

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue)       Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** October 30, 2019      **(BOT) Date:** November 7, 2019

**SUBJECT:** Butterfield Yorktown Tax Increment Financing (TIF) District- First Amendment Public Hearings

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development

**BACKGROUND/POLICY IMPLICATIONS:**

Please place this on the November 7, 2019 Village Board Agenda

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.

## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

**MEETING DATE:** November 7, 2019

**SUBJECT:** **Butterfield Yorktown Tax Increment Financing (TIF) District – First Amendment Public Hearings**

At the September 5, 2019 Village Board meeting, the Village announced the availability of the First Amendment to the Butterfield Yorktown TIF Plan, as prepared by Kane McKenna Associates. On September 19, the Village Board established a public hearing date (October 15) for the Butterfield Yorktown TIF District Joint Review Board (JRB) to consider a proposed First Amendment to the Butterfield Yorktown TIF District. The JRB met and offers its unanimous recommendation of the First Amendment.

With these steps completed, the Village Board, pursuant to due notice, is to conduct a Public Hearing for the First Amendment. To that end, the following items are attached for reference purposes as part of the requisite public hearing:

1. A cover memorandum from Village Counsel to Village staff along with the agenda for the public hearing and companion opening statement;
2. The Joint Review Board approval recommendation; and
3. Companion documentation, including a Certificate of Mailing, and the Notice of Public Hearing, which includes the legal description to be amended as well as a companion map of the TIF District.

### **ACTION REQUESTED**

Please place this item on the November 7, 2019 Village Board agenda under Public Hearings. Other than holding the requisite Public Hearing, no additional action is sought at the November 7 meeting.

After the Public Hearing is closed, Village Counsel will prepare a final First Amendment Ordinance for consideration by the Village Board at the December 5 meeting (with a waiver of first reading).

**K T J**KLEIN, THORPE & JENKINS, LTD.  
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DD 312-984-6422 www.ktjlaw.com**To: William Heniff, Director of Community Development, Village of Lombard****From: Thomas P. Bayer, Village Attorney****Date: October 16, 2019****Subject: Lombard Butterfield-Yorktown Tax Increment Financing District –  
Public Hearing in Regard to the Correction of a Scrivener’s Error in the  
Description of the Redevelopment Project Area, and the Approval of a First  
Amendment to the TIF Redevelopment Plan and Project in Relation Thereto**

In regard to the above-captioned matter, enclosed please find the following:

1. An agenda for that portion of the November 7, 2019 Village Board meeting relative to the Public Hearing. This “sub-agenda” (as the Public Hearing is part of the regular Village Board meeting) should be incorporated into the normal format for the Village Board meeting agenda.
2. A copy of the Opening Statement that will be read into the record by Jason Guisinger (as I am currently scheduled to be on vacation on November 7th) as part of the Public Hearing.

In regard to Item D. on the agenda, the Village President just needs to state that, “by a unanimous vote of those members present and voting, the Joint Review Board, on October 15, 2019, recommended that the Village Board move forward with the correction of the scrivener’s error in the description of the Redevelopment Project Area, and the approval of a First Amendment to the Redevelopment Plan and Project in relation thereto.”

In relation to the Public Hearing, please note that 65 ILCS 5/11-74.4-5(a) provides as follows:

“At the public hearing any interested person or affected taxing district may file with the municipal clerk written objections to and may be heard orally in respect to any issues embodied in the notice. The municipality shall hear all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing.”

