1974 as Document No. 1674550 in Plat Book 52, Page 31, said point also being on the Southerly right-of-way of Hawley Street; thence Southeasterly along the Northeasterly line of said Lot 2, a distance of 180.90 feet to the Northwest corner of Lot 1 in said Herbert's Addition; thence continuing Southeasterly along the Southwesterly line of said Lot 1, a distance of 108.68 feet to the Southwest corner thereof, also being a point on the Northwesterly line of Lot 1 in DeTomas's Industrial Subdivision, according to the plat thereof recorded June 13, 1956, as Document No. 911850, in Book 33 of Plats, Page 98; thence Northeasterly along the Southerly line of Lot 1 in said Herbert's Addition, being a non-tangent curve to the right, having a radius of 775.52 feet, a length of 116.03 feet to a point of tangency; thence continuing Northeasterly along said Southerly line, a distance of 0.88 feet to the Northeast corner of Lot 1 in said DeTomas's Industrial Subdivision; thence Southeasterly along the Northeasterly line of said Lot 1, a distance of 140.76 feet to the Southeast corner thereof; thence continuing Southeasterly to the Northeast corner of the West half of Lot 170 in the aforesaid Mundelein Station Subdivision; said point also being on the Southeasterly right-of-way line of McKinley Avenue; thence Southwesterly along said Southeasterly right-of-way and its Southwesterly projection, a distance of 104.77 feet to a point on Northeasterly line of Lot 1 in Block 1 of DeTomas's First Addition to Mundelein, according to the plat thereof recorded June 11, 1954, as Document No. 827022, thence Northwesterly along said Northeasterly line of Lot 1 to the Northeast corner thereof, said point also being on the Southerly right-of-way line of McKinley Avenue; thence Southwesterly, along the Northwesterly line of said Lot 1, a distance of 150.02 to the Northwest corner thereof, said point also being on the Northeasterly boundary line of aforesaid DeTomas's Industrial Subdivision; thence Southeasterly, along said Northeasterly boundary line, and the Southwesterly line of Lots 1 through 11 in Block 1 of said DeTomas's First Addition to Mundelein Station, a distance of 580 feet to the Southwest corner of said Lot 11, said point also being on the Northwesterly right-of-way line of Lange Street; thence continuing Southeasterly, a distance of 60.00 feet to the Northwest corner of Lot 1 in Block 2 of said DeTomas's First Addition to Mundelein, said point also being on the Southeasterly right-of-way line of Lange Street; thence continuing Southeasterly along the Southwesterly line of Lots 1 through 18 in said Block 2, a distance of 942.44 feet to the Southwest corner of said Lot 18, said point also being on the Northwesterly right-of-way line of Countryside Highway; thence continuing Southeasterly along the Southeasterly projection of the Southwesterly line of said Lot 18 in Block 2, to a point on the Northwesterly line of Lot 3 in Unit A of Countryside Terrace Subdivision, according to the plat thereof recorded March 8, 1956, as Document No. 900312, in Book 1425 of Records, Page 209, said point also being on the Southeasterly right-of-way line of Countryside Highway; thence Southwesterly along said Southeasterly right-of-way line, being a non-tangent curve to

the right, having a radius of 1294.58 feet, to the Southwest corner of Lot 1 in said Unit A, also being the intersection of said Southeasterly right-of-way line with the North right-of-way line of Noel Drive, per Unit B of Countryside Terrace Subdivision, according to the plat thereof recorded November 26, 1956, as Document No. 931747, in Book 33, Page 140; thence continuing Southwesterly, a distance of 117.8 feet along the aforesaid Southeasterly right-of-way line, being a curve to the right, with a radius of 1294.58 feet, to its intersection with the South right-of-way line of said Noel Drive, also being the North most Northwest corner of the "Park" parcel in aforesaid Unit A of Countryside Terrace Subdivision; thence continuing Southwesterly, a distance of 120.0 feet, along said Southeasterly right-of-way line, being a curve to the right, with a radius of 1294.58 feet, to its intersection with the Northeasterly right-of-way line of the Wisconsin Central Ltd Railroad (formerly Soo Line Railroad, Minneapolis, St. Paul and Sault Sainte Marie Rail Road) thence continuing Southwesterly to the Northeast corner of Lot 460 in Lakewood Heights, according to the plat thereof recorded December 5, 1925 as Document No. 270298, said point being the intersection of the Southwesterly right-of-way of the Minneapolis, St. Paul and Sault Sainte Railway Company with the Southeasterly right-of-way line of Hawthorn Boulevard; thence Southwesterly along the Southeasterly right-of-way line of Hawthorn Boulevard, a distance of 446.05 to a point of curvature of Lot 365 in said Lakewood Heights; thence Southwesterly to the Southeast corner of Lot 104 in said Lakewood Heights, said point being on the Westerly right-of-way line of Crystal Street; thence Northerly along said Westerly right-of-way line, a distance of 208.25 feet to the Northeast corner of Lot 102, said point also being the intersection of said Westerly right-of-way line with the South right-of-way line of Courtland Street; thence West along said South right-of-way line, a distance of 1441.65 feet to the Northeast corner of Lot 24 in said Lakewood Heights, said point being the intersection of said South right-of-way line with the West right-of-way line of Seymour Avenue; thence North to the point of intersection of the North right-of-way line of Courtland Street with the West right-of-way line of Seymour Avenue, according to the plat of dedication thereof recorded as Document No. 806385 in Book 1209 of Records, Page 53; thence North along said West right-of-way line to a point of curvature (said point being 398.65 feet North of the North line of Courtland Street as measured along the East line of Seymour Avenue); thence Northerly along a curve concave to the East, having a radius of 1744.71 feet, to a point of returning curvature (said point being 228.2 feet North of the last described point of curvature, as measured along the East line of Seymour Avenue); thence Northerly along a curve concave to the West, having a radius of 1624.71 feet, to a point on the South line (or Easterly projection thereof) of Lot 3 in Aleckson's Subdivision, according to the plat thereof recorded August 30, 1977 as Document No. 1861434; thence West along the South line of said Lot 3 (or Easterly projection thereof) to the Southwest corner of said Lot 3, said point being on the East right-of-way line of Lake Street; thence Westerly to a point on the West line of Lake Street, according to the plat thereof recorded February 13, 1933 as Document No. 388786, and its intersection with the South line of Lot 177 in Western Slope Subdivision of Mundelein, according to the plat thereof recorded May 9, 1925 as Document No. 257151; thence North along the West right-of-way line of Lake Street to the point of intersection of said West right-of-way line with the Westerly projection of the South line of Mundelein Police Station Resubdivision, according to the plat thereof recorded August 25, 2000 as Document No. 4572977; thence East, along said Westerly projection, a distance of 80 feet to the West most Southwest corner of said Mundelein Police Station Resubdivision; thence East along the South line thereof, a distance of 148.40 feet to the Northwest corner of a portion of an alley heretofore vacated per Ordinance recorded December 23, 2002 as Document No.

5080350; thence South along the West line thereof, a distance of 122.77 feet to the Southwest corner of said vacated portion; thence East along the South line thereof, a distance of 20.00 feet to the Southeast corner thereof, being a point on a West line of aforesaid Mundelein Police Station Resubdivision; thence South along said West line, a distance of 20.00 feet to the Southwest corner thereof, said point also being on the North right-of-way line of Division Street; thence East along said North right-of-way line, a distance of 150.31 feet to the Southeast corner of said Mundelein Police Station Resubdivision, said point being the intersection of said North right-of-way line with the West right-of-way line of Seymour Avenue (also known as Seymour Street); thence continuing East along said North right-of-way line, a distance of 80 feet to the Southwest corner of Lot 30 in West View Addition Subdivision, according to the plat thereof recorded June 9, 1922, as Document No. 212624 in Book L, Page 8, said point also being the intersection of said North right-of-way line with the East right-of-way line of Seymour Avenue; thence continuing East along the aforesaid North right-of-way line, a distance of 266 feet to the Southeast corner of Lot 31 in said West View Addition Subdivision, also being the intersection of said North right-of-way line with the West right-of-way line of Archer Avenue; thence South along the Southerly projection of the West right-of-way line of Archer Avenue, a distance of 33.2 feet to the centerline of Division Street; also being the Northwest corner of a parcel of land described in deed Document No. 5575804; thence continuing South along the Southerly projection of the West right-of-way line of Archer Avenue, a distance of 245 feet to the Southwest corner of said parcel per Document No. 5575804, also being a point on the North line of Lot 2 in Piggly Wiggly Subdivision, according to the plat thereof recorded June 16, 1959 as Document No. 103398; thence East, along the South line of said parcel per Document No. 5575804, (also being the North line and Easterly projection of said Piggly Wiggly Subdivision and also the Piggly Wiggly Subdivision First Addition, according to the plat thereof recorded December 16, 1961, as Document No. 1133412, and also property per Document No. 993563) a distance of a 1208.6 feet to the Southeast corner of said parcel per Document No. 5575804, being the intersection of said South line with the Southwesterly right-of-way line of the Wisconsin Central Ltd. Railroad (formerly Minneapolis, St. Paul and Saulte Ste. Marie Railroad); thence Northwesterly along said Southwesterly right-of-way line, a distance of 280.8 feet to the Northeast corner of said parcel per Document No. 5575804; thence along the North boundary of said Parcel per Document No. 5575804, the following six (6) courses; West, parallel with the North line of the Northwest Quarter of aforesaid Section 30, a distance of 392.18 feet; thence North, a distance of 9.00; thence West, a distance of 440.11 feet to a point on a 285.50 foot radius curve; thence Southwesterly along said non-tangent curve to the right, a distance of 21.46 feet; thence continuing Westerly, along said curve to the right, a distance of 112.83 feet; thence West 109.98 feet to the West line of Archer Avenue extended South, being the Northwest corner of said parcel of land per Document No. 5575804; thence North, along said West line of Archer Avenue extended South, to the Southeast corner of the aforesaid Lot 31 in said West View Addition Subdivision; thence North along said West right-of-way line, a distance of 750 feet to the Northeast corner of Lot 60 in said West View Addition Subdivision, also being the intersection of said West right-of-way line with the South right-of-way line of Hammond Street; thence continuing North along the Northerly projection of said West right-of-way line, a distance of 66 feet to the South line of Lot 1 in Hawley Commons, according to the plat thereof recorded October 8, 1999 as Document No. 4432301; thence East along the South line thereof to the South most Southeast corner of said Lot 1; thence Northeast along the Southeast line thereof, a distance of 16.89 feet to the East most Southeast corner thereof; thence North along the East line thereof,

a distance of 388.00 feet to the Northeast corner thereof, said point also being on the South right-of-way line of Hawley Street; thence West, along said South right-of-way line, a distance of 449.00 feet to the Northwest corner of said Lot 1, also being the intersection of said South right-of-way line with the East right-of-way line of Seymour Avenue; thence continuing West a distance of 80 feet to the Northeast corner of Lot 1 in Block 1 of Hammonds Addition to Rockefeller Subdivision, according to the plat thereof recorded April 2, 1895, as Document No. 61511, also being the intersection of said South right-of-way line with the West right-of-way line of Seymour Avenue; thence continuing West along said South right-of-way line, a distance of 160.00 feet to the intersection of said South right-of-way line with the center line of a 20 foot Alley, in said Block 1; thence North, a distance of 80 feet to the Point of Beginning, all in the Village of Mundelein, Lake County, Illinois.

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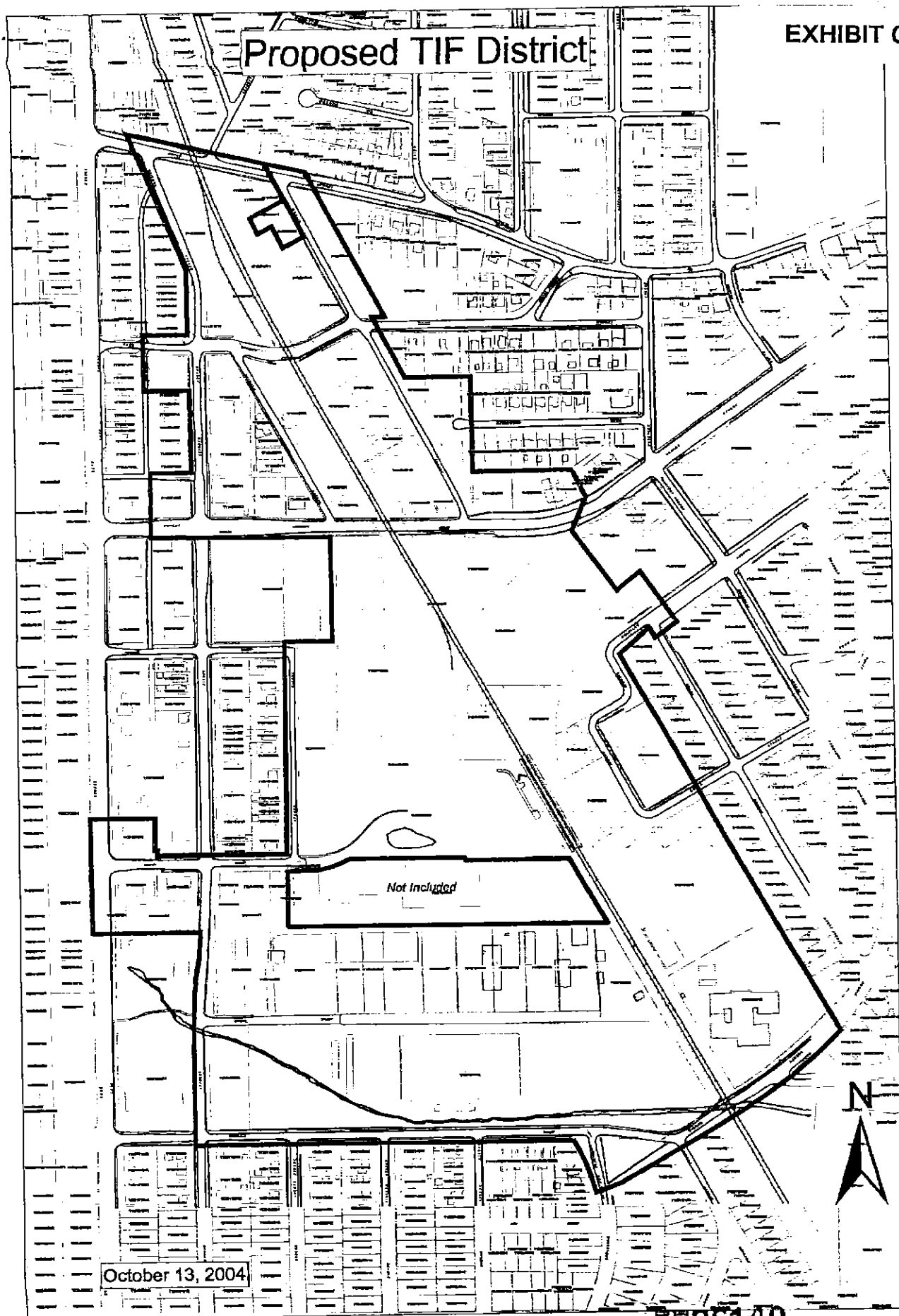
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EXHIBIT B

The property proposed for designation as a Redevelopment Project Area is generally bounded by Maple Avenue on the north; Seymour Avenue on the west (north of Hawley Street) and Archer Avenue, Lake Street and Seymour Avenue on the west (south of Hawley Street); Morris Street on the east (north of Hawley Street) and the west property line, or its extension of properties located along rouse Avenue on the east (south of Hawley Street); and Courtland Street to the south. The property is more specifically described in the legal description attached as Exhibit A.

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**VILLAGE OF MUNDELEIN
DOWNTOWN TIF
REDEVELOPMENT PLAN AND PROJECT**

Jointly Prepared By:

Village of Mundelein, Illinois

And

Kane, McKenna and Associates, Inc.

JANUARY 2005

5726140

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LIST OF EXHIBITS

EXHIBITS

- Exhibit 1 - Legal Description
- Exhibit 2 - Boundary Map
- Exhibit 3 - Existing Land Use Map
- Exhibit 4 - Proposed Land Use Map
- Exhibit 5 - TIF Qualification/Designation Report

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I. INTRODUCTION

The Village of Mundelein (the "Village") is a home rule municipality located in Lake County, approximately thirty-five (35) miles northwest of Chicago. The Village is bordered by unincorporated land and the Village of Libertyville on the north, the Village of Libertyville on the east, the Villages of Indian Creek and Long Grove on the south and unincorporated land to the west. The Village is served by Route 60, Route 45, Route 176 and Route 83. I-94 is approximately five (5) miles east of the Village. The Village was incorporated in 1909.

In the context of planning for the Downtown Redevelopment Project Area, the Village has initiated actions related to the study of the Redevelopment Project Area (the "RPA") in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing ("TIF") District.

The RPA is generally bounded by Maple Avenue on the north; Seymour Avenue on the west (north of Hawley Street) and Archer Avenue, Lake Street and Seymour Avenue on the west (south of Hawley Street); Morris Street on the east (north of Hawley Street) and the west property line, or its extension, of properties located along Rouse Avenue on the east (south of Hawley Street); and Courtland Street to the south. The former Anatol property is excluded.

The RPA consists of approximately eighty (80) tax parcels and fifty eight (58) structures. Over 55% of the buildings are thirty-five (35) years or more of age.

The development of the RPA can be characterized as having been influenced by the presence of railroad right-of-ways, and mixed uses that include industrial facilities, retail/commercial facilities, residential uses and institutional uses. Due to the mixed uses, varying dates of construction, and railroad right-of-way, many of the parcels exhibit irregular sizes, setbacks and building characteristics.

The commercial/industrial area was developed primarily in the 1940's through the 1960's. The streets that service the commercial/industrial area are narrow and not constructed for truck traffic. The "core area" of the Downtown (near Park and Seymour Streets) developed from the 1900's to the 1930's (with certain structures built in the 1890's). The commercial and industrial areas as a whole are categorized by uses that were ancillary to the rail lines. Land uses are not well buffered, and mixed uses often exist side by side. Properties are categorized by varying setbacks, parking availability, and lot sizes. Large industrial facilities exhibit special use needs that will require coordination and redevelopment for reuse.

The Downtown area was developed over the same period as described above. Many of these buildings lack coordinated parking and loading provisions. Many parcels, especially along the northwestern area of the RPA, due to smaller size and their relationship to adjacent parcels, would be difficult to develop without centralized coordination. Requirements for buffering to adjacent residential uses or for the coordination of convenient parking would also need to be included in planning efforts.

Similar to older downtown areas that developed in a piecemeal fashion, the downtown area requires coordinated parking to service commuter uses, existing uses and proposed redevelopments. The existing parking in the area is generally either on-street (along ancillary streets) or off-street parking, designated for private use associated with specific businesses.

Conditions of deterioration, inadequate utilities, deleterious layout, obsolescence, lack of community planning, excessive vacancy and lag in Equalized Assessed Valuation (EAV) growth are evidenced throughout the area and have been documented pursuant to site visits and Village sources.