If there are any questions, please feel free to contact me.

encls.

cc: Scott Niehaus, Village Manager (w/ encls.; via email)  
Tim Sexton, Finance Director (w/ encls.; via email)  
Jennifer Ganser, Assistant Director of Community Development (w/ encls.; via email)  
Robert Rychlicki, Kane, McKenna & Associates, Inc. (w/ encls.; via email)  
Nina Coppola, Kane, McKenna & Associates, Inc. (w/ encls.; via email)  
Jason A. Guisinger (w/ encls.; via email)

**AGENDA  
FOR THE PUBLIC HEARING PORTION  
OF THE NOVEMBER 7, 2019  
VILLAGE OF LOMBARD BOARD MEETING  
RELATIVE TO CORRECTING A SCRIVENER'S ERROR IN  
THE DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA  
FOR THE LOMBARD BUTTERFIELD-YORKTOWN  
TAX INCREMENT FINANCING DISTRICT, AND THE APPROVAL OF  
A FIRST AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT  
FOR THE LOMBARD BUTTERFIELD-YORKTOWN  
TAX INCREMENT FINANCING DISTRICT IN RELATION THERETO**

- A. Call Public Hearing to Order
  
- B. Opening Statement by the Village Attorney relative to this being the public hearing in regard to the correcting of a scrivener's error in the description of the redevelopment project area for the Butterfield-Yorktown Tax Increment Financing District, and the approval of a First Amendment to the Redevelopment Plan and Project for the Butterfield-Yorktown Tax Increment Financing District in relation thereto
  
- C. Overview of the proposed scrivener's error correction and First Amendment to the Redevelopment Plan and Project for the Butterfield-Yorktown Tax Increment Financing District in relation thereto [Village Staff]
  
- D. Joint Review Board Meeting and Final Recommendation [Keith Giagnorio, the Village's Representative on, and the Chairperson of, the Joint Review Board]
  
- E. Public Comment
  
- F. Discussion by the Village Board
  
- G. Closure and Adjournment of the Public Hearing

**PUBLIC HEARING OPENING STATEMENT  
 IN REGARD TO THE CORRECTION OF A SCRIVENER'S ERROR IN  
 THE DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA  
 FOR THE LOMBARD BUTTERFIELD-YORKTOWN  
 TAX INCREMENT FINANCING DISTRICT, AND THE APPROVAL OF  
 A FIRST AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT  
 FOR THE BUTTERFIELD-YORKTOWN  
 TAX INCREMENT FINANCING DISTRICT IN RELATION THERETO**

THE PUBLIC HEARING TONIGHT IS IN REGARD TO THE VILLAGE'S CORRECTION OF A SCRIVENER'S ERROR IN THE DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA FOR THE BUTTERFIELD-YORKTOWN TAX INCREMENT FINANCING DISTRICT, AND THE APPROVAL OF A FIRST AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT FOR THE BUTTERFIELD-YORKTOWN TAX INCREMENT FINANCING DISTRICT IN RELATION THERETO. IN ACCORDANCE WITH THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, THE VILLAGE HAS TAKEN THE FOLLOWING ACTIONS ON THE FOLLOWING DATES IN REGARD TO THE SCRIVENER'S ERROR CORRECTION AND THE APPROVAL OF THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT:

	<u><b>ACTION</b></u>	<u><b>DATE TAKEN</b></u>
1.	Announced the availability of the First Amendment to the Redevelopment Plan and Project, at a Village Board meeting	September 5, 2019
2.	Published the TIF Interested Parties Registry notice in the newspaper ( <i>Daily Herald</i> )	September 6, 2019
3.	Approved Ordinance No. 7716 calling for a Joint Review Board meeting and a Public Hearing relative to the correction of a scrivener's error in the description of the Redevelopment Project Area, and the approval of a First Amendment to the Redevelopment Plan and Project in relation thereto	September 19, 2019

4.	<p>Mailed a copy of Ordinance No. 7716 and the First Amendment to the Redevelopment Plan and Project, along with a notice of the Joint Review Board meeting and the Public Hearing:</p> <ul style="list-style-type: none"> <li>• To all taxing districts (by Certified Mail, Return Receipt Requested);</li> <li>• To the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, Return Receipt Requested); and</li> <li>• To the Public Member of the Joint Review Board (by Certified Mail, Return Receipt Requested)</li> </ul>	September 20, 2019
5.	<p>Mailed notice relative to the availability of the First Amendment to the Redevelopment Plan and Project:</p> <ul style="list-style-type: none"> <li>• To all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>• To all parties who were registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	September 25, 2019 and October 7, 2019
6.	Held the Joint Review Board meeting	October 15, 2019
7.	Published notice of the Public Hearing in the newspaper twice ( <i>Daily Herald</i> )	October 17, 2019 and October 18, 2019
8.	<p>Mailed notice of the Public Hearing:</p> <ul style="list-style-type: none"> <li>• To each taxpayer of record within the Redevelopment Project Area (by Certified Mail, Return Receipt Requested); and</li> <li>• To each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	October 25, 2019

PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, THE VILLAGE MUST WAIT AT LEAST 14 DAYS FROM THE CLOSE OF THE PUBLIC HEARING BEFORE INTRODUCING OR TAKING ACTION ON THE ORDINANCE CORRECTING THE SCRIVENER'S ERROR IN THE DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA AND APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT FOR THE BUTTERFIELD-YORKTOWN TAX INCREMENT FINANCING DISTRICT. SAID ORDINANCE IS CURRENTLY SCHEDULED FOR ADOPTION AT THE DECEMBER 5, 2019 VILLAGE BOARD MEETING.

**JOINT REVIEW BOARD RECOMMENDATION  
IN REGARD TO THE CORRECTION OF A SCRIVENER'S ERROR  
IN THE DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA  
FOR THE LOMBARD BUTTERFIELD-YORKTOWN TAX INCREMENT  
FINANCING DISTRICT, AND THE APPROVAL OF A FIRST AMENDMENT  
TO THE REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO**

To: President and Board of Trustees  
Village of Lombard, Illinois

Pursuant to Lombard Ordinance No. 7716, adopted on September 19, 2019, and the Notice sent to all taxing districts impacted by the Lombard Butterfield-Yorktown Tax Increment Financing District on September 20, 2019, the Lombard Butterfield-Yorktown Tax Increment Financing District Joint Review Board (hereinafter the "Joint Review Board") met on October 15, 2019. After hearing a presentation by Thomas P. Bayer of Klein, Thorpe and Jenkins, Ltd., and after reviewing the public records, the planning documents, the proposed ordinance correcting the scrivener's error in the description of the Redevelopment Project Area, and approving the First Amendment to the Redevelopment Plan and Project in relation thereto, relative to the Lombard Butterfield-Yorktown Tax Increment Financing District, the Joint Review Board, by a unanimous vote of those members present and voting [Glenbard Township High School District No. 87 (Chris McClain) – aye; DuPage High School District No. 88 (Scott Helton) – aye; Villa Park School District No. 45 (Patti Volling) – aye; DuPage County Elementary School District No. 44 (Neil Perry) – aye; Public Member (John Dillon) – aye; and Village of Lombard (Keith Giagnorio) – aye], voted to recommend that the President and Board of Trustees of the Village of Lombard move forward with the correction of the scrivener's error in the description of the Redevelopment Project Area for the Lombard Butterfield-Yorktown Tax Increment Financing District and approve the First Amendment to the Redevelopment Plan and Project in relation thereto, as required by 65 ILCS 5/11-74.4-5(b).

Date: October 15, 2019

By.   
Keith Giagnorio  
Chairperson of the Joint Review Board

**VILLAGE OF LOMBARD  
BUTTERFIELD-YORKTOWN  
TAX INCREMENT FINANCING DISTRICT**

**CERTIFICATE OF MAILING**

I, Jean Charpentier, being first duly sworn on oath, depose and say that, on October 25, 2019, I caused to be sent to:

- Each Taxpayer of Record within the proposed TIF District, by Certified Mail, return receipt requested, postage prepaid (as listed on the Service List attached hereto);

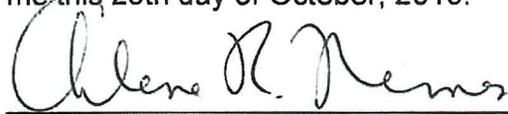
the following document:

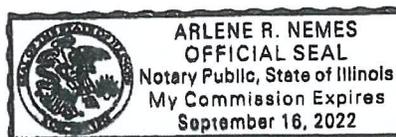
- NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER CORRECTING A SCRIVENER'S ERROR IN THE DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA FOR THE LOMBARD BUTTERFIELD-YORKTOWN TAX INCREMENT FINANCING DISTRICT, AND AMENDING THE REDEVELOPMENT PLAN AND PROJECT FOR THE LOMBARD BUTTERFIELD-YORKTOWN TAX INCREMENT FINANCING DISTRICT IN RELATION THERETO (a copy of which is attached hereto as Exhibit A).

Per the Village staff, there were no individuals or entities registered on the Village of Lombard's TIF Interested Parties Registry.

  
\_\_\_\_\_  
Jean Charpentier

Subscribed and sworn to before  
me this 25th day of October, 2019.

  
\_\_\_\_\_  
Notary Public



	<b>LOMBARD BUTTERFIELD-YORKTOWN TIF DISTRICT</b>	iManage 376249_7 11 Addresses 49-417 Updated 9-27-19
	<b>SERVICE LIST</b>	
	<b>TAXPAYERS OF RECORD</b>	
PIN 06-29-101-037 YTC BUTTERFIELD OWNER LLC c/o CUSHMAN & WAKEFIELD PO BOX 130639 CARLSBAD, CA 92013-0639	PIN 06-29-101-043 YTC BUTTERFIELD OWNER LLC c/o CUSHMAN & WAKEFIELD PO BOX 130639 CARLSBAD, CA 92013-0639	PIN 06-29-101-044 J C PENNEY CORP 1190-8 PROPERTY TAX OFFICE PO BOX 10001 DALLAS, TX 75301-1217
PIN 06-29-101-047 YTC LAND OWNER LLC c/o CUSHMAN & WAKEFIELD PO BOX 130639 CARLSBAD, CA 92013-0639	PIN 06-29-101-049 YTC MALL OWNER LLC c/o CUSHMAN & WAKEFIELD PO BOX 130639 CARLSBAD, CA 92013-0639	PIN 06-29-200-051 YTC MALL OWNER LLC ATTN: CUSHMAN & WAKEFIELD PO BOX 130639 CARLSBAD, CA 92013-0639
PIN 06-29-200-052 REALTY INCOME IL PROP 2 ATTN: LEGAL DEPARTMENT 11995 EL CAMINO REAL SAN DIEGO, CA 92130-2539	PIN 06-29-200-053 TARGET CORPORATION T1024 c/o PROPERTY TAX DEPT. PO BOX 9456 MINNEAPOLIS, MN 55440	
PIN 06-29-200-056 NORTHERN BAPTIST THEOLOGICAL SEMINARY 600 E. BUTTERFIELD RD. LOMBARD, IL 60148	PIN 06-29-200-057 Lombard Public Facilities Corporation c/o Donald Renner Klein, Thorpe and Jenkins, Ltd. 20 N. Wacker Dr., Suite 1660	PIN 06-29-200-059 747 PROPERTIES LLC c/o MANILA COLES CAPITAL 115 E. 57TH ST., UNIT 11 FL NEW YORK, NY 10022

**Exhibit A**

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING  
TO CONSIDER CORRECTING A SCRIVENER'S ERROR IN THE DESCRIPTION OF  
THE REDEVELOPMENT PROJECT AREA FOR THE LOMBARD BUTTERFIELD-  
YORKTOWN TAX INCREMENT FINANCING DISTRICT, AND AMENDING THE  
REDEVELOPMENT PLAN AND PROJECT FOR THE LOMBARD BUTTERFIELD-  
YORKTOWN TAX INCREMENT FINANCING DISTRICT IN RELATION THERETO**

(attached)