Sources of potential concern regarding redevelopment of the RPA include the creation of new public improvements, assembly and site preparation, as well as the redevelopment of underutilized industrial areas.

The RPA may be suitable for redevelopment for modern and more intensive mixed use if there is coordination of uses and infrastructure by the Village. The Village has undertaken an initiative, through the designation of the RPA, to redevelop key areas within the Village and, in doing so, stabilizing and expanding benefits to the community and affected taxing districts.

The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and redevelopment of properties are key components of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Providing viable uses/redevelopment for the properties located within the RPA;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial, retail, residential, recreational, institutional, industrial and other existing Village developments or potential redevelopment;

- Providing infrastructure that is adequate in relation to Village redevelopment plans;
- Provision of roadway and traffic improvements within the area, including the continued review of ingress and egress requirements that satisfy area circulation, coordinated parking and connections to major arterials;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Improving area appearance through rehabilitation of structures, landscape, streetscape, open space planning and signage programs; and
- Coordinating land and facilitating assembly in order to provide sites for more modern redevelopment plans, including open space.

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment plan and project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

Summary

It is found and declared by the Village, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve redevelopment goals. Without the redevelopment focus and resources provided under the Act, the redevelopment goals of the Village would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to the taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan and Project pursuant to 65 ILSC Section 5/11-74.4.3(n)(5) of the Act, that this Plan and Project will not result in the displacement of 10 or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study. If at a later time the Village does decide to dislocate more than ten (10) inhabited residential units, this Plan would have to be amended and a housing impact study would be completed.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by TIF.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit 1.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in conformance with the Village's Comprehensive Plan (including any amendments thereto). The Village's Comprehensive Plan was established in 1990. A Downtown Comprehensive Plan was initiated in 1997. The provisions of this plan are still being implemented by the Village. A Transit Oriented Development (TOD) Amendment to the 1990

Comprehensive Plan was adopted on December 27, 2004. The TOD Comprehensive Plan Amendment is regarded as an important planning document for the Downtown area. The RPA boundaries are included within the TOD Comprehensive Plan Amendment.

General Goals of the Village

- A) To provide for implementation of economic development and redevelopment strategies that benefit the Village and its residents.
- B) To improve public infrastructure including roadways, water, sanitary and storm sewer related improvements within the area.
- C) To encourage positive and feasible redevelopment of vacant sites and/or underutilized facilities.
- D) To strengthen the property tax base of the Village and overlapping tax districts.
- E) To create new jobs and retain existing jobs for Village and area residents.
- F) To coordinate all redevelopment within the Village in a comprehensive manner, avoiding adjacent land use conflicts and negative community impacts.
- G) To create a cooperative partnership between Village and private redevelopment entities.

TOD Goals

- A) Increase growth and density near the train stations.
- B) Increase the utilization of the transit functions.
- C) Draw traffic into the heart of the TOD.

Objectives related to these goals include:

- open space design and coordination;
- coordination of access and traffic patterns;
- improve convenience related to parking coordination and adjacent land uses;
- provide for mixed use redevelopment including various residential options and public uses (Village Hall included).

Specific Objectives for the RPA

- A) Promote the redevelopment of existing properties and certain available sites located within the RPA.
- B) Renovate and rehabilitate public and private buildings within the RPA as provided for by the Act.
- C) Acquire and develop key properties within the RPA.
- D) Improve the necessary infrastructure and related improvements in order to serve the parcels (including potential new developments), and improve service to parcels within the RPA.
- E) Improve existing streets and right-of-ways, including the coordination of parking improvements and access/egress patterns.
- F) Provide for the necessary site preparation, grading, and excavation (if necessary) of property located within the RPA.
- G) Provide for the development of open space within the RPA including a central square concept.
- H) Coordinate redevelopment activities within the RPA in a manner that conforms with the fiscal and economic development policies of the Village.
- I) Provide assistance to existing businesses within the RPA and help provide incentives to attract new commercial/retail services, transit oriented and residential investments into the RPA.

Redevelopment Objectives

The purpose of the RPA designation will allow the Village to:

- a) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- b) Reduce or eliminate negative factors as more fully described in the TIF Eligibility Report, present within the area. These factors include inadequate utilities, lack of community planning, obsolescence, excessive land coverage and deleterious layout;
- c) Accomplish redevelopment over a reasonable time period;
- d) Provide for high quality development within the RPA; and
- e) Provide for an attractive overall appearance of the area, including open space.

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the

area. The implementation of the RPA will provide new employment opportunities for community and Village residents.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the RPA

As found in Exhibit 5 of this Plan, the RPA has suffered from certain impediments to redevelopment. The area has not in recent years benefited from significant private investment and/or development. As a result, the RPA is not likely to gain in value without encouragement by the Village. The Equalized Assessed Valuation (EAV) has lagged behind the Village for four (4) out of the last five (5) years.

The RPA evidences inadequate utilities, deleterious layout, lack of community planning, deterioration, and obsolescence.

B. Assessment of Fiscal Impact on Affected Taxing Districts

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, actions taken by the Village to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines.

It is not anticipated that the RPA will require increased services from any affected taxing districts except by the Village. Educational or library districts that may be affected by residential development are eligible for TIF funding pursuant to the Act (see below). Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds, which funds are neither expended or obligated, as provided by the Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act. The exception to this provision will be to the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the Village will provide for the cost incurred by eligible school districts or library districts in the manner prescribed by the Act.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district as a "conservation area" under Illinois law. Refer to the TIF Qualification/Designation Report, (Exhibit 5) which is attached as part of this Plan.

Eligibility Survey

The RPA was evaluated in May, June, August and September of 2004 by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the attraction of investment to redevelop underutilized property and buildings that are available within the RPA.
- 2) By constructing public improvements which may include (if necessary):
 - i. Street and sidewalk improvements (including new street construction and widening of current streets)
 - ii. Utility improvements (including, but not limited to, water, stormwater sewer, and sanitary sewer projects consisting of construction and rehabilitation)
 - iii. Storm water management and flood mitigation
 - iv. Signalization, traffic control and lighting
 - v. Off-street parking including parking structures (if applicable)
 - vi. Landscaping and beautification, including open space and/or a central square concept.
 - vii. Certain public facilities as permitted by the Act.
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.

- 4) By providing for land acquisition, site preparation, clearance, and demolition, including grading and excavation as necessary and appropriate.
- 5) By the redevelopment of certain existing public and private buildings through necessary rehabilitation and improvement of structures.
- 6) By providing for the redevelopment of mixed uses within the RPA including the creation of entertainment, retail, and residential uses.
- 7) By exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary. The Village intends to implement well planned and coordinated mixed use redevelopments - including retail, commercial, residential, institutional and office uses.

Land Assembly and Relocation

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation activities may also be undertaken by the Village.

Site Preparation, Clearance, and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Public Improvements

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems and detention related improvements;
- Storm water management and flood mitigation;
- Beautification, identification markers, landscaping, lighting, streetscape, and signage of public right-of-ways;

- Open space including a central square concept.
- Parking improvements.
- Certain public facilities as permitted by the Act.

Rehabilitation

The Village may provide for the rehabilitation of certain public and private structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and facade related work as well as interior related work.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

School Tuition

The Village may, pursuant to the TIF Act, provide school tuition reimbursement to the RPA's school districts.

C. General Land Use Plan

Existing land use generally consists of mixed industrial, commercial, retail, residential and institutional uses. Existing land uses are shown in Exhibit 3, attached hereto and made a part of this Plan. Exhibit 4, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area that will generally continue to include mixed uses as described above with an emphasis on

*Redevelopment Plan and Project- Downtown TIF
Village of Mundelein, IL*

retail, commercial, residential, institutional and open space uses. The land uses will conform to the Comprehensive Plan of the Village.

D. Additional Design and Control Standards

The appropriate design controls including any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, shall apply to the RPA.

E. Estimated Redevelopment Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the TIF statute, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs", are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected. No contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses.
 - 1.1 Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
 - 1.2 The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is

to be demolished to use the site for private investment or devoted to a different use requiring private investment;

4. Costs of the construction of public works or improvements, and redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of the amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
5. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
8. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Redevelopment Project

Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code.

10. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph (10) then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund; and
 - d) the total of such interest payments paid pursuant to this Act may not exceed 30% of the (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
11. Unless explicitly stated herein, the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost.
12. For redevelopment project area designated (or development project areas amended to add or increase the number of tax increment financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as

authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because

the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects.

13. Library district payments pursuant to the Act, based upon per patron costs stated in the most recent Illinois Public Library Statistics, if the library district has experienced an increase in the number of patrons from the municipality that created the RPA, since the designation of the RPA.

Estimated costs are shown in the next section. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

**VILLAGE OF MUNDELEIN
DOWNTOWN AREA REDEVELOPMENT PROJECT
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Utility Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, public parking facilities and road and streetscape improvements	\$ 40,000,000
2. Flood Mitigation, Site Preparation	\$ 2,500,000
3. Land Acquisition and Assembly Costs including Demolition and Relocation Costs	\$ 10,000,000
4. Rehabilitation of Structures	\$ 2,000,000
5. Interest Costs Pursuant to the Act	\$ 1,000,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 10,000,000
7. School District Tuition Costs and Library Per Patron Costs	\$ 12,000,000
8. Taxing District Capital Improvements Pursuant to the Act	\$ 2,000,000
9. Job Training	\$ 500,000
TOTAL ESTIMATED PROJECT COSTS	\$ 80,000,000

- (A) All project cost estimates are in year 2004 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of any obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Eligible Redevelopment Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the

Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations, if any, and to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

"Redevelopment Project Costs" specifically contemplate those eligible costs set forth in the Act. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2003 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

The Village may also direct incremental revenues from the RPA to any contiguous RPA for redevelopment activities conformant with the provisions of the TIF Statute and it may also receive incremental revenues from any contiguous RPA in order to further the redevelopment activities described in this Plan.

G. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the Ordinance which establishes the RPA. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance, including tax increment revenues from contiguous RPAs.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The most recent estimate of equalized assessed valuation (EAV) for tax year 2003 of the property within the RPA is approximately \$8,530,914 for the RPA. The Boundary Map, Exhibit 2, shows the location of the RPA.

I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will increase by approximately \$124,600,000.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

Particular redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

Demolition, Site Preparation and Relocation: Existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition and relocation activities may be necessary for future projects.

Rehabilitation: The Village may assist in the rehabilitation of private and public buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping/Open Space: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses. Existing or proposed open space/recreational improvements may also be addressed, including the development of a central square concept as part of redevelopment activities.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related sidewalk, curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Rate Write Down: The Village may fund a portion of interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself for eligible administrative costs pursuant to the Act.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race, religion or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which the ordinance approving the RPA is adopted.

The Joint Review Board established to review this Redevelopment Plan and Project pursuant to the Act shall, based on its review of the status of the special tax allocation fund for the Redevelopment Project at its statutorily required annual meeting, consider the desirability of terminating and retiring the Redevelopment Plan and Project prior to the stated twenty-three (23) year term, and shall transmit its recommendation regarding the same to the President and Board of Trustees of the Village.

VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

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Downtown Mundelein TIF District

Legal Description

SEC Project No. MUND 040742-7

Prepared by: Donald G. Groesser, IPLS No. 3273

Dated: October 7, 2004, (Checked by Craig L. Duy, IPLS No. 3359)

Revised: October 15, 2004, (Checked by Thomas R. Krohn, IPLS No. 3000)

Part of the Southwest Quarter of Section 19 and part of the Northwest Quarter of Section 30, Township 44 North, Range 11 East of the Third Principal Meridian, together with part of the Northeast Quarter of Section 25, Township 44 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing from the Northwest corner of said Section 30, according to the Plat of the Town of Holcomb, as recorded June 19, 1886 as Document No. 33999, of Book "A of Plats, Page 58, said point of commencement also being on the Westerly projection of the North right-of-way line of Hawley Street; thence East along said Westerly projection and North right-of-way line, a distance of 200 feet to the Southwest corner of Lot 23 in Block 2 of said Plat of the Town of Holcomb for the point of beginning of the parcel to be described; thence North along the West line of said Lot 23 and its Northerly projection, a distance of 170 feet to the Westerly projection of the Southerly line of Lot 17 in said Block 2; thence East along said Southerly line and Westerly projection, a distance of 160 feet to the Southeast corner of said Lot 17, said point also being on the West right-of-way of Seymour Avenue; thence North along said West right-of-way line, 315 feet to the Southeast corner of the North 35 feet of Lot 5 in said Block 2, said point also being the Northeast corner of Lot 1 in Poirier's Resubdivision, according to the plat thereof recorded October 30, 1992 as Document No. 3234665; thence West along the North line of said Lot 1 (also the South line of the North 35 feet of said Lot 5) and its Westerly projection, a distance of 170 feet to a point on the Easterly line of Lot 6 in said Block 2, also being the Westerly line of a 20 foot alley in said Block 2; thence North along said Westerly line of a 20 foot alley, a distance of 135 feet to the Northeast corner of Lot 2 in said Block 2, also being a point on the South right-of-way line of Park Street; thence North a distance of 80 feet to the Southeast corner of Lot 24 in Block 1 of aforesaid Plat of the Town of Holcomb, also being a point on the North right-of-way line of Park Street; thence East along said North right-of-way line, a distance of 170 feet to the Southeast corner of Lot 23 in said Block 1, also being the intersection of said North right-of-way line with the West right-of-way line of Seymour Avenue; thence North along said West right-of-way line, a distance of 253.5 feet to a bend point in the East line of Lot 13 in said Block 1, said point also being the intersection of said West right-of-way line with the Southwest right-of-way of Chicago Avenue; thence Northwesterly along said Southwest right-of-way to the Northeast corner of Lot 1 in said Block 1, also being the intersection of said Southwest right-of-way line with the Southerly right-of-way line of Maple Avenue (also

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known as Maple Street); thence Northwesterly to the Southwest corner of Lot 27 in Killey's Subdivision, according to the plat thereof recorded March 28, 1927, as Document No. 296302, also being on the Northerly right-of-way line of Maple Avenue; thence Easterly, along said Northerly right-of-way line, a distance of 151.85 feet to the Southeast corner of Lot 30 in said Killey's Subdivision, also being the intersection of said Northerly right-of-way line with the Westerly right-of-way line of the Wisconsin Central Ltd Railroad (formerly Soo Line Railroad, Minneapolis, St. Paul and Sault Sainte Marie Rail Road); thence Easterly along said Northerly right-of-way line to the Southwest corner of Lot 66 in Mundelein Heights Subdivision, according to the plat thereof recorded March 26, 1925, as Document No. 254438, also being the intersection of said Northerly right-of-way line with the Easterly right-of-way line of said Wisconsin Central Ltd Railroad; thence continuing Easterly along said Northerly right-of-way line to a point of curvature in the South line of Lot 1 in First Addition to Forest Heights Addition to Mundelein Subdivision, according to the plat thereof recorded February 16, 1973, as Document No. 1600448, in Book 50 of Plats, Page 54; thence Easterly continuing along the aforesaid Northerly right-of-way line, to the point of intersection of said Northerly right-of-way line with the Northwesterly projection of the Southwesterly right-of-way line of Morris Avenue; thence Southeasterly along said Northwesterly projection to the Northeast corner of Lot 3 in Block 5 of the aforesaid Plat of the Town of Holcomb, also being the intersection of the South right-of-way line of Maple Avenue with said Southwesterly right-of-way line of Morris Avenue; thence Southeasterly along the Southwesterly Right-of-Way, a distance of 52 feet to the Northeast corner of the Southerly 50 feet of Lots 2 and 3 in said Block 5 (as measured perpendicular from the Southeasterly line of said Lot 3); thence along the Northerly line of said Southerly 50 feet to a point on the Southwesterly line of said Lot 2 in Block 5, also being a point on a line that lies parallel and/or concentric with and 106.50 feet normally distant Northeasterly from the center of the main tract of said Wisconsin Central Ltd., according to Deed Document No. 4577254; thence Southeasterly along said parallel line, being also the Southwesterly line of said Block 5, a distance of 66 feet to the Northwest corner of Lot 4 in said Block 5; thence Northeasterly along the Northwesterly line of said Lot 4 in Block 5, to a point that is 95 feet Southwesterly of the Northeast corner thereof, as measured along said Northwesterly line; thence Southeasterly parallel with the Southwesterly right-of-way line of Morris Avenue, a distance of 83 feet; thence Northeasterly a distance of 95.3 feet to the Southwesterly right-of-way line of Morris Avenue at a point 93 feet Southeasterly of the Northeast corner of said Lot 4 in Block 5; thence Northwesterly along said Southwesterly right-of-way line, and its Northwesterly projection to the aforesaid intersection of said Southwesterly right-of-way line with the Northerly right-of-way line of Maple Avenue; thence Easterly continuing along the aforesaid Northerly right-of-way line, to the Southeast corner of Lot 5 in said in First Addition to Forest Heights Addition; thence Southeasterly to the intersection of the Southerly line of Maple Avenue with a line drawn 50 feet Easterly of and parallel with the Easterly line of Morris Avenue, according to Quit Claim Deed recorded May 21, 1996 as Document No. 3827416, said point also being the Northwest corner of Lot 8 in Holcomb's Subdivision, according to the plat thereof recorded May 16, 1908 as Document No. 117105; thence Southeast along said parallel line to the intersection of said parallel line with the North right-of-way line of Park Street, said point also being the Southwest corner of Lot 9 in said Holcomb's Subdivision; thence West along said North right-of-way line to the intersection of said North right-of-way line with the Easterly line