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING  
TO CONSIDER CORRECTING A SCRIVENER'S ERROR IN THE DESCRIPTION OF  
THE REDEVELOPMENT PROJECT AREA FOR THE LOMBARD BUTTERFIELD-  
YORKTOWN TAX INCREMENT FINANCING DISTRICT, AND AMENDING THE  
REDEVELOPMENT PLAN AND PROJECT FOR THE LOMBARD BUTTERFIELD-  
YORKTOWN TAX INCREMENT FINANCING DISTRICT IN RELATION THERETO**

Notice is hereby given that a public hearing will be held on Thursday, November 7, 2019, at the hour of 7:00 p.m. at the Lombard Village Hall, Board Room, 255 East Wilson Avenue, Lombard, Illinois (the "Public Hearing"), in relation to correcting a scrivener's error in the description of the Redevelopment Project Area (the "Scrivener's Error Correction") for the Lombard Butterfield-Yorktown Tax Increment Financing District (the "B-Y TIF District"), and amending the Redevelopment Plan and Project for the B-Y TIF District in relation thereto (the "TIF Plan Amendment"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "TIF Act").

The boundaries of the B-Y TIF District are more fully set forth in the legal description attached hereto as Exhibit "1" and made part hereof, which contains the list of permanent tax index numbers and common boundary description for the B-Y TIF District, and indicates the Scrivener's Error Correction, and on the original street location map attached hereto as Exhibit "2" and made part hereof, which remains unchanged.

A copy of the TIF Plan Amendment has been on file with the Village since September 5, 2019, and is currently on file and available for public inspection between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays, at the office of Jennifer Ganser, Assistant Director of Community Development for the Village of Lombard, 255 East Wilson Avenue, Lombard, Illinois 60148. A copy of the TIF Plan Amendment is enclosed with the copies of this Notice that are being mailed to the affected taxing districts, the Illinois Department of Commerce and Economic Opportunity, and the Public Member (John Dillon) of the Joint Review Board. Jennifer Ganser, Assistant Director of Community Development for the Village of Lombard, 255 East Wilson Avenue, Lombard, Illinois 60148, [phone: (630) 620-5717], can be contacted for further information.

Pursuant to the TIF Act, the Joint Review Board for the B-Y TIF District (the "JRB") has been convened to review the proposed Scrivener's Error Correction and the TIF Plan Amendment for the B-Y TIF District. Pursuant to the TIF Act, the JRB consists of one (1) public member (John Dillon) and one (1) representative from each of the following taxing districts: College of DuPage Community College District No. 502; Glenbard Township High School District No. 87; DuPage High School District No. 88; Villa Park School District No. 45; DuPage County Elementary School District No. 44; DuPage County; York Township; the Lombard Park District; York Center Park District; Helen M. Plum Library District; and the Village of Lombard.

Pursuant to the TIF Act, the meeting of the JRB was held on Tuesday, October 15, 2019, at 3:00 p.m. at the Lombard Village Hall, Board Room, 255 East Wilson Avenue, Lombard, Illinois. Those taxing districts with representatives on the JRB were notified of said JRB meeting. The JRB's recommendation relative to the proposed Scrivener's Error Correction and the proposed TIF Plan Amendment for the B-Y TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of the JRB and submitted to the Village within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of approving the Scrivener's Error Correction or approving the TIF Plan Amendment for the B-Y TIF District.