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of the Easterly twenty feet of vacated Morris Avenue, vacated per Document No. 1322193, recorded November 14, 1966; thence Southeast to the intersection of the South right-of-way of Park Street with the Westerly right-of-way line of Morris Avenue, being the Northwest corner of a parcel of land described in Deed Document No. 4461974; thence continuing along said Easterly right-of-way line, to a point 170.0 feet South of the South right-of-way line of Park Street, being the Northwest corner of a parcel of land described as Parcel 2 in Deed recorded December 31, 1987 as Document No. 2645130; thence along the North line of said parcel, being a line that is 170.0 feet South of and parallel with the South right-of-way line of Park Street, a distance of 215.05 to the Northeast corner of a parcel of land described as Parcel 3 in said Deed Document No. 2645130, said point being on the West right-of-way line of Laurel Avenue; thence East, a distance of 33.0 feet to the Northwest corner of Lot 81 in Mundelein Station Subdivision, according to the plat thereof recorded April 22, 1926 as Document No. 277507 in Book "P" of Plats, Pages 24 to 28, said point also being on the East right-of-way line of Laurel Avenue; thence South along said East right-of-way line, a distance of 366 feet to the Southwest corner of Lot 86 in said Mundelein Station Subdivision, also being a point on the North line of a 20 foot alley; thence East along the North line of said 20 foot alley, a distance of 374.33 feet to a bend point on the South line of Lot 91 in said Mundelein Station Subdivision; thence Southeasterly to the Northeast corner of Lot 104 in said Mundelein Station Subdivision; thence Southeasterly along the Northeasterly line of said Lot 104, a distance of 102.35 feet to the Southeast corner of said Lot 104, said point also being on the Northerly right-of-way line of Hawley Street; thence Southwesterly to the Northeast corner of Lot 2 in Herbert's Addition to Mundelein, according to the plat thereof recorded August 5, 1974 as Document No. 1674550 in Plat Book 52, Page 31, said point also being on the Southerly right-of-way of Hawley Street; thence Southeasterly along the Northeasterly line of said Lot 2, a distance of 180.90 feet to the Northwest corner of Lot 1 in said Herbert's Addition; thence continuing Southeasterly along the Southwesterly line of said Lot 1, a distance of 108.68 feet to the Southwest corner thereof, also being a point on the Northwesterly line of Lot 1 in DeTomas's Industrial Subdivision, according to the plat thereof recorded June 13, 1956, as Document No. 911850, in Book 33 of Plats, Page 98; thence Northeasterly along the Southerly line of Lot 1 in said Herbert's Addition, being a non-tangent curve to the right, having a radius of 775.52 feet, a length of 116.03 feet to a point of tangency; thence continuing Northeasterly along said Southerly line, a distance of 0.88 feet to the Northeast corner of Lot 1 in said DeTomas's Industrial Subdivision; thence Southeasterly along the Northeasterly line of said Lot 1, a distance of 140.76 feet to the Southeast corner thereof; thence continuing Southeasterly to the Northeast corner of the West half of Lot 170 in the aforesaid Mundelein Station Subdivision, said point also being on the Southeasterly right-of-way line of McKinley Avenue; thence Southwesterly along said Southeasterly right-of-way and its Southwesterly projection, a distance of 104.77 feet to a point on Northeasterly line of Lot 1 in Block 1 of DeTomas's First Addition to Mundelein, according to the plat thereof recorded June 11, 1954, as Document No. 827022, thence Northwesterly along said Northeasterly line of Lot 1 to the Northeast corner thereof, said point also being on the Southerly right-of-way line of McKinley Avenue; thence Southwesterly, along the Northwesterly line of said Lot 1, a distance of 150.02 to the Northwest corner thereof, said point also being on the Northeasterly boundary line of aforesaid DeTomas's Industrial Subdivision; thence Southeasterly, along said Northeasterly boundary line, and the Southwesterly line of

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Lots 1 through 11 in Block 1 of said DeTomas's First Addition to Mundelein Station, a distance of 580 feet to the Southwest corner of said Lot 11, said point also being on the Northwestern right-of-way line of Lange Street; thence continuing Southeasterly, a distance of 60.00 feet to the Northwest corner of Lot 1 in Block 2 of said DeTomas's First Addition to Mundelein, said point also being on the Southeasterly right-of-way line of Lange Street; thence continuing Southeasterly along the Southwesterly line of Lots 1 through 18 in said Block 2, a distance of 942.44 feet to the Southwest corner of said Lot 18, said point also being on the Northwestern right-of-way line of Countryside Highway; thence continuing Southeasterly along the Southeasterly projection of the Southwesterly line of said Lot 18 in Block 2, to a point on the Northwestern line of Lot 3 in Unit A of Countryside Terrace Subdivision, according to the plat thereof recorded March 8, 1956, as Document No. 900312, in Book 1425 of Records, Page 209, said point also being on the Southeasterly right-of-way line of Countryside Highway; thence Southwesterly along said Southeasterly right-of-way line, being a non-tangent curve to the right, having a radius of 1294.58 feet, to the Southwest corner of Lot 1 in said Unit A, also being the intersection of said Southeasterly right-of-way line with the North right-of-way line of Noel Drive, per Unit B of Countryside Terrace Subdivision, according to the plat thereof recorded November 26, 1956, as Document No. 931747, in Book 33, Page 140; thence continuing Southwesterly, a distance of 117.8 feet along the aforesaid Southeasterly right-of-way line, being a curve to the right, with a radius of 1294.58 feet, to its intersection with the South right-of-way line of said Noel Drive, also being the North most Northwest corner of the "Park" parcel in aforesaid Unit A of Countryside Terrace Subdivision; thence continuing Southwesterly, a distance of 120.0 feet, along said Southeasterly right-of-way line, being a curve to the right, with a radius of 1294.58 feet, to its intersection with the Northeasterly right-of-way line of the Wisconsin Central Ltd Railroad (formerly Soo Line Railroad, Minneapolis, St. Paul and Sault Sainte Marie Rail Road) thence continuing Southwesterly to the Northeast corner of Lot 460 in Lakewood Heights, according to the plat thereof recorded December 5, 1925 as Document No. 270298, said point being the intersection of the Southwesterly right-of-way of the Minneapolis, St. Paul and Sault Sainte Railway Company with the Southeasterly right-of-way line of Hawthorn Boulevard; thence Southwesterly along the Southeasterly right-of-way line of Hawthorn Boulevard, a distance of 446.05 to a point of curvature of Lot 365 in said Lakewood Heights; thence Southwesterly to the Southeast corner of Lot 104 in said Lakewood Heights, said point being on the Westerly right-of-way line of Crystal Street; thence Northerly along said Westerly right-of-way line, a distance of 208.25 feet to the Northeast corner of Lot 102, said point also being the intersection of said Westerly right-of-way line with the South right-of-way line of Courtland Street; thence West along said South right-of-way line, a distance of 1441.65 feet to the Northeast corner of Lot 24 in said Lakewood Heights, said point being the intersection of said South right-of-way line with the West right-of-way line of Seymour Avenue; thence North to the point of intersection of the North right-of-way line of Courtland Street with the West right-of-way line of Seymour Avenue, according to the plat of dedication thereof recorded as Document No. 806385 in Book 1209 of Records, Page 53; thence North along said West right-of-way line to a point of curvature (said point being 398.65 feet North of the North line of Courtland Street as measured along the East line of Seymour Avenue); thence Northerly along a curve concave to the East, having a radius of 1744.71 feet, to a point of returning curvature (said point being 228.2 feet North of the last described point of curvature, as measured along the East line of Seymour Avenue);

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thence Northerly along a curve concave to the West, having a radius of 1624.71 feet, to a point on the South line (or Easterly projection thereof) of Lot 3 in Aleckson's Subdivision, according to the plat thereof recorded August 30, 1977 as Document No. 1861434; thence West along the South line of said Lot 3 (or Easterly projection thereof) to the Southwest corner of said Lot 3, said point being on the East right-of-way line of Lake Street; thence Westerly to a point on the West line of Lake Street, according to the plat thereof recorded February 13, 1933 as Document No. 388786, and its intersection with the South line of Lot 177 in Western Slope Subdivision of Mundelein, according to the plat thereof recorded May 9, 1925 as Document No. 257151; thence North along the West right-of-way line of Lake Street to the point of intersection of said West right-of-way line with the Westerly projection of the South line of Mundelein Police Station Resubdivision, according to the plat thereof recorded August 25, 2000 as Document No. 4572977; thence East, along said Westerly projection, a distance of 80 feet to the West most Southwest corner of said Mundelein Police Station Resubdivision; thence East along the South line thereof, a distance of 148.40 feet to the Northwest corner of a portion of an alley heretofore vacated per Ordinance recorded December 23, 2002 as Document No. 5080350; thence South along the West line thereof, a distance of 122.77 feet to the Southwest corner of said vacated portion; thence East along the South line thereof, a distance of 20.00 feet to the Southeast corner thereof, being a point on a West line of aforesaid Mundelein Police Station Resubdivision; thence South along said West line, a distance of 20.00 feet to the Southwest corner thereof, said point also being on the North right-of-way line of Division Street; thence East along said North right-of-way line, a distance of 150.31 feet to the Southeast corner of said Mundelein Police Station Resubdivision, said point being the intersection of said North right-of-way line with the West right-of-way line of Seymour Avenue (also known as Seymour Street); thence continuing East along said North right-of-way line, a distance of 80 feet to the Southwest corner of Lot 30 in West View Addition Subdivision, according to the plat thereof recorded June 9, 1922, as Document No. 212624 in Book L, Page 8, said point also being the intersection of said North right-of-way line with the East right-of-way line of Seymour Avenue; thence continuing East along the aforesaid North right-of-way line, a distance of 266 feet to the Southeast corner of Lot 31 in said West View Addition Subdivision, also being the intersection of said North right-of-way line with the West right-of-way line of Archer Avenue; thence South along the Southerly projection of the West right-of-way line of Archer Avenue, a distance of 33.2 feet to the centerline of Division Street; also being the Northwest corner of a parcel of land described in deed Document No. 5575804; thence continuing South along the Southerly projection of the West right-of-way line of Archer Avenue, a distance of 245 feet to the Southwest corner of said parcel per Document No. 5575804, also being a point on the North line of Lot 2 in Piggly Wiggly Subdivision, according to the plat thereof recorded June 16, 1959 as Document No. 103398; thence East, along the South line of said parcel per Document No. 5575804, (also being the North line and Easterly projection of said Piggly Wiggly Subdivision and also the Piggly Wiggly Subdivision First Addition, according to the plat thereof recorded December 16, 1961, as Document No. 1133412, and also property per Document No. 993563) a distance of a 1208.6 feet to the Southeast corner of said parcel per Document No. 5575804, being the intersection of said South line with the Southwesterly right-of-way line of the Wisconsin Central Ltd. Railroad (formerly Minneapolis, St. Paul and Saulte Ste. Marie Railroad); thence Northwesterly along said Southwesterly right-of-way line, a distance of 280.8 feet to the Northeast corner of said

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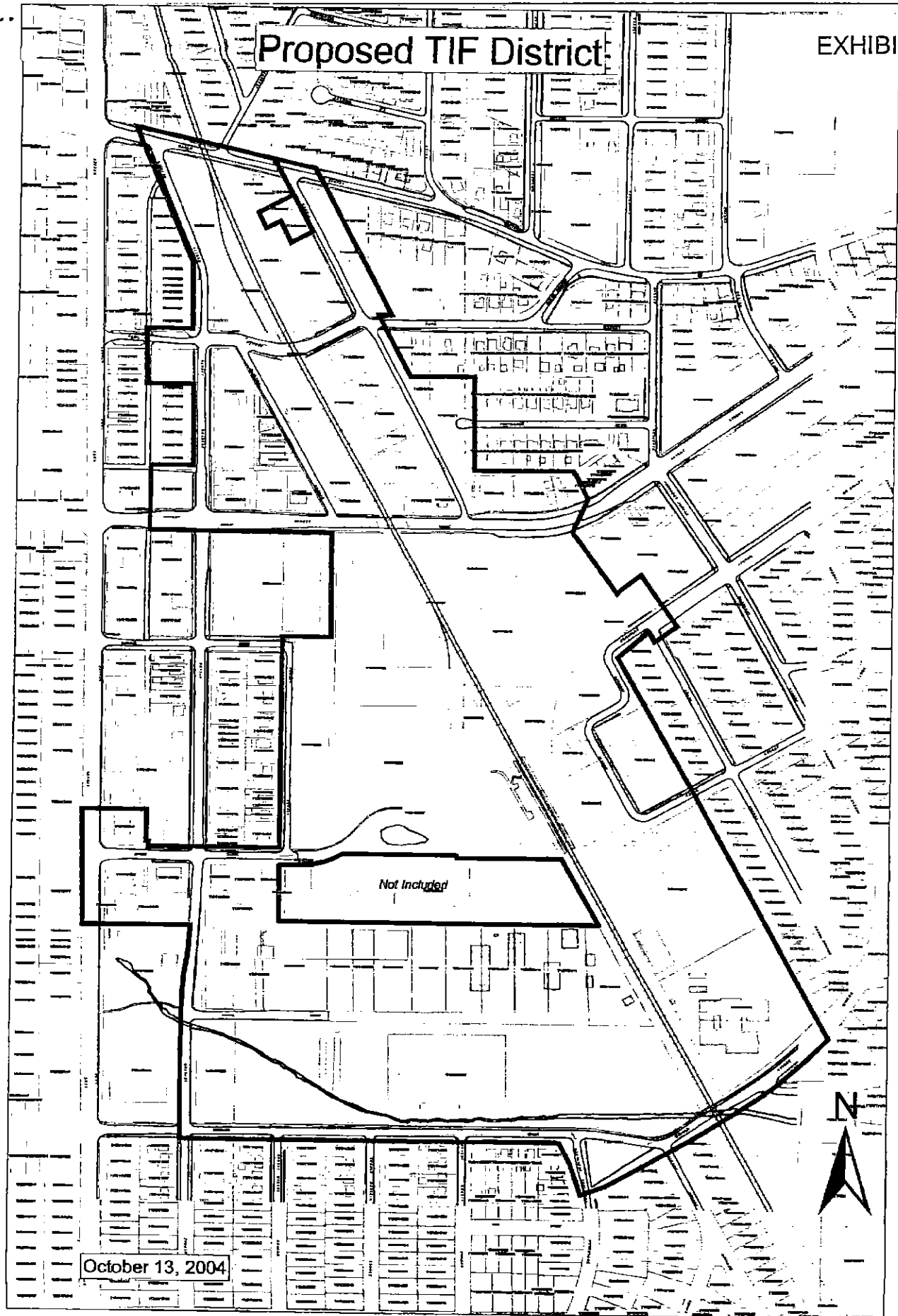
parcel per Document No. 5575804; thence along the North boundary of said Parcel per Document No. 5575804, the following six (6) courses; West, parallel with the North line of the Northwest Quarter of aforesaid Section 30, a distance of 392.18 feet; thence North, a distance of 9.00; thence West, a distance of 440.11 feet to a point on a 285.50 foot radius curve; thence Southwesterly along said non-tangent curve to the right, a distance of 21.46 feet; thence continuing Westerly, along said curve to the right, a distance of 112.83 feet; thence West 109.98 feet to the West line of Archer Avenue extended South, being the Northwest corner of said parcel of land per Document No. 5575804; thence North, along said West line of Archer Avenue extended South, to the Southeast corner of the aforesaid Lot 31 in said West View Addition Subdivision; thence North along said West right-of-way line, a distance of 750 feet to the Northeast corner of Lot 60 in said West View Addition Subdivision, also being the intersection of said West right-of-way line with the South right-of-way line of Hammond Street; thence continuing North along the Northerly projection of said West right-of-way line, a distance of 66 feet to the South line of Lot 1 in Hawley Commons, according to the plat thereof recorded October 8, 1999 as Document No. 4432301; thence East along the South line thereof to the South most Southeast corner of said Lot 1; thence Northeast along the Southeast line thereof, a distance of 16.89 feet to the East most Southeast corner thereof; thence North along the East line thereof, a distance of 388.00 feet to the Northeast corner thereof, said point also being on the South right-of-way line of Hawley Street; thence West, along said South right-of-way line, a distance of 449.00 feet to the Northwest corner of said Lot 1, also being the intersection of said South right-of-way line with the East right-of-way line of Seymour Avenue; thence continuing West a distance of 80 feet to the Northeast corner of Lot 1 in Block 1 of Hammonds Addition to Rockefeller Subdivision, according to the plat thereof recorded April 2, 1895, as Document No. 61511, also being the intersection of said South right-of-way line with the West right-of-way line of Seymour Avenue; thence continuing West along said South right-of-way line, a distance of 160.00 feet to the intersection of said South right-of-way line with the center line of a 20 foot Alley, in said Block 1; thence North, a distance of 80 feet to the Point of Beginning, all in the Village of Mundelein, Lake County, Illinois.