Prior to and at the November 7, 2019 Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Scrivener's Error Correction or the proposed TIF Plan Amendment for the B-Y TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the Lombard Village Clerk, 255 East Wilson Avenue, Lombard, Illinois 60148. The Public Hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the  
Corporate Authorities of the  
Village of Lombard,  
DuPage County, Illinois  
Sharon Kuderna, Village Clerk

**Exhibit "1"**

**Legal Description, PINs and Common Boundary Description  
for the Redevelopment Project Area for the  
Butterfield-Yorktown TIF District,  
Blacklined to Show the Scrivener's Error Correction Thereto**

Legal Description: A PARCEL OF LAND IN THE NORTH HALF OF THE EAST HALF OF SECTION 29, AND THE EAST HALF OF THE WEST HALF OF SECTION 29, BOTH IN TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN FINAL PLAT OF SUBDIVISION OF 701-747 22ND STREET SUBDIVISION, RECORDED APRIL 5, 2010 AS DOCUMENT R2010-043541 AND RUNNING THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1 686.60 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY ALONG THE MOST SOUTHEASTERLY LINE OF SAID LOT 1, 69.66 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT RECORDED AUGUST 28, 2007 AS DOCUMENT R2007-159301; CONTINUING THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1 PER DOCUMENT R2007-159301, 717.65 FEET; THENCE ALONG THE SOUTHERN BOUNDARY LINES OF SAID PARCEL 1 THE FOLLOWING 7 COURSES; 1) NORTHWESTERLY 93.42 FEET, 2) SOUTHWESTERLY 173.27 FEET, 3) SOUTHEASTERLY 186.14 FEET, 4) SOUTHWESTERLY 107.62 FEET, 5) SOUTHWESTERLY 67.48 FEET, 6) NORTHWESTERLY 138.83 FEET, 7) SOUTHWESTERLY 300.00 FEET; THENCE SOUTHEASTERLY 104.26 FEET TO A POINT OF CURVATURE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 591.66 FEET, AND AN ARC DISTANCE OF 93.90 FEET TO A POINT OF COMPOUND CURVATURE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 402.98 FEET, AND AN ARC DISTANCE OF 116.05 FEET TO A POINT OF COMPOUND CURVATURE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 683.51 FEET AND AN ARC DISTANCE OF 95.44 FEET TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 198.74 FEET AND AN ARC DISTANCE OF 64.17 FEET TO A POINT OF REVERSE CURVATURE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 121.91 FEET AND AN ARC DISTANCE OF 74.06 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1 PER DOCUMENT R2007-159301, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 56, BUTTERFIELD ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF PARCEL 1 AFORESAID (ALSO BEING THE NORTH LINE OF BUTTERFIELD ROAD-F.A. RTE. 131, ST. RT. 56) 100.00 FEET TO THE CENTERLINE OF SAID BUTTERFIELD ROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE APPROXIMATELY 624.91 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF PARCEL 1 PER DOCUMENT R2007-159301; THENCE NORTHWESTERLY ALONG SAID