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Proposed TIF District

EXHIBIT 2

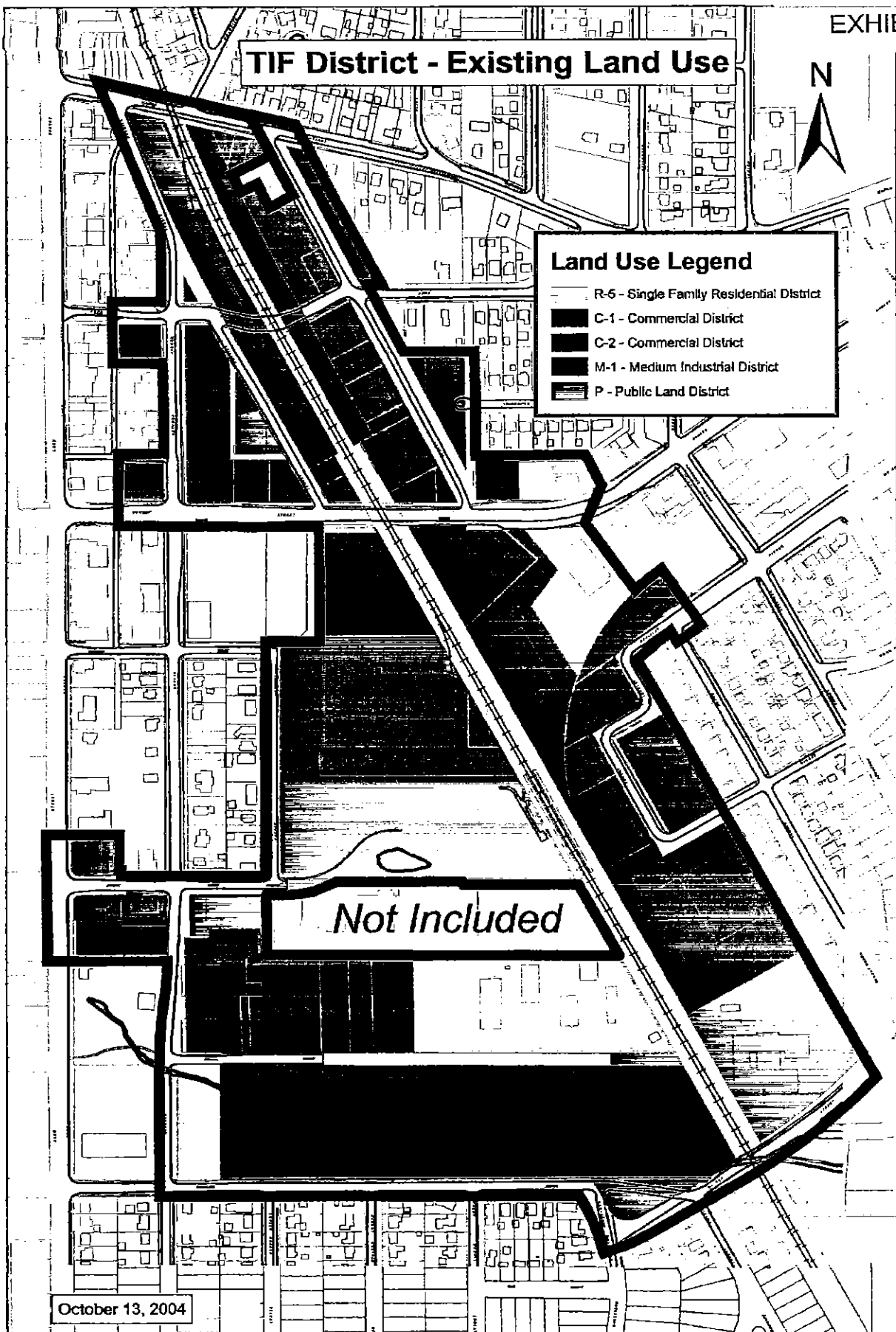


October 13, 2004



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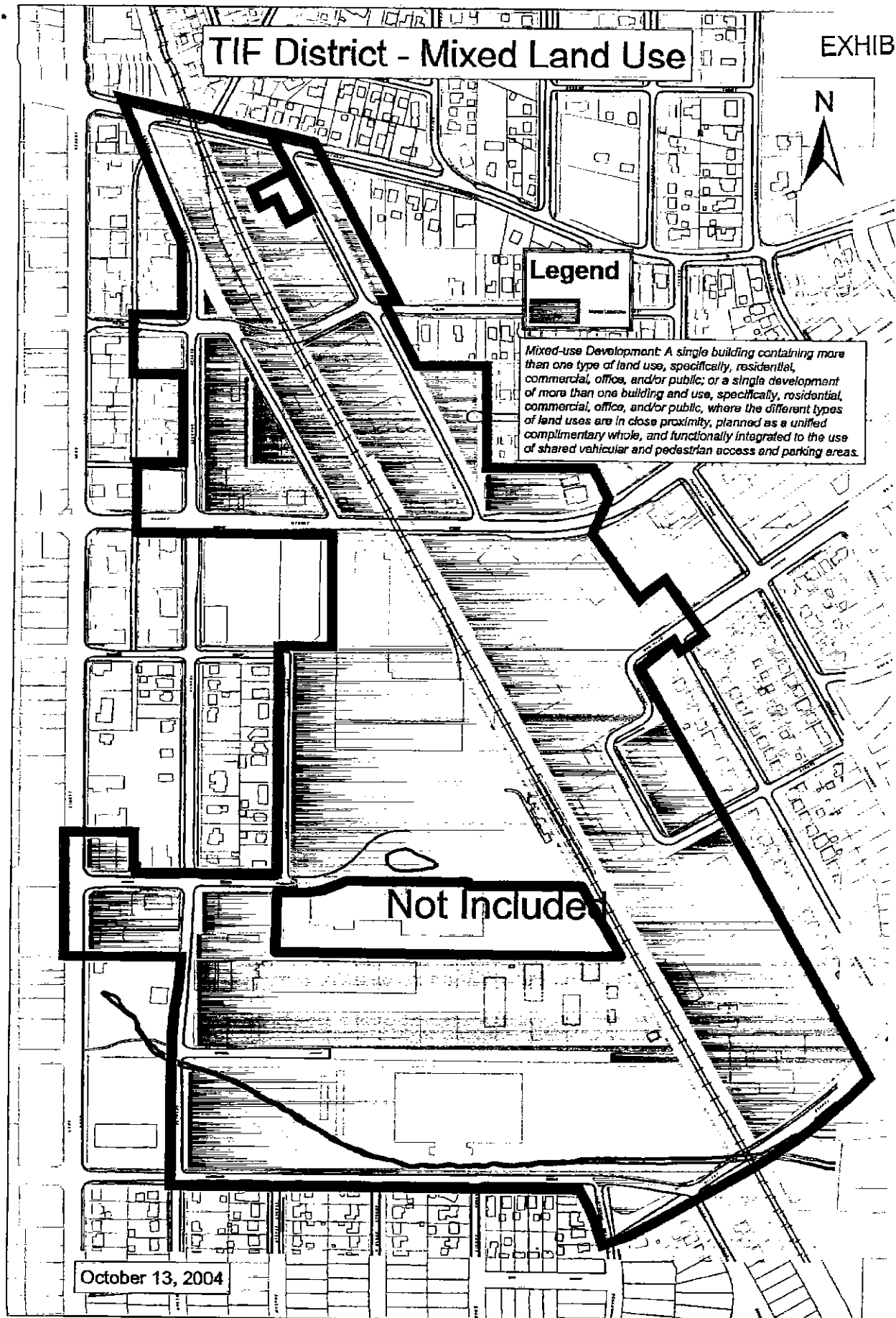


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TIF District - Mixed Land Use

EXHIBIT 4



Not Included

October 13, 2004

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HP

**VILLAGE OF MUNDELEIN
QUALIFICATION/DESIGNATION REPORT
PROPOSED DOWNTOWN TIF DISTRICT**

A study to determine whether all or a portion of an area located in the Village of Mundelein qualifies as a conservation area as set forth in the definition in the Tax Increment Allocation Redevelopment Act of 65 ILCS Section 5/11-74.4-1, et seq. of the Illinois Compiled Statutes as amended (the "TIF Act").

Prepared For: Village of Mundelein, Illinois

Jointly Prepared By: Kane, McKenna and Associates, Inc.

and

The Village of Mundelein

JANUARY 2005

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**VILLAGE OF MUNDELEIN
QUALIFICATION REPORT
PROPOSED DOWNTOWN TIF DISTRICT**

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MAP

Proposed RPA Boundary Map

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I. INTRODUCTION AND BACKGROUND

In the context of planning for a proposed Mundelein Redevelopment Project Area (RPA), the Village of Mundelein (the "Village") has initiated action related to the study of the Proposed Redevelopment Project Area (the "Proposed RPA") in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing ("TIF") District. Kane, McKenna and Associates, Inc. ("KMA"), in accordance with such resolutions, has agreed to undertake the study of the area.

The Proposed RPA is generally bounded on the north by Maple Street, on the east by various properties fronting Morris Street, properties fronting Hawley Street to the Village Hall and properties fronting Anthony Avenue, on the south by Courtland Street, and on the west by properties that front Chicago, Archer and Seymour Avenues. The former Anatol property is excluded. The area encompasses most of the Village's Downtown area.

The Proposed RPA consists of retail/commercial properties, institutional uses, and industrial uses.

The Proposed RPA suffers from deficiencies related to obsolescence, inadequate utilities, deleterious layout, and deterioration. The rate of growth in property values within the Proposed RPA has lagged behind the Village's overall growth for four (4) of the last five (5) years.

The area consists of approximately eighty-one (81) tax parcels and fifty-eight (58) structures. According to Libertyville Township data, on-site inspections of the area and historical aerial photographs, it has been determined that over 55% of the buildings are thirty-five (35) years old or greater.

The development of the Proposed RPA can be characterized as having been influenced by the proximity to the railroad line that traverses the area and the proximity to the historical downtown of the Village. Lot depth and the presence of single purpose buildings limit the availability of land for redevelopment.

From a Village economic redevelopment perspective, the Proposed RPA represents a significant potential for redevelopment. The Village has identified a number of goals and objectives for area redevelopment, including infrastructure improvements and upgrades.

The Village wishes to coordinate any new mixed use, residential, commercial and retail uses within the Proposed RPA and to ensure that redevelopment occurs within the guidelines of the Village's comprehensive plan.

The qualification factors discussed with this Report qualify the area described below as a "conservation area", as such term is hereinafter defined pursuant to the TIF Act.

The Village has reviewed the Proposed RPA for possible redevelopment since 1999. In planning for this potential redevelopment, the Village has conducted a review of possible land uses for the area. A key goal of the Village is to promote the development of underutilized sites

and to encourage the redevelopment or renovation of the existing improved sites in order to improve the area's tax base.

There are currently numerous mixed uses within the Proposed RPA. Because of this, it will be difficult to develop the area in a coordinated manner. It has been determined that in order to encourage redevelopment in the area, the Village may need to coordinate redevelopment activities within the area and to assist in the assembly of properties. The area is important for the continued generation of sales taxes and property taxes within the Village.

The creation and utilization of a TIF redevelopment plan is being investigated by the Village to help provide the assistance required to address conditions that are detrimental to successful redevelopment of the Proposed RPA.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the Proposed RPA in May, June and August of 2004. KMA reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois "Tax Increment Redevelopment Allocation Act" (hereinafter referred to as "the Act") Ch. 65 ILCS Section 5/11-74.4-1 *et. seq.* of the Illinois Compiled Statutes, as amended. The relevant sections of the Act are found below.

The Act sets out specific procedures that must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is:

"an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."

Conservation Area

The Act defines a "conservation area" as follows:

"Conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors may be considered as a "conservation area":

- (A) **Dilapidation**: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

- (B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.
- (C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- (D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.
- (G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.
- (I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels

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of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

- (J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.
- (K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (L) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.
- (M) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

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III. THE PROPOSED RPA

The Proposed RPA consists of approximately eighty-one (81) tax parcels and fifty-eight (58) structures. Land uses are mixed. Residential uses are interspersed with retail, commercial, industrial and institutional uses. Some of these parcels include vacant lots or site improvements related to other uses (e.g. parking lots).

IV. METHODOLOGY OF EVALUATION

In evaluating the Proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the Proposed RPA were undertaken by representatives from Kane, McKenna and Associates, Inc. Site surveys were completed for all parcels located within the proposed area.
- 2) Exterior evaluation of structures, noting deterioration, or dilapidation as well as vacancies or possible code violations was completed by KMA in conjunction with Village staff.
- 3) The area was studied in relation to review of available planning reports, Village ordinances, land surveys, flood maps, local history, and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, obsolescence, deleterious layout, etc.). Kane, McKenna reviewed the area in its entirety. Village redevelopment goals and objectives for the area have also been established and reviewed.
- 4) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, criteria factors of specific structures and site conditions on the parcels.
- 5) The Proposed RPA was examined to assess the applicability of the different factors, for both improved land and vacant land, required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. Improved land within the Proposed RPA was examined to determine the applicability of the conservation or blighted factors for qualification for TIF designation under this statute.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of KMA's evaluation of each parcel in the Proposed RPA, and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the Proposed RPA as a "conservation" area.

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THRESHOLD FACTOR

1) **Age**

Based upon site surveys relating to parcels that currently have buildings located on them and review of Libertyville Township age data, over 55% (or thirty-two (32) of fifty-eight (58) structures) were found to be thirty-five years of age or greater.

OTHER CONSERVATION AREA FACTORS (MUST INCLUDE THREE OR MORE ADDITIONAL FACTORS)

2) **Inadequate Utilities**

The status of existing utilities and infrastructure has been reviewed by Village staff, including the Development of Public Works.

Roadway and street improvements are required along Hawley Street, Archer Avenue and Crystal Street. Additional redevelopment (with potentially higher densities) would require increased detention/retention requirements.

Various water, sanitary, and storm sewer repairs/replacements are required in certain areas due to the age and the condition of infrastructure; one major example is the replacement of the Hawley Street storm sewer east of the railroad tracks.

Redevelopment activities that require traffic recirculation, improved access and egress, and the reuse of properties may require the replacement and relocation of existing infrastructure service and components. Many of the existing components will require upgrades and/or reconstruction in order to accommodate redevelopment.

3) **Deleterious Land Use**

The RPA includes many instances of incompatible uses. Industrial uses that are adjacent to the railroad right-of-way border residential and small commercial uses. Buffering, or transition, between uses is minimal in many cases.

Commercial and industrial uses exhibit varying parking requirements, specific loading and unloading needs, and different provisions for truck or rail access. However, these uses are often placed adjacent to each other or are adjacent to residential uses.

Traffic circulation within the RPA will require additional study – in relation to any proposed redevelopments and in relation to the improvement of existing traffic patterns. Redevelopment will also require review of parking conditions in order to improve and enhance use of the properties and to address deficiencies in the existing layout of the RPA. Currently, the RPA includes roadways with varying widths and

conditions. Village plans include review of improved signage, streetscape, and street lighting in order to enhance both pedestrian and vehicular traffic.

4) Obsolescence

Functional and economic obsolescence is identified for portions or all of the large industrial properties – such as the former Greenhill (Mallinkrodt) facilities. These facilities are vacant – in particular Greenhill represents over 200,000 square feet of space and has been vacant for approximately eight years, according to the Village staff. Additional commercial vacancies are noted along Crystal Street. The age of over 55% of the structures is thirty-five (35) years or greater. Past Village planning reports have identified the “tired” or dated appearance of the Downtown area as a whole – due in part to economic obsolescence.

The area wide factors relating to lack of community planning and deleterious layout, as well as deterioration, have contributed to obsolescence within the RPA.

5) Lack of Community Planning

Over 55% of the structures are thirty-five (35) years or greater and were constructed prior to the Village’s adoption of its comprehensive plan in 1990 and its zoning ordinance in 1980. The 1990 plan updated the 1969 comprehensive plan, but over half of the development occurred before the 1969 plan adoption.

The Transit Oriented Development (TOD) Comprehensive Plan Amendment adopted December 27, 2004 is regarded as an important planning document for the Downtown area. The RPA boundaries are included within the TOD study. Reference to the Downtown Comprehensive Plan, initiated in 1997 with the provisions still currently being implemented, indicates that the following planning related constraints are present in the Downtown area (which encompasses the RPA described herein):

- The presence of large industrial buildings (located adjacent to the railroad right-of-way) are out of scale – in relation to other uses (existing or proposed). As a result, those poor transitional areas between manufacturing and residential uses,

- The railroad right-of-way splits the Downtown area into two “neighborhoods”,

- There are limited uses in the Downtown area in order to generate traffic during non-business hours,

- Retail uses are limited – other uses, including restaurant or entertainment, would enhance non-business hour usage, but these uses are either not present or limited,

- Streetscape and signage require improvement,

- Overall, the appearance of the Downtown area is outdated,

-Parking requires coordination, and

-Area traffic circulation and the traffic flow needs improvement and coordination, particularly to accommodate redevelopment.

In addition to the lack of buffering between mixed uses, the area is also characterized by irregular lot sizes and varying setbacks. Large industrial uses are adjacent to single-family residential as well as small commercial uses.

In some areas residential uses are interspersed with commercial or industrial uses. Parking, loading/unloading requirements, and access/egress points require coordination in order to accommodate redevelopment and integrate proposed or existing uses with transit oriented development.

6) Equalized Assessed Valuation (EAV) Analysis

The EAV of the Proposed RPA has grown at a rate slower than the balance of the Village for four (4) of the last five (5) calendar years (refer to chart below).

<u>Year</u>	<u>Proposed RPA EAV</u>	<u>Percent Change</u>	<u>Balance of Village EAV (1)</u>	<u>Percent Change</u>
2003	\$ 8,350,914	2.34%	\$ 699,982,603	8.38%
2002	\$ 8,160,035	-9.44%	\$ 645,847,110	7.46%
2001	\$ 9,010,698	2.58%	\$ 601,029,252	6.57%
2000	\$ 8,784,199	1.37%	\$ 563,988,242	4.90%
1999	\$ 8,665,558	3.63%	\$ 537,643,647	2.47%
1998	\$ 8,361,644		\$ 524,694,664	

(1) Less: Proposed RPA EAV.

Source: Village of Mundelein and Lake County.

7) Deterioration of Structures and Site Improvements

Pursuant to the TIF Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, defects in building components such as windows, porches, gutters and doors.

Various degrees of deterioration were identified on thirty-seven (37) parcels within the area. With respect to surface improvements, deterioration was found related to roadways, driveways, walkways and curbs and off-street parking areas evidence deterioration, including, but not limited to, surface cracking, potholes, depressions and loose paving materials.

During the site evaluation of the improved portion of the Proposed RPA, it was determined that many of the structures and site improvements (approximately 45%) displayed some signs of deteriorated conditions. According to on-site inspections performed by KMA and documented by site surveys and photographic analysis, some of the site improvements and structures contained the following signs of deterioration:

- Rusted, damaged siding or exterior fascia
- Rotted wood frames and/or eaves
- Damaged pavement – cracked or buckling surfaces and potholes found along roadways, parking lots, and site improvements

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

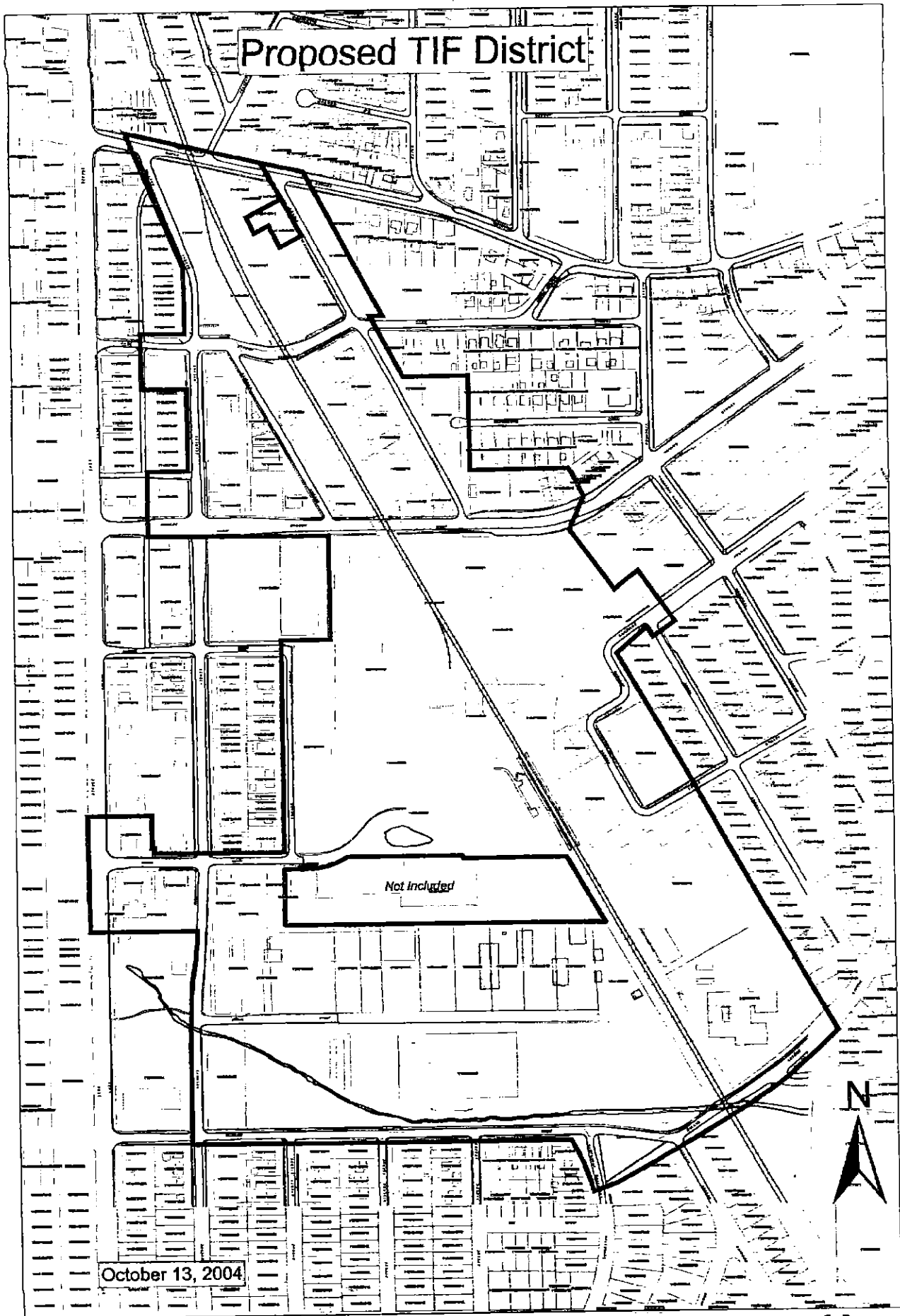
The following is a summary of relevant qualification findings as it relates to potential designation of the Proposed Redevelopment Project Area (RPA) by the Village as a Tax Increment Finance (TIF) District. The findings herein pertain to the Proposed RPA.