SOUTHERLY EXTENSION APPROXIMATELY 109.56 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 AFORESAID; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL 1 560.00 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION RECORDED NOVEMBER 17, 1995 AS DOCUMENT R95-162762; THENCE THE FOLLOWING 3 COURSES ALONG THE SOUTHERLY BOUNDARY LINES OF SAID LOT 6; 1) SOUTHWESTERLY 200.00 FEET, 2) NORTHWESTERLY 116.21 FEET, 3) SOUTHWESTERLY 320.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF LOT 1 IN FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1 RECORDED SEPTEMBER 1, 2016 AS DOCUMENT R2016-093310; THENCE SOUTHEASTERLY ALONG SAID EAST LINE APPROXIMATELY 902.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF, BUTTERFIELD ROAD (F.A. RTE 131, ST. RTE 56); THENCE SOUTHEASTERLY ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, APPROXIMATELY 106.75 FEET TO THE CENTERLINE OF SAID BUTTERFIELD ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, APPROXIMATELY 41.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 PER DOCUMENT R2016-093310; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY EXTENSION, APPROXIMATELY 106.75 FEET TO THE NORTH LINE OF SAID BUTTERFIELD ROAD RIGHT OF WAY AND A SOUTHERLY CORNER OF SAID LOT 1; THENCE ALONG THE FOLLOWING 4 COURSES, BEING SOUTHERLY BOUNDARY LINES OF SAID LOT 1; 1) NORTHWESTERLY 78.22 FEET, 2) NORTHWESTERLY 757.44 FEET, 3) S 27°55'03" W, 130.25 FEET, 4) NORTHWESTERLY 87.88 FEET; THENCE N 27°55'03" E, 370.54' TO THE MOST SOUTHEASTERLY CORNER OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT RECORDED JANUARY 30, 2012 AS DOCUMENT R2012-012175; THENCE NORTHWESTERLY THE FOLLOWING 2 COURSES ALONG THE SOUTH PROPERTY LINES OF SAID PARCEL 2; 1) NORTHWESTERLY 849.86 FEET, 2) SOUTHWESTERLY 604.32 FEET (PER DOCUMENT R2012-012175, 604.69 FEET PER DOCUMENT R2000-120890) TO A SOUTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER RECORDED AUGUST 8, 2000 AS DOCUMENT R2000-120890 AND RUNNING THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 2, 448.23 FEET TO A POINT OF CURVATURE; THENCE ALONG THE FOLLOWING 4 COURSES, BEING THE SOUTHERLY PROPERTY LINES OF SAID LOT 2, 1) ALONG A CURVE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 39.27', 2) SOUTHWESTERLY 114.00 FEET TO A POINT OF CURVATURE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 90.00 FEET AND AN ARC DISTANCE OF 75.72 FEET, 4) THENCE NORTHWESTERLY 12.45 FEET; THENCE WESTERLY PERPENDICULAR TO THE WEST LINE OF SAID LOT 2 PER DOCUMENT R2000-120890, 100 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHLAND AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID HIGHLAND AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST SOUTHERLY NORTH PROPERTY LINE OF PARCEL 2 PER DOCUMENT R2012-

012175 AFORESAID; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 2; THENCE NORTHEASTERLY 558.70 FEET ALONG A NORTH PROPERTY LINE OF SAID PARCEL 2 TO A POINT OF CURVATURE CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET AND ARC DISTANCE OF 152.01 FEET TO THE SOUTHWEST CORNER OF LOT 4 IN FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1 (PLAT PER DOCUMENT R2016-093310 AFORESAID); THENCE THE FOLLOWING 3 4 COURSES ALONG THE WEST PROPERTY LINES OF SAID LOT 4; 1) NORTHWESTERLY 104.26 FEET, 2) NORTHWESTERLY 44.24 FEET, 3) WESTERLY 43.47 FEET, 4) NORTHWESTERLY 221.71 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTHEASTERLY 742.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG A LINE PERPENDICULAR TO THE EAST LINE OF SAID LOT 4 67.00 FEET TO THE EAST RIGHT OF WAY LINE OF GRACE STREET; THENCE SOUTHEASTERLY PARALLEL WITH THE EAST LINE OF LOT 4 AFORESAID ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID GRACE STREET RIGHT OF WAY TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 4 (ALSO BEING THE SOUTHWEST CORNER OF LOT 4 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT R95-162762); THENCE NORTHEASTERLY ALONG SAID EASTERLY EXTENSION 102.61 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY 11.80 FEET TO A POINT OF CURVATURE, ALSO BEING THE MOST NORTHWESTERLY CORNER OF LOT 1 IN FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1 AFORESAID; THENCE ALONG THE ARC OF CURVE CONVEX TO THE NORTHEAST (ALSO BEING A NORTH PROPERTY LINE OF SAID LOT 1) HAVING A RADIUS OF 368.00 FEET FOR AN ARC DISTANCE OF 193.99 FEET; THENCE SOUTHEASTERLY (CONTINUING ALONG THE NORTH PROPERTY LINE OF SAID LOT 1) 119.26 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 518.00 FEET FOR AN ARC DISTANCE OF 43.47 FEET TO THE SOUTHEAST CORNER OF OUTLOT A IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION AFORESAID; THENCE NORTHEASTERLY ALONG THE WESTERLY PROPERTY LINE OF SAID OUTLOT A 337.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE NORTH PROPERTY LINE THEREOF 84.34 FEET TO THE NORTHEAST CORNER THEREOF (ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN FINAL PLAT OF LOMBARD WESTIN HOTEL AND CONVENTION CENTER RECORDED APRIL 17, 2009 AS DOCUMENT R2009-057156; THENCE SOUTHEASTERLY ALONG THE A NORTH PROPERTY LINE OF SAID LOT 1 546.67 FEET; THENCE NORTHWESTERLY 3.57 FEET TO THE MOST NORTHERLY PROPERTY LINE OF SAID LOT 1 (ALSO BEING A POINT ON THE WEST PROPERTY LINE OF PARCEL 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT AFORESAID; THENCE NORTHWESTERLY ALONG THE WEST PROPERTY LINE OF SAID PARCEL 1, 116.51 FEET; THENCE NORTHEASTERLY 157.16 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 1; THENCE SOUTHEASTERLY 282.40 FEET ALONG THE MOST NORTHERLY LINE OF SAID PARCEL 1 (ALSO BEING THE SOUTH PROPERTY