1. The Proposed RPA is contiguous and is greater than 1½ acres in size.
2. The Proposed RPA will qualify as a “conservation area”. Further, the factors present throughout the Proposed RPA as documented herein are present to a meaningful extent and are evenly distributed throughout the Proposed RPA. A more detailed analysis of the qualification findings is outlined in this report.
3. All property in the area would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the Proposed RPA as a TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to infrastructure and the improvement of existing building inventory.

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01/06/2005

TIF DISTRICT PROPERTY OWNERSHIP

PIN	PARCEL ADDRESS	OWNER (BTN, NAME - TAX BILL RECIPIENT)	OWNER BTA ADDRESS	
1119300029	0 E MAPLE AVE	ALAN JOSEPHSEN	415 HEATHER LN	LAKE FOREST IL 60045-2353
1119300008	101 E MAPLE AVE	ALAN JOSEPHSEN, TRUSTEE	415 HEATHER LN	LAKE FOREST IL 60045-2353
1130102014	265 ANTHONY AVE	AMERITECH - ILLINOIS	225 W RANDOLPH ST	CHICAGO IL 60606-1838
1130100039	0 E DIVISION ST	ANATOL ENTERPRISES, LLC.	165 ARCHER AVE	MUNDELEIN IL 60060
1130100040	165 N ARCHER AVE	ANATOL ENTERPRISES, LLC.	165 ARCHER AVE	MUNDELEIN IL 60060
1130100030	407 E HAWLEY ST	BALSAM ROAD LEASING LLC	9650 W FOSTER AVE	CHICAGO IL 60656
1119316007	0 MORRIS AVE	BRADCO REALTY CORP	13 PRODUCTION WAY	AVENEL NJ 07001-1628
1119316009	338 MORRIS AVE	BRADCO REALTY CORP	13 PRODUCTION WAY	AVENEL NJ 07001-1628
1119300031	0 E MAPLE AVE	BRADCO SUPPLY CORPORATION % M.	13 PRODUCTION WAY	AVENEL NJ 07001-1628
1130100025	0 N SEYMOUR AVE	CATHOLIC BISHOP OF CHICAGO	155 E SUPERIOR ST	CHICAGO IL 60611-2911
1130100017	0 E DIVISION ST	COMED	PO BOX 767	CHICAGO IL 60690-0767
1130100021	167 N SEYMOUR AVE	D & D DETAIL INC.	72 BIRCH TRL	WHEELING IL 60090
1119300032	0 N CHICAGO AVE	DONALD H. GARRISON	437 N CHICAGO AVE	MUNDELEIN IL 60060-1822
1119300033	0 E PARK ST	EDWARD F. & JANICE L. WOOD	W258 FAIRVIEW DR	MUNDELEIN IL 60060-3475
1119323019	452 MORRIS AVE	EDWARD F. & JANICE L. WOOD	W258 FAIRVIEW DR	MUNDELEIN IL 60060-3475
1119322011	411 N SEYMOUR AVE	FIRST MIDWEST BANK N.A.	300 PARK BLVD STE 400	ITASCA IL 60143-3106
1119322021	433 N SEYMOUR AVE	FIRST MIDWEST BANK N.A.	300 PARK BLVD STE 400	ITASCA IL 60143-3106
1119316001	0 E MAPLE AVE	GLENN M. & GLORIA GARAMONI	28880 N LEMON RD	MUNDELEIN IL 60060-9606
1119316009	131 E MAPLE AVE	GLENN M. & GLORIA GARAMONI	28880 N LEMON RD	MUNDELEIN IL 60060-9606
1119316010	135 E MAPLE AVE	GLENN M. & GLORIA GARAMONI	28880 N LEMON RD	MUNDELEIN IL 60060-9606
1119323021	446 MORRIS AVE	GRAHAM ENTERPRISE INC.	PO BOX 777	MUNDELEIN IL 60060-0777
1130109006	139 N SEYMOUR AVE	GREGORY S. & MICHELE A. KERBS	608 TAMARACK DR	WAUCONDA IL 60084
1130109005	145 N SEYMOUR AVE	GREGORY S. & MICHELE A. KERBS	608 TAMARACK DR	WAUCONDA IL 60084
1130100009	0 N ARCHER AVE	HAWLEY PARTNERS LLC	225 E HAWLEY ST	MUNDELEIN IL 60060
1130100032	0 N ARCHER AVE	HAWLEY PARTNERS LLC	225 E HAWLEY ST	MUNDELEIN IL 60060
1130100002	225 E HAWLEY ST	HAWLEY PARTNERS LLC	225 E HAWLEY ST	MUNDELEIN IL 60060
1130108004	0 N LAKE ST	ILLINOIS DEPT OF TRANSPORTATION	201 W CENTER CT	SCHAUMBURG IL 60196-1096
1119322020	210 E HAWLEY ST	J & L OIL INC #103	204 RTE 45	VERNON HILLS IL 60061
1130109003	149 N SEYMOUR AVE	JIANHUA GUO & ZHIPING LU	2197 APPLE HILL LN	BUFFALO GROVE IL 60089-1668
1130109002	151 N SEYMOUR AVE	JOHN D. & WILLIE JO MORRISON	46 W MAPLE AVE	MUNDELEIN IL 60060-1735
1119323022	436 MORRIS AVE	JOHN KUNATH	436 MORRIS AVE	MUNDELEIN IL 60060-1919
1119326001	409 N CHICAGO AVE	JOSE & AMERICA TOLOSA	409 N CHICAGO AVE	MUNDELEIN IL 60060-1822
1119300014	300 E PARK ST	K. NELSON & K. BEHM	300 E PARK ST	MUNDELEIN IL 60060-1968
1130108007	169 N LAKE ST	KEITH L. WEST	169 N LAKE ST	MUNDELEIN IL 60060-0677
1119322019	128 E HAWLEY ST	LASALLE BANK	540 W MADISON	CHICAGO IL 60661-2591
1119322012	401 N SEYMOUR AVE	LASALLE BANK	540 W MADISON	CHICAGO IL 60661-2591
1130109002	75 E DIVISION ST	LOUIS F. & ROSE M. CAIRO	361 BANBURY RD	MUNDELEIN IL 60060-1108
1130100026	444 E COURTLAND ST	MARIANNA SCHLACHER	444 COURTLAND ST	MUNDELEIN IL 60060
1119325010	410 E HAWLEY ST	MATTHEW C. KERBS	3016 N OKETO AVE	CHICAGO IL 60707-1202
1130108005	151 N LAKE ST	MCDONALDS CORPORATION #120347	PO BOX 66321 AMF O'HARE AIRPORT	CHICAGO IL 60666
1119323009	428 MORRIS AVE	MONCELLE	23761 TALON CT	ANTIOCH IL 60002-7523

Data Source: Lake County IL Tax Parcel Database (Provided to and uploaded by the Village of Mundelein on 07-24-04).

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TIF DISTRICT PROPERTY OWNERSHIP

PIN	PARCEL ADDRESS	OWNER (BTN, NAME - TAX BILL RECIPIENT)	OWNER BTA ADDRESS	
1119326002	403 N CHICAGO AVE	MONICA R. OROZCO	403 N CHICAGO AVE	MUNDELEIN IL 60060-1822
1130100015	169 N SEYMOUR AVE	MUNDELEIN COUNTRYSIDE FIRE DEPT.	600 N DEERPATH DR	VERNON HILLS IL 60061
1119322022	103 E PARK ST	NATIONAL CITY BANK	1 NATIONAL CITY PKWY	KALAMAZOO MI 49009-8003
1119323015	404 E HAWLEY ST	RAYMOND F. BAUERNSMITH	907 E HAWLEY ST	MUNDELEIN IL 60060-1949
1119323023	318 E HAWLEY ST	RICHARD E. JENNINGS, TRUSTEE	3451 CHURCH ST	EVANSTON IL 60203-1621
1130109004	147 N SEYMOUR AVE	ROGAN STORES LLC	2875 4 1/2 MILE RD	RACINE WI 53402-1717
1130109001	155 N SEYMOUR AVE	SARAH & MICHAEL ZIMMERMAN	1701 W DES PLAINES AVE	PARK RIDGE IL 60068
1119300020	0 MORRIS AVE	SCHAEFER PACKING CO.	416 MORRIS AVE	MUNDELEIN IL 60060-1919
1119300021	0 MORRIS AVE	SCHAEFER PACKING CO.	418 MORRIS AVE	MUNDELEIN IL 60060-1919
1119323018	416 MORRIS AVE	SCHAEFER PACKING CO.	416 MORRIS AVE	MUNDELEIN IL 60060-1919
1130102013	634 COUNTRYSIDE HWY	SCHOOL TRUSTEES OF DISTRICT 76	500 ACORN LN	MUNDELEIN IL 60060
1119322007	440 N CHICAGO AVE	STEVE & ADELE RAJKOVICH	440 N CHICAGO AVE	MUNDELEIN IL 60060-1823
1130102008	0 ANTHONY AVE	THE GREEN HILL CORPORATION	15521 W ROCKLAND RD	LIBERTYVILLE IL 60048-9874
1130102009	0 ANTHONY AVE	THE GREEN HILL CORPORATION	15521 W ROCKLAND RD	LIBERTYVILLE IL 60048-9874
1130102045	421 E HAWLEY ST	THE GREEN HILL CORPORATION	15521 W ROCKLAND RD	LIBERTYVILLE IL 60048-9874
1130102006	500 MC KINLEY AVE	THE GREEN HILL CORPORATION	15521 W ROCKLAND RD	LIBERTYVILLE IL 60048-9874
1130102011	200 ANTHONY AVE	THE GREEN HILL CORPORATION	15521 W ROCKLAND RD	LIBERTYVILLE IL 60048-9874
1130102010	279 ANTHONY AVE	THE GREENHILL CORPORATION	15521 W ROCKLAND RD	LIBERTYVILLE IL 60048-9874
1130102012	501 LANGE ST	THE GREENHILL CORPORATION	15521 W ROCKLAND RD	LIBERTYVILLE IL 60048-9874
1130102004	0 E HAWLEY ST	U.S. POSTAL SERVICE	433 W VAN BUREN ST	CHICAGO IL 60699
1119325011	0 E HAWLEY ST	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1119325012	0 E HAWLEY ST	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1130100008	0 N ARCHER AVE	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1130100016	0 E DIVISION ST	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1130100020	0 N SEYMOUR AVE	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1130100023	0 E CRYSTAL ST	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1130100038	0 E DIVISION ST	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060-2400
1130109007	0 E CRYSTAL ST	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1130109011	0 E CRYSTAL ST	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1130100037	205 N ARCHER AVE	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060-2400
1119322008	434 N CHICAGO AVE	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1130109009	440 E CRYSTAL ST	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1130109009	440 E CRYSTAL ST	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1130109010	440 E CRYSTAL ST	VILLAGE OF MUNDELEIN	440 E HAWLEY ST	MUNDELEIN IL 60060
1119322009	0 N CHICAGO AVE	VILLAGE PROPERTY	440 E HAWLEY ST	MUNDELEIN IL 60060
1119322010	0 N CHICAGO AVE	VILLAGE PROPERTY	440 E HAWLEY ST	MUNDELEIN IL 60060
1116300030	0 E MAPLE AVE	WISCONSIN CENTRAL LTD.	1420 RENAISSANCE DR	PARK RIDGE IL 60069
1130100027	0 E HAWLEY ST	WISCONSIN CENTRAL LTD.	1420 RENAISSANCE DR	PARK RIDGE IL 60069
1119321035	400 N SEYMOUR AVE	WON H & KUM OK KANG	8 E DEVEAUX CT	SOUTH BARRINGTON IL 60060-7134

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STATE OF ILLINOIS)
)
COUNTY OF LAKE)

5726141

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
01/28/2005 - 11:27:11 A.M.
RECEIPT #: 205785
DRAWER #: 29

CERTIFICATE

I, Michael A. Flynn, certify that I am the duly appointed Acting Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on January 10, 2005, the Corporate Authorities of such Village passed and approved

Ordinance No. 05-01-07

which is entitled

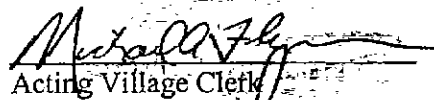
AN ORDINANCE OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY,
ILLINOIS, DESIGNATING THE DOWNTOWN TIF
REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

which provides by its terms that it should be published in pamphlet form.

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on January 11, 2005 and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the office of the Village Clerk.

Dated at Mundelein, Illinois this 12th day of January, 2005.


Acting Village Clerk

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ORDINANCE NO. 05-01-07

AN ORDINANCE OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY,
ILLINOIS, DESIGNATING THE DOWNTOWN TIF
REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

Published in pamphlet form by authority
of the President and Board of Trustees
of the Village of Mundelein, Illinois

Date of Publication: January 11, 2005

5726141



ORDINANCE NO. 05-01-07

**AN ORDINANCE OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY,
ILLINOIS, DESIGNATING THE DOWNTOWN TIF
REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Mundelein, Lake County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the Village and within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on December 27, 2004, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Mundelein, Lake County, Illinois, as follows:

Section 1. Area Designated. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

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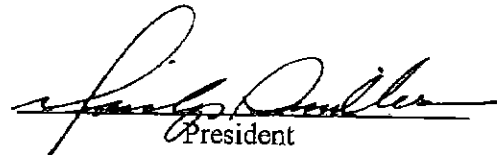
Section 2. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage and approval as provided by law.

The foregoing Ordinance was passed by a roll call vote as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT AND/OR NOT VOTING</u>
Trustee Sullivan Nutschnig Campbell Cancelli Semple	None	None

ABSTAIN: Trustee Voss


President

PASSED: January 10, 2005

APPROVED: January 10, 2005

PUBLISHED in pamphlet form: January 11, 2005

ATTEST: 
Acting Village Clerk

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Downtown Mundelein TIF District

Legal Description

SEC Project No. MUND 040742-7

Prepared by: Donald G. Groesser, IPLS No. 3273

Dated: October 7, 2004, (Checked by Craig L. Duy, IPLS No. 3359)

Revised: October 15, 2004, (Checked by Thomas R. Krohn, IPLS No. 3000)

Part of the Southwest Quarter of Section 19 and part of the Northwest Quarter of Section 30, Township 44 North, Range 11 East of the Third Principal Meridian, together with part of the Northeast Quarter of Section 25, Township 44 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing from the Northwest corner of said Section 30, according to the Plat of the Town of Holcomb, as recorded June 19, 1886 as Document No. 33999, of Book "A of Plats, Page 58, said point of commencement also being on the Westerly projection of the North right-of-way line of Hawley Street; thence East along said Westerly projection and North right-of-way line, a distance of 200 feet to the Southwest corner of Lot 23 in Block 2 of said Plat of the Town of Holcomb for the point of beginning of the parcel to be described; thence North along the West line of said Lot 23 and its Northerly projection, a distance of 170 feet to the Westerly projection of the Southerly line of Lot 17 in said Block 2; thence East along said Southerly line and Westerly projection, a distance of 160 feet to the Southeast corner of said Lot 17, said point also being on the West right-of-way of Seymour Avenue; thence North along said West right-of-way line, 315 feet to the Southeast corner of the North 35 feet of Lot 5 in said Block 2, said point also being the Northeast corner of Lot 1 in Poirier's Resubdivision, according to the plat thereof recorded October 30, 1992 as Document No. 3234665; thence West along the North line of said Lot 1 (also the South line of the North 35 feet of said Lot 5) and its Westerly projection, a distance of 170 feet to a point on the Easterly line of Lot 6 in said Block 2, also being the Westerly line of a 20 foot alley in said Block 2; thence North along said Westerly line of a 20 foot alley, a distance of 135 feet to the Northeast corner of Lot 2 in said Block 2, also being a point on the South right-of-way line of Park Street; thence North a distance of 80 feet to the Southeast corner of Lot 24 in Block 1 of aforesaid Plat of the Town of Holcomb, also being a point on the North right-of-way line of Park Street; thence East along said North right-of-way line, a distance of 170 feet to the Southeast corner of Lot 23 in said Block 1, also being the intersection of said North right-of-way line with the West right-of-way line of Seymour Avenue; thence North along said West right-of-way line, a distance of 253.5 feet to a bend point in the East line of Lot 13 in said Block 1, said point also being the intersection of said West right-of-way line with the Southwest right-of-way of Chicago Avenue; thence Northwesterly along said Southwest right-of-way to the Northeast corner of Lot 1 in said Block 1, also being the intersection of said Southwest right-of-way line with the Southerly right-of-way line of Maple Avenue (also known as Maple Street); thence Northwesterly to the Southwest corner of Lot 27 in Killey's Subdivision, according to the plat thereof recorded March 28, 1927, as Document No. 296302, also being on the Northerly right-of-way line of Maple Avenue; thence Easterly, along said Northerly right-of-way line, a distance of 151.85 feet to the Southeast corner of Lot 30 in said Killey's Subdivision, also being the intersection of said Northerly right-of-way line with the Westerly right-of-way line of the Wisconsin Central Ltd Railroad (formerly Soo Line Railroad, Minneapolis, St. Paul and Sault Sainte Marie Rail Road); thence Easterly along said Northerly right-of-way line to the Southwest corner of Lot 66 in Mundelein Heights Subdivision, according to the plat thereof recorded March 26, 1925, as

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Document No. 254438, also being the intersection of said Northerly right-of-way line with the Easterly right-of-way line of said Wisconsin Central Ltd Railroad; thence continuing Easterly along said Northerly right-of-way line to a point of curvature in the South line of Lot 1 in First Addition to Forest Heights Addition to Mundelein Subdivision, according to the plat thereof recorded February 16, 1973, as Document No. 1600448, in Book 50 of Plats, Page 54; thence Easterly continuing along the aforesaid Northerly right-of-way line, to the point of intersection of said Northerly right-of-way line with the Northwesterly projection of the Southwesterly right-of-way line of Morris Avenue; thence Southeasterly along said Northwesterly projection to the Northeast corner of Lot 3 in Block 5 of the aforesaid Plat of the Town of Holcomb, also being the intersection of the South right-of-way line of Maple Avenue with said Southwesterly right-of-way line of Morris Avenue; thence Southeasterly along the Southwesterly Right-of-Way, a distance of 52 feet to the Northeast corner of the Southerly 50 feet of Lots 2 and 3 in said Block 5 (as measured perpendicular from the Southeasterly line of said Lot 3); thence along the Northerly line of said Southerly 50 feet to a point on the Southwesterly line of said Lot 2 in Block 5, also being a point on a line that lies parallel and/or concentric with and 106.50 feet normally distant Northeasterly from the center of the main tract of said Wisconsin Central Ltd., according to Deed Document No. 4577254; thence Southeasterly along said parallel line, being also the Southwesterly line of said Block 5, a distance of 66 feet to the Northwest corner of Lot 4 in said Block 5; thence Northeasterly along the Northwesterly line of said Lot 4 in Block 5, to a point that is 95 feet Southwesterly of the Northeast corner thereof, as measured along said Northwesterly line; thence Southeasterly parallel with the Southwesterly right-of-way line of Morris Avenue, a distance of 83 feet; thence Northeasterly a distance of 95.3 feet to the Southwesterly right-of-way line of Morris Avenue at a point 93 feet Southeasterly of the Northeast corner of said Lot 4 in Block 5; thence Northwesterly along said Southwesterly right-of-way line, and its Northwesterly projection to the aforesaid intersection of said Southwesterly right-of-way line with the Northerly right-of-way line of Maple Avenue; thence Easterly continuing along the aforesaid Northerly right-of-way line, to the Southeast corner of Lot 5 in said in First Addition to Forest Heights Addition; thence Southeasterly to the intersection of the Southerly line of Maple Avenue with a line drawn 50 feet Easterly of and parallel with the Easterly line of Morris Avenue, according to Quit Claim Deed recorded May 21, 1996 as Document No. 3827416, said point also being the Northwest corner of Lot 8 in Holcomb's Subdivision, according to the plat thereof recorded May 16, 1908 as Document No. 117105; thence Southeast along said parallel line to the intersection of said parallel line with the North right-of-way line of Park Street, said point also being the Southwest corner of Lot 9 in said Holcomb's Subdivision; thence West along said North right-of-way line to the intersection of said North right-of-way line with the Easterly line of the Easterly twenty feet of vacated Morris Avenue, vacated per Document No. 1322193, recorded November 14, 1966; thence Southeast to the intersection of the South right-of-way of Park Street with the Westerly right-of-way line of Morris Avenue, being the Northwest corner of a parcel of land described in Deed Document No. 4461974; thence continuing along said Easterly right-of-way line, to a point 170.0 feet South of the South right-of-way line of Park Street, being the Northwest corner of a parcel of land described as Parcel 2 in Deed recorded December 31, 1987 as Document No. 2645130; thence along the North line of said parcel, being a line that is 170.0 feet South of and parallel with the South right-of-way line of Park Street, a distance of 215.05 to the Northeast corner of a parcel of land described as Parcel 3 in said Deed Document No. 2645130, said point being on the West right-of-way line of Laurel Avenue; thence East, a distance of 33.0 feet to the Northwest corner

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of Lot 81 in Mundelein Station Subdivision, according to the plat thereof recorded April 22, 1926 as Document No. 277507 in Book "P" of Plats, Pages 24 to 28, said point also being on the East right-of-way line of Laurel Avenue; thence South along said East right-of-way line, a distance of 366 feet to the Southwest corner of Lot 86 in said Mundelein Station Subdivision, also being a point on the North line of a 20 foot alley; thence East along the North line of said 20 foot alley, a distance of 374.33 feet to a bend point on the South line of Lot 91 in said Mundelein Station Subdivision; thence Southeasterly to the Northeast corner of Lot 104 in said Mundelein Station Subdivision; thence Southeasterly along the Northeasterly line of said Lot 104, a distance of 102.35 feet to the Southeast corner of said Lot 104, said point also being on the Northerly right-of-way line of Hawley Street; thence Southwesterly to the Northeast corner of Lot 2 in Herbert's Addition to Mundelein, according to the plat thereof recorded August 5, 1974 as Document No. 1674550 in Plat Book 52, Page 31, said point also being on the Southerly right-of-way of Hawley Street; thence Southeasterly along the Northeasterly line of said Lot 2, a distance of 180.90 feet to the Northwest corner of Lot 1 in said Herbert's Addition; thence continuing Southeasterly along the Southwesterly line of said Lot 1, a distance of 108.68 feet to the Southwest corner thereof, also being a point on the Northwesterly line of Lot 1 in DeTomasi's Industrial Subdivision, according to the plat thereof recorded June 13, 1956, as Document No. 911850, in Book 33 of Plats, Page 98; thence Northeasterly along the Southerly line of Lot 1 in said Herbert's Addition, being a non-tangent curve to the right, having a radius of 775.52 feet, a length of 116.03 feet to a point of tangency; thence continuing Northeasterly along said Southerly line, a distance of 0.88 feet to the Northeast corner of Lot 1 in said DeTomasi's Industrial Subdivision; thence Southeasterly along the Northeasterly line of said Lot 1, a distance of 140.76 feet to the Southeast corner thereof; thence continuing Southeasterly to the Northeast corner of the West half of Lot 170 in the aforesaid Mundelein Station Subdivision, said point also being on the Southeasterly right-of-way line of McKinley Avenue; thence Southwesterly along said Southeasterly right-of-way and its Southwesterly projection, a distance of 104.77 feet to a point on Northeasterly line of Lot 1 in Block 1 of DeTomasi's First Addition to Mundelein, according to the plat thereof recorded June 11, 1954, as Document No. 827022, thence Northwesterly along said Northeasterly line of Lot 1 to the Northeast corner thereof, said point also being on the Southerly right-of-way line of McKinley Avenue; thence Southwesterly, along the Northwesterly line of said Lot 1, a distance of 150.02 to the Northwest corner thereof, said point also being on the Northeasterly boundary line of aforesaid DeTomasi's Industrial Subdivision; thence Southeasterly, along said Northeasterly boundary line, and the Southwesterly line of Lots 1 through 11 in Block 1 of said DeTomasi's First Addition to Mundelein Station, a distance of 580 feet to the Southwest corner of said Lot 11, said point also being on the Northwesterly right-of-way line of Lange Street; thence continuing Southeasterly, a distance of 60.00 feet to the Northwest corner of Lot 1 in Block 2 of said DeTomasi's First Addition to Mundelein, said point also being on the Southeasterly right-of-way line of Lange Street; thence continuing Southeasterly along the Southwesterly line of Lots 1 through 18 in said Block 2, a distance of 942.44 feet to the Southwest corner of said Lot 18, said point also being on the Northwesterly right-of-way line of Countryside Highway; thence continuing Southeasterly along the Southeasterly projection of the Southwesterly line of said Lot 18 in Block 2, to a point on the Northwesterly line of Lot 3 in Unit A of Countryside Terrace Subdivision, according to the plat thereof recorded March 8, 1956, as Document No. 900312, in Book 1425 of Records, Page 209, said point also being on the Southeasterly right-of-way line of Countryside Highway; thence Southwesterly along said Southeasterly right-of-way line, being a non-tangent curve to

the right, having a radius of 1294.58 feet, to the Southwest corner of Lot 1 in said Unit A, also being the intersection of said Southeasterly right-of-way line with the North right-of-way line of Noel Drive, per Unit B of Countryside Terrace Subdivision, according to the plat thereof recorded November 26, 1956, as Document No. 931747, in Book 33, Page 140; thence continuing Southwesterly, a distance of 117.8 feet along the aforesaid Southeasterly right-of-way line, being a curve to the right, with a radius of 1294.58 feet, to its intersection with the South right-of-way line of said Noel Drive, also being the North most Northwest corner of the "Park" parcel in aforesaid Unit A of Countryside Terrace Subdivision; thence continuing Southwesterly, a distance of 120.0 feet, along said Southeasterly right-of-way line, being a curve to the right, with a radius of 1294.58 feet, to its intersection with the Northeasterly right-of-way line of the Wisconsin Central Ltd Railroad (formerly Soo Line Railroad, Minneapolis, St. Paul and Sault Sainte Marie Rail Road) thence continuing Southwesterly to the Northeast corner of Lot 460 in Lakewood Heights, according to the plat thereof recorded December 5, 1925 as Document No. 270298, said point being the intersection of the Southwesterly right-of-way of the Minneapolis, St. Paul and Sault Sainte Railway Company with the Southeasterly right-of-way line of Hawthorn Boulevard; thence Southwesterly along the Southeasterly right-of-way line of Hawthorn Boulevard, a distance of 446.05 to a point of curvature of Lot 365 in said Lakewood Heights; thence Southwesterly to the Southeast corner of Lot 104 in said Lakewood Heights, said point being on the Westerly right-of-way line of Crystal Street; thence Northerly along said Westerly right-of-way line, a distance of 208.25 feet to the Northeast corner of Lot 102, said point also being the intersection of said Westerly right-of-way line with the South right-of-way line of Courtland Street; thence West along said South right-of-way line, a distance of 1441.65 feet to the Northeast corner of Lot 24 in said Lakewood Heights, said point being the intersection of said South right-of-way line with the West right-of-way line of Seymour Avenue; thence North to the point of intersection of the North right-of-way line of Courtland Street with the West right-of-way line of Seymour Avenue, according to the plat of dedication thereof recorded as Document No. 806385 in Book 1209 of Records, Page 53; thence North along said West right-of-way line to a point of curvature (said point being 398.65 feet North of the North line of Courtland Street as measured along the East line of Seymour Avenue); thence Northerly along a curve concave to the East, having a radius of 1744.71 feet, to a point of returning curvature (said point being 228.2 feet North of the last described point of curvature, as measured along the East line of Seymour Avenue); thence Northerly along a curve concave to the West, having a radius of 1624.71 feet, to a point on the South line (or Easterly projection thereof) of Lot 3 in Aleckson's Subdivision, according to the plat thereof recorded August 30, 1977 as Document No. 1861434; thence West along the South line of said Lot 3 (or Easterly projection thereof) to the Southwest corner of said Lot 3, said point being on the East right-of-way line of Lake Street; thence Westerly to a point on the West line of Lake Street, according to the plat thereof recorded February 13, 1933 as Document No. 388786, and its intersection with the South line of Lot 177 in Western Slope Subdivision of Mundelein, according to the plat thereof recorded May 9, 1925 as Document No. 257151; thence North along the West right-of-way line of Lake Street to the point of intersection of said West right-of-way line with the Westerly projection of the South line of Mundelein Police Station Resubdivision, according to the plat thereof recorded August 25, 2000 as Document No. 4572977; thence East, along said Westerly projection, a distance of 80 feet to the West most Southwest corner of said Mundelein Police Station Resubdivision; thence East along the South line thereof, a distance of 148.40 feet to the Northwest corner of a portion of an alley heretofore vacated per Ordinance recorded December 23, 2002 as Document No.



5080350; thence South along the West line thereof, a distance of 122.77 feet to the Southwest corner of said vacated portion; thence East along the South line thereof, a distance of 20.00 feet to the Southeast corner thereof, being a point on a West line of aforesaid Mundelein Police Station Resubdivision; thence South along said West line, a distance of 20.00 feet to the Southwest corner thereof, said point also being on the North right-of-way line of Division Street; thence East along said North right-of-way line, a distance of 150.31 feet to the Southeast corner of said Mundelein Police Station Resubdivision, said point being the intersection of said North right-of-way line with the West right-of-way line of Seymour Avenue (also known as Seymour Street); thence continuing East along said North right-of-way line, a distance of 80 feet to the Southwest corner of Lot 30 in West View Addition Subdivision, according to the plat thereof recorded June 9, 1922, as Document No. 212624 in Book L, Page 8, said point also being the intersection of said North right-of-way line with the East right-of-way line of Seymour Avenue; thence continuing East along the aforesaid North right-of-way line, a distance of 266 feet to the Southeast corner of Lot 31 in said West View Addition Subdivision, also being the intersection of said North right-of-way line with the West right-of-way line of Archer Avenue; thence South along the Southerly projection of the West right-of-way line of Archer Avenue, a distance of 33.2 feet to the centerline of Division Street; also being the Northwest corner of a parcel of land described in deed Document No. 5575804; thence continuing South along the Southerly projection of the West right-of-way line of Archer Avenue, a distance of 245 feet to the Southwest corner of said parcel per Document No. 5575804, also being a point on the North line of Lot 2 in Piggly Wiggly Subdivision, according to the plat thereof recorded June 16, 1959 as Document No. 103398; thence East, along the South line of said parcel per Document No. 5575804, (also being the North line and Easterly projection of said Piggly Wiggly Subdivision and also the Piggly Wiggly Subdivision First Addition, according to the plat thereof recorded December 16, 1961, as Document No. 1133412, and also property per Document No. 993563) a distance of 1208.6 feet to the Southeast corner of said parcel per Document No. 5575804, being the intersection of said South line with the Southwesterly right-of-way line of the Wisconsin Central Ltd. Railroad (formerly Minneapolis, St. Paul and Saulte Ste. Marie Railroad); thence Northwesterly along said Southwesterly right-of-way line, a distance of 280.8 feet to the Northeast corner of said parcel per Document No. 5575804; thence along the North boundary of said Parcel per Document No. 5575804, the following six (6) courses; West, parallel with the North line of the Northwest Quarter of aforesaid Section 30, a distance of 392.18 feet; thence North, a distance of 9.00; thence West, a distance of 440.11 feet to a point on a 285.50 foot radius curve; thence Southwesterly along said non-tangent curve to the right, a distance of 21.46 feet; thence continuing Westerly, along said curve to the right, a distance of 112.83 feet; thence West 109.98 feet to the West line of Archer Avenue extended South, being the Northwest corner of said parcel of land per Document No. 5575804; thence North, along said West line of Archer Avenue extended South, to the Southeast corner of the aforesaid Lot 31 in said West View Addition Subdivision; thence North along said West right-of-way line, a distance of 750 feet to the Northeast corner of Lot 60 in said West View Addition Subdivision, also being the intersection of said West right-of-way line with the South right-of-way line of Hammond Street; thence continuing North along the Northerly projection of said West right-of-way line, a distance of 66 feet to the South line of Lot 1 in Hawley Commons, according to the plat thereof recorded October 8, 1999 as Document No. 4432301; thence East along the South line thereof to the South most Southeast corner of said Lot 1; thence Northeast along the Southeast line thereof, a distance of 16.89 feet to the East most Southeast corner thereof; thence North along the East line thereof,

a distance of 388.00 feet to the Northeast corner thereof, said point also being on the South right-of-way line of Hawley Street; thence West, along said South right-of-way line, a distance of 449.00 feet to the Northwest corner of said Lot 1, also being the intersection of said South right-of-way line with the East right-of-way line of Seymour Avenue; thence continuing West a distance of 80 feet to the Northeast corner of Lot 1 in Block 1 of Hammonds Addition to Rockefeller Subdivision, according to the plat thereof recorded April 2, 1895, as Document No. 61511, also being the intersection of said South right-of-way line with the West right-of-way line of Seymour Avenue; thence continuing West along said South right-of-way line, a distance of 160.00 feet to the intersection of said South right-of-way line with the center line of a 20 foot Alley, in said Block 1; thence North, a distance of 80 feet to the Point of Beginning, all in the Village of Mundelein, Lake County, Illinois.

EXHIBIT B

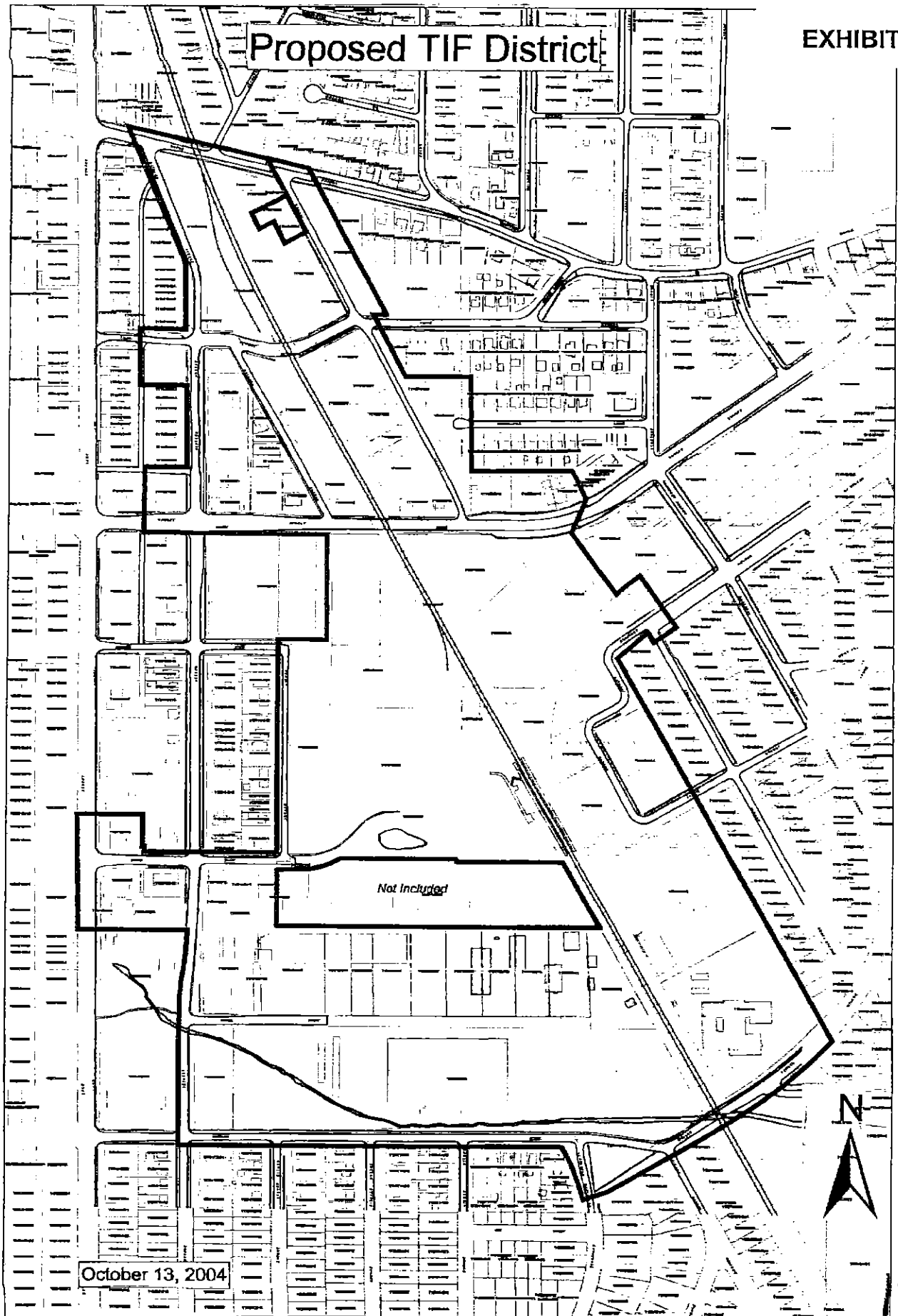
The property proposed for designation as a Redevelopment Project Area is generally bounded by Maple Avenue on the north; Seymour Avenue on the west (north of Hawley Street) and Archer Avenue, Lake Street and Seymour Avenue on the west (south of Hawley Street); Morris Street on the east (north of Hawley Street) and the west property line, or its extension of properties located along Rouse Avenue on the east (south of Hawley Street); and Courtland Street to the south. The property is more specifically described in the legal description attached as Exhibit A.

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Proposed TIF District

EXHIBIT C



October 13, 2004



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5726141

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

5726142

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
01/28/2005 - 11:27:44 A.M.
RECEIPT #: 205795
DRAWER #: 29

CERTIFICATE

I, Michael A. Flynn, certify that I am the duly appointed Acting Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on January 10, 2005, the Corporate Authorities of such Village passed and approved

Ordinance No. 05-01-08

which is entitled

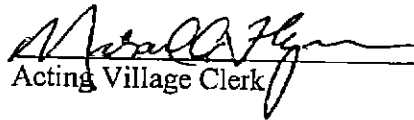
AN ORDINANCE OF THE VILLAGE OF MUNDELEIN,
LAKE COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE DOWNTOWN TIF
REDEVELOPMENT PROJECT AREA

which provides by its terms that it should be published in pamphlet form.

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on January 11, 2005 and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the office of the Village Clerk.

Dated at Mundelein, Illinois this 12th day of January, 2005.


Acting Village Clerk

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ORDINANCE NO. 05-01-08

AN ORDINANCE OF THE VILLAGE OF MUNDELEIN,
LAKE COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE DOWNTOWN TIF
REDEVELOPMENT PROJECT AREA

Published in pamphlet form by authority
of the President and Board of Trustees
of the Village of Mundelein, Illinois

Date of Publication: January 11, 2005

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ORDINANCE NO. 05-01-08

**AN ORDINANCE OF THE VILLAGE OF MUNDELEIN,
LAKE COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE DOWNTOWN TIF
REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Mundelein, Lake County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the Village has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Mundelein, Lake County, Illinois, as follows:

Section 1. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the

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Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "Downtown TIF Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

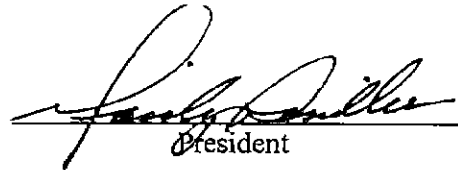
Section 3. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

The foregoing Ordinance was passed by a roll call vote as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT AND/OR NOT VOTING</u>
Trustee Sullivan Nutschnig Campbell Cancelli Semple	None	None

ABSTAIN: Trustee Voss


President

PASSED: January 10, 2005

APPROVED: January 10, 2005

PUBLISHED in pamphlet form: January 11, 2005

ATTEST: 
Acting Village Clerk

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Downtown Mundelein TIF District

Legal Description

SEC Project No. MUND 040742-7

Prepared by: Donald G. Groesser, IPLS No. 3273

Dated: October 7, 2004, (Checked by Craig L. Duy, IPLS No. 3359)

Revised: October 15, 2004, (Checked by Thomas R. Krohn, IPLS No. 3000)

Part of the Southwest Quarter of Section 19 and part of the Northwest Quarter of Section 30, Township 44 North, Range 11 East of the Third Principal Meridian, together with part of the Northeast Quarter of Section 25, Township 44 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing from the Northwest corner of said Section 30, according to the Plat of the Town of Holcomb, as recorded June 19, 1886 as Document No. 33999, of Book "A of Plats, Page 58, said point of commencement also being on the Westerly projection of the North right-of-way line of Hawley Street; thence East along said Westerly projection and North right-of-way line, a distance of 200 feet to the Southwest corner of Lot 23 in Block 2 of said Plat of the Town of Holcomb for the point of beginning of the parcel to be described; thence North along the West line of said Lot 23 and its Northerly projection, a distance of 170 feet to the Westerly projection of the Southerly line of Lot 17 in said Block 2; thence East along said Southerly line and Westerly projection, a distance of 160 feet to the Southeast corner of said Lot 17, said point also being on the West right-of-way of Seymour Avenue; thence North along said West right-of-way line, 315 feet to the Southeast corner of the North 35 feet of Lot 5 in said Block 2, said point also being the Northeast corner of Lot 1 in Poirier's Resubdivision, according to the plat thereof recorded October 30, 1992 as Document No. 3234665; thence West along the North line of said Lot 1 (also the South line of the North 35 feet of said Lot 5) and its Westerly projection, a distance of 170 feet to a point on the Easterly line of Lot 6 in said Block 2, also being the Westerly line of a 20 foot alley in said Block 2; thence North along said Westerly line of a 20 foot alley, a distance of 135 feet to the Northeast corner of Lot 2 in said Block 2, also being a point on the South right-of-way line of Park Street; thence North a distance of 80 feet to the Southeast corner of Lot 24 in Block 1 of aforesaid Plat of the Town of Holcomb, also being a point on the North right-of-way line of Park Street; thence East along said North right-of-way line, a distance of 170 feet to the Southeast corner of Lot 23 in said Block 1, also being the intersection of said North right-of-way line with the West right-of-way line of Seymour Avenue; thence North along said West right-of-way line, a distance of 253.5 feet to a bend point in the East line of Lot 13 in said Block 1, said point also being the intersection of said West right-of-way line with the Southwest right-of-way of Chicago Avenue; thence Northwesterly along said Southwest right-of-way to the Northeast corner of Lot 1 in said Block 1, also being the intersection of said Southwest right-of-way line with the Southerly right-of-way line of Maple Avenue (also known as Maple Street); thence Northwesterly to the Southwest corner of Lot 27 in Killey's Subdivision, according to the plat thereof recorded March 28, 1927, as Document No. 296302, also being on the Northerly right-of-way line of Maple Avenue; thence Easterly, along said Northerly right-of-way line, a distance of 151.85 feet to the Southeast corner of Lot 30 in said Killey's Subdivision, also being the intersection of said Northerly right-of-way line with the Westerly right-of-way line of the Wisconsin Central Ltd Railroad (formerly Soo Line Railroad, Minneapolis, St. Paul and Sault Sainte Marie Rail Road); thence Easterly along said Northerly right-of-way line to the Southwest corner of Lot 66 in Mundelein Heights Subdivision, according to the plat thereof recorded March 26, 1925, as

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Document No. 254438, also being the intersection of said Northerly right-of-way line with the Easterly right-of-way line of said Wisconsin Central Ltd Railroad; thence continuing Easterly along said Northerly right-of-way line to a point of curvature in the South line of Lot 1 in First Addition to Forest Heights Addition to Mundelein Subdivision, according to the plat thereof recorded February 16, 1973, as Document No. 1600448, in Book 50 of Plats, Page 54; thence Easterly continuing along the aforesaid Northerly right-of-way line, to the point of intersection of said Northerly right-of-way line with the Northwesternly projection of the Southwesterly right-of-way line of Morris Avenue; thence Southeasterly along said Northwesternly projection to the Northeast corner of Lot 3 in Block 5 of the aforesaid Plat of the Town of Holcomb, also being the intersection of the South right-of-way line of Maple Avenue with said Southwesterly right-of-way line of Morris Avenue; thence Southeasterly along the Southwesterly Right-of-Way, a distance of 52 feet to the Northeast corner of the Southerly 50 feet of Lots 2 and 3 in said Block 5 (as measured perpendicular from the Southeasterly line of said Lot 3); thence along the Northerly line of said Southerly 50 feet to a point on the Southwesterly line of said Lot 2 in Block 5, also being a point on a line that lies parallel and/or concentric with and 106.50 feet normally distant Northeasterly from the center of the main tract of said Wisconsin Central Ltd., according to Deed Document No. 4577254; thence Southeasterly along said parallel line, being also the Southwesterly line of said Block 5, a distance of 66 feet to the Northwest corner of Lot 4 in said Block 5; thence Northeasterly along the Northwesternly line of said Lot 4 in Block 5, to a point that is 95 feet Southwesterly of the Northeast corner thereof, as measured along said Northwesternly line; thence Southeasterly parallel with the Southwesterly right-of-way line of Morris Avenue, a distance of 83 feet; thence Northeasterly a distance of 95.3 feet to the Southwesterly right-of-way line of Morris Avenue at a point 93 feet Southeasterly of the Northeast corner of said Lot 4 in Block 5; thence Northwesternly along said Southwesterly right-of-way line, and its Northwesternly projection to the aforesaid intersection of said Southwesterly right-of-way line with the Northerly right-of-way line of Maple Avenue; thence Easterly continuing along the aforesaid Northerly right-of-way line, to the Southeast corner of Lot 5 in said in First Addition to Forest Heights Addition; thence Southeasterly to the intersection of the Southerly line of Maple Avenue with a line drawn 50 feet Easterly of and parallel with the Easterly line of Morris Avenue, according to Quit Claim Deed recorded May 21, 1996 as Document No. 3827416, said point also being the Northwest corner of Lot 8 in Holcomb's Subdivision, according to the plat thereof recorded May 16, 1908 as Document No. 117105; thence Southeast along said parallel line to the intersection of said parallel line with the North right-of-way line of Park Street, said point also being the Southwest corner of Lot 9 in said Holcomb's Subdivision; thence West along said North right-of-way line to the intersection of said North right-of-way line with the Easterly line of the Easterly twenty feet of vacated Morris Avenue, vacated per Document No. 1322193, recorded November 14, 1966; thence Southeast to the intersection of the South right-of-way of Park Street with the Westerly right-of-way line of Morris Avenue, being the Northwest corner of a parcel of land described in Deed Document No. 4461974; thence continuing along said Easterly right-of-way line, to a point 170.0 feet South of the South right-of-way line of Park Street, being the Northwest corner of a parcel of land described as Parcel 2 in Deed recorded December 31, 1987 as Document No. 2645130; thence along the North line of said parcel, being a line that is 170.0 feet South of and parallel with the South right-of-way line of Park Street, a distance of 215.05 to the Northeast corner of a parcel of land described as Parcel 3 in said Deed Document No. 2645130, said point being on the West right-of-way line of Laurel Avenue; thence East, a distance of 33.0 feet to the Northwest corner

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of Lot 81 in Mundelein Station Subdivision, according to the plat thereof recorded April 22, 1926 as Document No. 277507 in Book "P" of Plats, Pages 24 to 28, said point also being on the East right-of-way line of Laurel Avenue; thence South along said East right-of-way line, a distance of 366 feet to the Southwest corner of Lot 86 in said Mundelein Station Subdivision, also being a point on the North line of a 20 foot alley; thence East along the North line of said 20 foot alley, a distance of 374.33 feet to a bend point on the South line of Lot 91 in said Mundelein Station Subdivision; thence Southeasterly to the Northeast corner of Lot 104 in said Mundelein Station Subdivision; thence Southeasterly along the Northeasterly line of said Lot 104, a distance of 102.35 feet to the Southeast corner of said Lot 104, said point also being on the Northerly right-of-way line of Hawley Street; thence Southwesterly to the Northeast corner of Lot 2 in Herbert's Addition to Mundelein, according to the plat thereof recorded August 5, 1974 as Document No. 1674550 in Plat Book 52, Page 31, said point also being on the Southerly right-of-way of Hawley Street; thence Southeasterly along the Northeasterly line of said Lot 2, a distance of 180.90 feet to the Northwest corner of Lot 1 in said Herbert's Addition; thence continuing Southeasterly along the Southwesterly line of said Lot 1, a distance of 108.68 feet to the Southwest corner thereof, also being a point on the Northwesterly line of Lot 1 in DeTomas's Industrial Subdivision, according to the plat thereof recorded June 13, 1956, as Document No. 911850, in Book 33 of Plats, Page 98; thence Northeasterly along the Southerly line of Lot 1 in said Herbert's Addition, being a non-tangent curve to the right, having a radius of 775.52 feet, a length of 116.03 feet to a point of tangency; thence continuing Northeasterly along said Southerly line, a distance of 0.88 feet to the Northeast corner of Lot 1 in said DeTomas's Industrial Subdivision; thence Southeasterly along the Northeasterly line of said Lot 1, a distance of 140.76 feet to the Southeast corner thereof; thence continuing Southeasterly to the Northeast corner of the West half of Lot 170 in the aforesaid Mundelein Station Subdivision, said point also being on the Southeasterly right-of-way line of McKinley Avenue; thence Southwesterly along said Southeasterly right-of-way and its Southwesterly projection, a distance of 104.77 feet to a point on Northeasterly line of Lot 1 in Block 1 of DeTomas's First Addition to Mundelein, according to the plat thereof recorded June 11, 1954, as Document No. 827022, thence Northwesterly along said Northeasterly line of Lot 1 to the Northeast corner thereof, said point also being on the Southerly right-of-way line of McKinley Avenue; thence Southwesterly, along the Northwesterly line of said Lot 1, a distance of 150.02 to the Northwest corner thereof, said point also being on the Northeasterly boundary line of aforesaid DeTomas's Industrial Subdivision; thence Southeasterly, along said Northeasterly boundary line, and the Southwesterly line of Lots 1 through 11 in Block 1 of said DeTomas's First Addition to Mundelein Station, a distance of 580 feet to the Southwest corner of said Lot 11, said point also being on the Northwesterly right-of-way line of Lange Street; thence continuing Southeasterly, a distance of 60.00 feet to the Northwest corner of Lot 1 in Block 2 of said DeTomas's First Addition to Mundelein, said point also being on the Southeasterly right-of-way line of Lange Street; thence continuing Southeasterly along the Southwesterly line of Lots 1 through 18 in said Block 2, a distance of 942.44 feet to the Southwest corner of said Lot 18, said point also being on the Northwesterly right-of-way line of Countryside Highway; thence continuing Southeasterly along the Southeasterly projection of the Southwesterly line of said Lot 18 in Block 2, to a point on the Northwesterly line of Lot 3 in Unit A of Countryside Terrace Subdivision, according to the plat thereof recorded March 8, 1956, as Document No. 900312, in Book 1425 of Records, Page 209, said point also being on the Southeasterly right-of-way line of Countryside Highway; thence Southwesterly along said Southeasterly right-of-way line, being a non-tangent curve to

the right, having a radius of 1294.58 feet, to the Southwest corner of Lot 1 in said Unit A, also being the intersection of said Southeasterly right-of-way line with the North right-of-way line of Noel Drive, per Unit B of Countryside Terrace Subdivision, according to the plat thereof recorded November 26, 1956, as Document No. 931747, in Book 33, Page 140; thence continuing Southwesterly, a distance of 117.8 feet along the aforesaid Southeasterly right-of-way line, being a curve to the right, with a radius of 1294.58 feet, to its intersection with the South right-of-way line of said Noel Drive, also being the North most Northwest corner of the "Park" parcel in aforesaid Unit A of Countryside Terrace Subdivision; thence continuing Southwesterly, a distance of 120.0 feet, along said Southeasterly right-of-way line, being a curve to the right, with a radius of 1294.58 feet, to its intersection with the Northeasterly right-of-way line of the Wisconsin Central Ltd Railroad (formerly Soo Line Railroad, Minneapolis, St. Paul and Sault Sainte Marie Rail Road) thence continuing Southwesterly to the Northeast corner of Lot 460 in Lakewood Heights, according to the plat thereof recorded December 5, 1925 as Document No. 270298, said point being the intersection of the Southwesterly right-of-way of the Minneapolis, St. Paul and Sault Sainte Railway Company with the Southeasterly right-of-way line of Hawthorn Boulevard; thence Southwesterly along the Southeasterly right-of-way line of Hawthorn Boulevard, a distance of 446.05 to a point of curvature of Lot 365 in said Lakewood Heights; thence Southwesterly to the Southeast corner of Lot 104 in said Lakewood Heights, said point being on the Westerly right-of-way line of Crystal Street; thence Northerly along said Westerly right-of-way line, a distance of 208.25 feet to the Northeast corner of Lot 102, said point also being the intersection of said Westerly right-of-way line with the South right-of-way line of Courtland Street; thence West along said South right-of-way line, a distance of 1441.65 feet to the Northeast corner of Lot 24 in said Lakewood Heights, said point being the intersection of said South right-of-way line with the West right-of-way line of Seymour Avenue; thence North to the point of intersection of the North right-of-way line of Courtland Street with the West right-of-way line of Seymour Avenue, according to the plat of dedication thereof recorded as Document No. 806385 in Book 1209 of Records, Page 53; thence North along said West right-of-way line to a point of curvature (said point being 398.65 feet North of the North line of Courtland Street as measured along the East line of Seymour Avenue); thence Northerly along a curve concave to the East, having a radius of 1744.71 feet, to a point of returning curvature (said point being 228.2 feet North of the last described point of curvature, as measured along the East line of Seymour Avenue); thence Northerly along a curve concave to the West, having a radius of 1624.71 feet, to a point on the South line (or Easterly projection thereof) of Lot 3 in Aleckson's Subdivision, according to the plat thereof recorded August 30, 1977 as Document No. 1861434; thence West along the South line of said Lot 3 (or Easterly projection thereof) to the Southwest corner of said Lot 3, said point being on the East right-of-way line of Lake Street; thence Westerly to a point on the West line of Lake Street, according to the plat thereof recorded February 13, 1933 as Document No. 388786, and its intersection with the South line of Lot 177 in Western Slope Subdivision of Mundelein, according to the plat thereof recorded May 9, 1925 as Document No. 257151; thence North along the West right-of-way line of Lake Street to the point of intersection of said West right-of-way line with the Westerly projection of the South line of Mundelein Police Station Resubdivision, according to the plat thereof recorded August 25, 2000 as Document No. 4572977; thence East, along said Westerly projection, a distance of 80 feet to the West most Southwest corner of said Mundelein Police Station Resubdivision; thence East along the South line thereof, a distance of 148.40 feet to the Northwest corner of a portion of an alley heretofore vacated per Ordinance recorded December 23, 2002 as Document No.

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5080350; thence South along the West line thereof, a distance of 122.77 feet to the Southwest corner of said vacated portion; thence East along the South line thereof, a distance of 20.00 feet to the Southeast corner thereof, being a point on a West line of aforesaid Mundelein Police Station Resubdivision; thence South along said West line, a distance of 20.00 feet to the Southwest corner thereof, said point also being on the North right-of-way line of Division Street; thence East along said North right-of-way line, a distance of 150.31 feet to the Southeast corner of said Mundelein Police Station Resubdivision, said point being the intersection of said North right-of-way line with the West right-of-way line of Seymour Avenue (also known as Seymour Street); thence continuing East along said North right-of-way line, a distance of 80 feet to the Southwest corner of Lot 30 in West View Addition Subdivision, according to the plat thereof recorded June 9, 1922, as Document No. 212624 in Book L, Page 8, said point also being the intersection of said North right-of-way line with the East right-of-way line of Seymour Avenue; thence continuing East along the aforesaid North right-of-way line, a distance of 266 feet to the Southeast corner of Lot 31 in said West View Addition Subdivision, also being the intersection of said North right-of-way line with the West right-of-way line of Archer Avenue; thence South along the Southerly projection of the West right-of-way line of Archer Avenue, a distance of 33.2 feet to the centerline of Division Street; also being the Northwest corner of a parcel of land described in deed Document No. 5575804; thence continuing South along the Southerly projection of the West right-of-way line of Archer Avenue, a distance of 245 feet to the Southwest corner of said parcel per Document No. 5575804, also being a point on the North line of Lot 2 in Piggly Wiggly Subdivision, according to the plat thereof recorded June 16, 1959 as Document No. 103398; thence East, along the South line of said parcel per Document No. 5575804, (also being the North line and Easterly projection of said Piggly Wiggly Subdivision and also the Piggly Wiggly Subdivision First Addition, according to the plat thereof recorded December 16, 1961, as Document No. 1133412, and also property per Document No. 993563) a distance of 1208.6 feet to the Southeast corner of said parcel per Document No. 5575804, being the intersection of said South line with the Southwesterly right-of-way line of the Wisconsin Central Ltd. Railroad (formerly Minneapolis, St. Paul and Saulte Ste. Marie Railroad); thence Northwesterly along said Southwesterly right-of-way line, a distance of 280.8 feet to the Northeast corner of said parcel per Document No. 5575804; thence along the North boundary of said Parcel per Document No. 5575804, the following six (6) courses; West, parallel with the North line of the Northwest Quarter of aforesaid Section 30, a distance of 392.18 feet; thence North, a distance of 9.00; thence West, a distance of 440.11 feet to a point on a 285.50 foot radius curve; thence Southwesterly along said non-tangent curve to the right, a distance of 21.46 feet; thence continuing Westerly, along said curve to the right, a distance of 112.83 feet; thence West 109.98 feet to the West line of Archer Avenue extended South, being the Northwest corner of said parcel of land per Document No. 5575804; thence North, along said West line of Archer Avenue extended South, to the Southeast corner of the aforesaid Lot 31 in said West View Addition Subdivision; thence North along said West right-of-way line, a distance of 750 feet to the Northeast corner of Lot 60 in said West View Addition Subdivision, also being the intersection of said West right-of-way line with the South right-of-way line of Hammond Street; thence continuing North along the Northerly projection of said West right-of-way line, a distance of 66 feet to the South line of Lot 1 in Hawley Commons, according to the plat thereof recorded October 8, 1999 as Document No. 4432301; thence East along the South line thereof to the South most Southeast corner of said Lot 1; thence Northeast along the Southeast line thereof, a distance of 16.89 feet to the East most Southeast corner thereof; thence North along the East line thereof,

a distance of 388.00 feet to the Northeast corner thereof, said point also being on the South right-of-way line of Hawley Street; thence West, along said South right-of-way line, a distance of 449.00 feet to the Northwest corner of said Lot 1, also being the intersection of said South right-of-way line with the East right-of-way line of Seymour Avenue; thence continuing West a distance of 80 feet to the Northeast corner of Lot 1 in Block 1 of Hammonds Addition to Rockefeller Subdivision, according to the plat thereof recorded April 2, 1895, as Document No. 61511, also being the intersection of said South right-of-way line with the West right-of-way line of Seymour Avenue; thence continuing West along said South right-of-way line, a distance of 160.00 feet to the intersection of said South right-of-way line with the center line of a 20 foot Alley, in said Block 1; thence North, a distance of 80 feet to the Point of Beginning, all in the Village of Mundelein, Lake County, Illinois.

5726142

Page 6 of 6

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EXHIBIT B

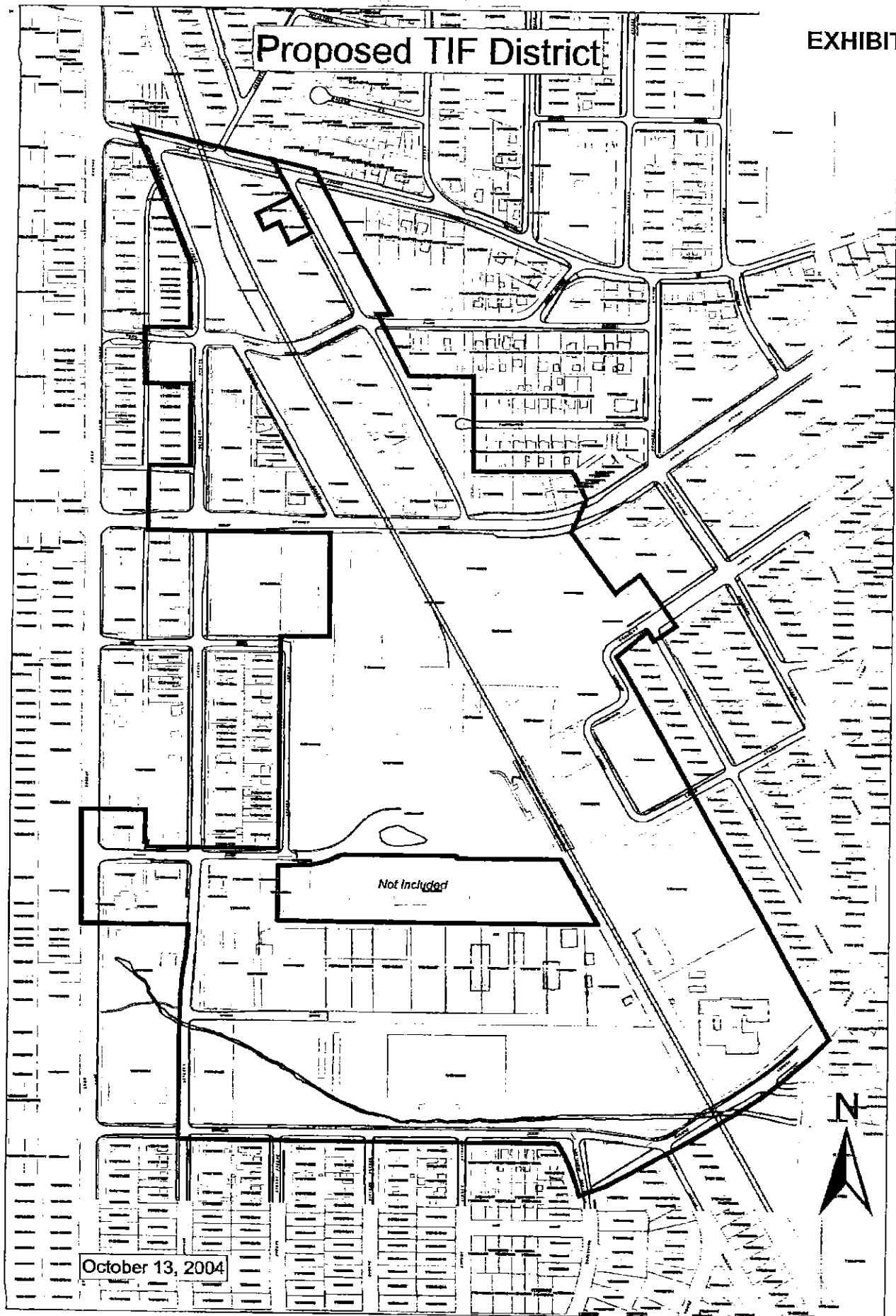
The property proposed for designation as a Redevelopment Project Area is generally bounded by Maple Avenue on the north; Seymour Avenue on the west (north of Hawley Street) and Archer Avenue, Lake Street and Scymour Avenue on the west (south of Hawley Street); Morris Street on the east (north of Hawley Street) and the west property line, or its extension of properties located along rouse Avenue on the east (south of Hawley Street); and Courtland Street to the south. The property is more specifically described in the legal description attached as Exhibit A.

5726142

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Proposed TIF District

EXHIBIT C



October 13, 2004

5726142

12

516163

DEED

• Types:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

6/4/90
Date
James J. Micholator agent
Buyer, Seller or Representative
10

By:

President

Secretary

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that STEVEN FIFIELD personally known to me to be the President of the _____ association, and MALCOLM SINA, personally known to me to be the Secretary of said association, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument as their free and voluntary act and deed of said association, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of December 1988

EXHIBIT A

PROPERTY DESCRIPTION

THE SOUTH 1/2 OF LOTS 14, 15, 16 AND 17, LOTS 18, 19 AND 20, ALL IN BLOCK 3 IN THE TOWN OF HOLCOMB (NOW MUNDELEIN) BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 19 AND OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 1886 AS DOCUMENT 33999, IN BOOK "A" OF PLATS, PAGE 58, IN LAKE COUNTY, ILLINOIS.

2912821

A V E N U E

3

3000
Ovenalls

2-1-86

Minnesota Railroad

no.	amount	
1	30 44.1	Double weight with

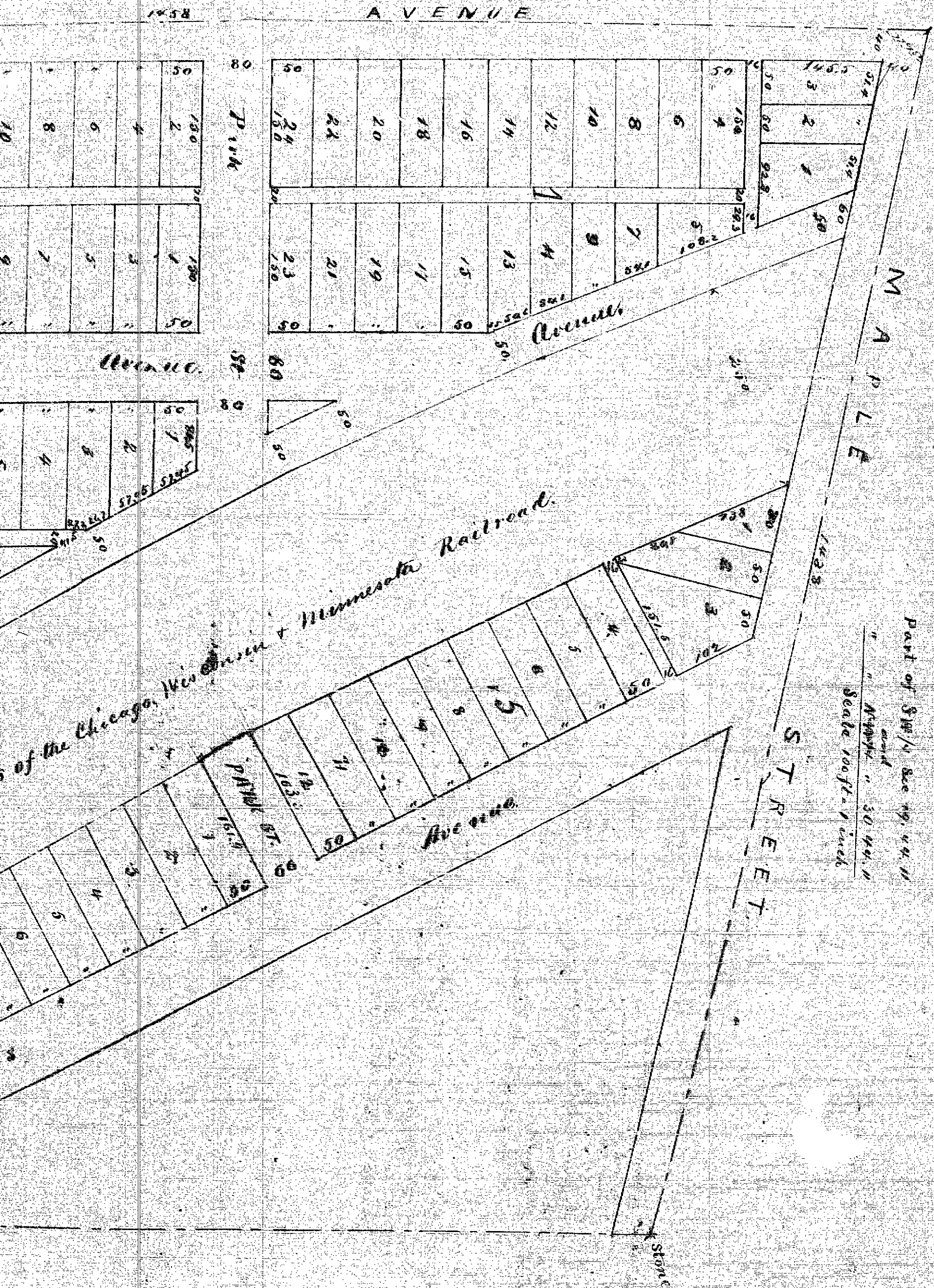
Home of Hubbard
Lake 111

100

5640

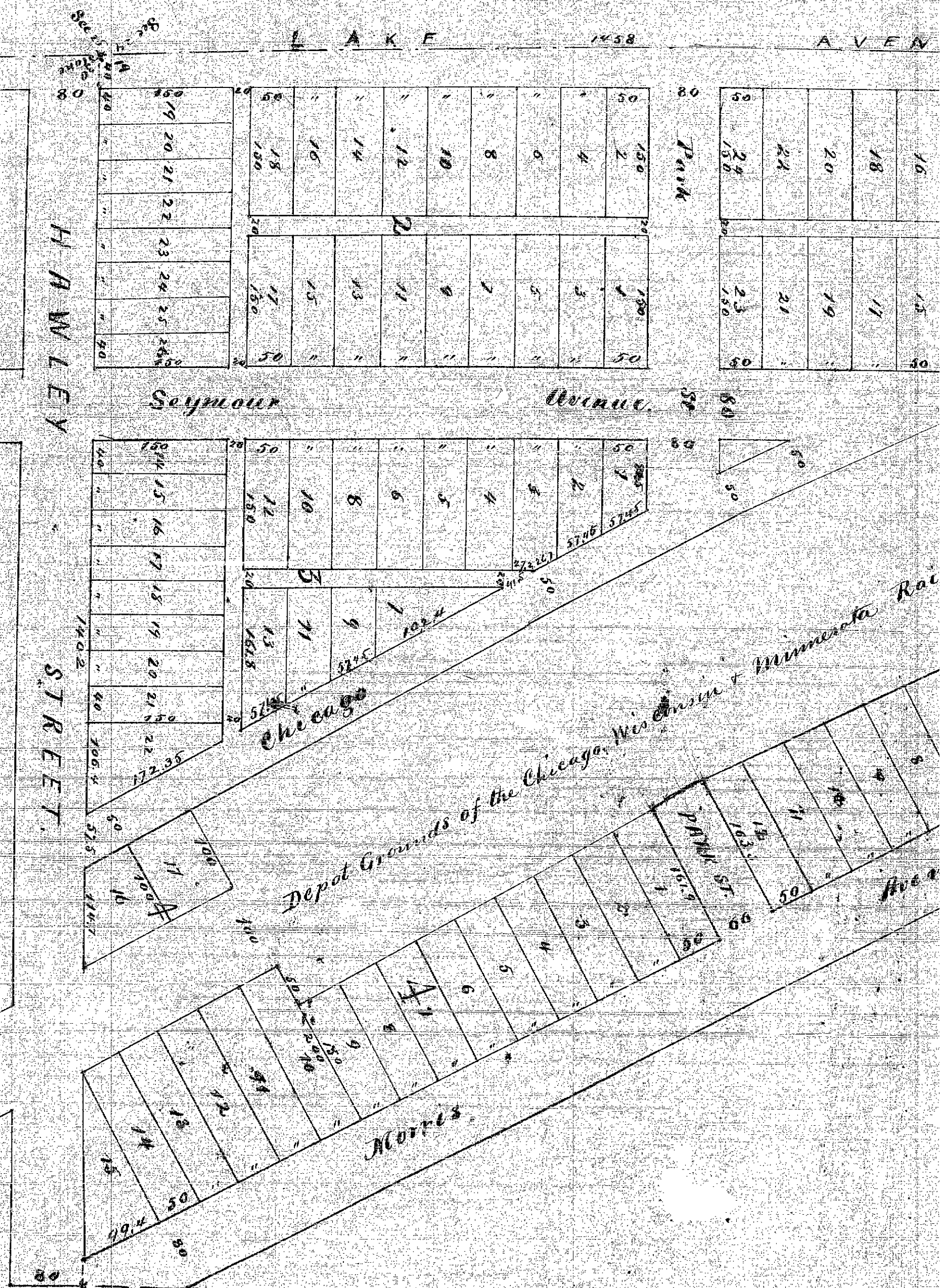
PLAT
 of the
 Town of McLeomb,
 LAKE CO. ILL.

Part of SW 1/4 Sec 19, T44, R11
 and
 " " " " " 30, T44, R11
 Scale 100 ft. = 1 inch



344
 344
 344
 344

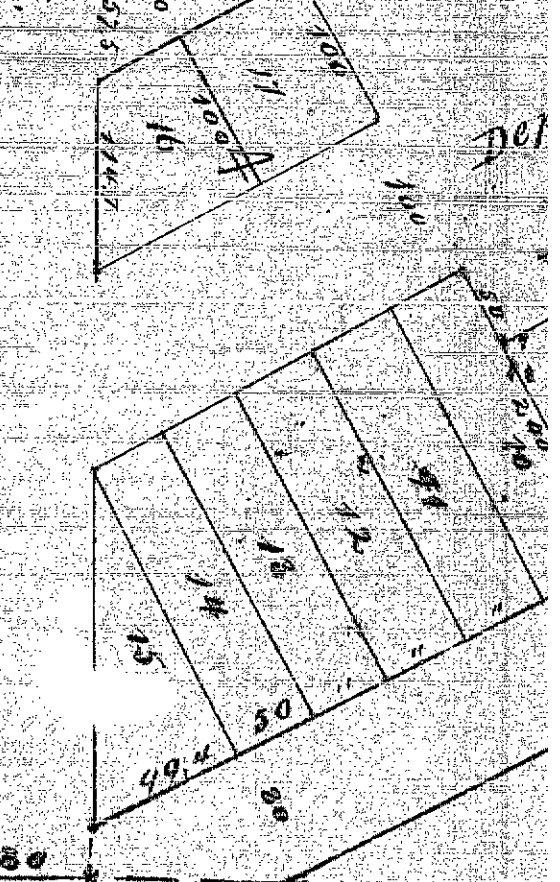
State of Minnesota
County of Lake
I hereby certify that I have surveyed a part of the NW 1/4
Section 19, and a part of the NW 1/4 Section 20, Township 36 North, Range 10 East, 3rd Meridian.



16	15	"
18	11	50
100	150	20
20	21	22
23	24	25
26	27	28
29	30	31
32	33	34
35	36	37
38	39	40

Seymour

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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State of Missouri
County of Lata I hereby certify that I have surveyed a part of the NW 1/4
Section 19 and a part of the NW 1/4 Section 20 all in Township 44 North Range 11
East of the 3rd principal meridian, and subdivided the same into Lots, blocks,
streets and alleys of which the annexed plat is a true and correct representation
the measurements being given in feet and decimals of a foot.
Kellufordite, W. Jan. 20 1886.
William F. Dargatz
Surveyor

I John Holcomb of the town of Libertyville County of Lake and State of
Illinois do hereby certify that I am the legal owner of the land and
premises described in the annexed plat, and that I have caused the same
to be surveyed, subdivided and plotted as shown above
in accordance with the laws of this State of June 1886.
John Holcomb
Deed

State of Illinois
County of Lake
John Holcomb
Deed
This 19th day of June A.D. 1886
John Holcomb
Deed

John Holcomb
Deed
This 19th day of June A.D. 1886
John Holcomb
Deed