LINE OF LOT 2 IN FINAL PLAT OF SUBDIVISION OF 701-747 22ND STREET SUBDIVISION AFORESAID); THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 1,661.83 FEET AND AN ARC DISTANCE OF 70.50 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 767.39 FEET AND AN ARC DISTANCE OF 103.23 FEET; THENCE NORTHEASTERLY ALONG A NORTH PROPERTY LINE OF SAID PARCEL 1 (ALSO BEING THE SOUTH PROPERTY LINE OF LOT 2 IN FINAL PLAT OF SUBDIVISION OF 701-747 22ND STREET SUBDIVISION AFORESAID) 229.59 FEET TO THE SOUTHEAST CORNER THEREOF (ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN SAID FINAL PLAT OF SUBDIVISION OF 701-747 22ND STREET SUBDIVISION AFORESAID); THENCE THE FOLLOWING 10 COURSES, ALL BEING ALONG THE WESTERLY PROPERTY LINES OF SAID LOT 1; 1) NORTHWESTERLY, 326.45 FEET, 2) NORTHWESTERLY 154.85 FEET, 3)NORTHEASTERLY 3.07 FEET, 4) NORTHWESTERLY 122.51 FEET, 5) SOUTHWESTERLY 3.07 FEET, 6) NORTHWESTERLY 32.04 FEET, 7) NORTHWESTERLY 48.33 FEET, 8) NORTHEASTERLY 42.43 FEET, 9) NORTHEASTERLY 34.93 FEET, 10) NORTHEASTERLY 21.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 (ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 22ND STREET); THENCE NORTHWESTERLY, PERPENDICULAR TO THE NORTH LINE OF SAID LOT 1 AND THE SAID SOUTH RIGHT OF WAY LINE OF 22ND STREET 100.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 22ND STREET; THEN NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE 817.98 FEET TO A POINT 100.00 FEET NORTH OF (AS MEASURED PERPENDICULAR TO) THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY, ALONG A LINE PERPENDICULAR THE AFORESAID NORTH RIGHT OF WAY LINE OF 22ND STREET TO THE NORTHEAST CORNER OF LOT 1, BEING THE AFORESAID POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-29-101-037, 06-29-101-043, 06-29-101-044, Pt. 06-29-101-045 (to become PIN 06-29-101-049 for tax year 2017 and subsequent years), 06-29-101-047, 06-29-200-051, 06-29-200-052, 06-29-200-053, 06-29-200-056, 06-29-200-057 and 06-29-200-059.

Common Boundary Description: The area generally bounded by: 22nd Street on the North; the West line of the Fountain Square development on the East; Butterfield Road on the South; and Highland Avenue on the West; exclusive of: the 701 East 22nd Street office building; Target, 1, 3, 55, 80, 84 and 85 Yorktown Shopping Center; 2 and 3 Yorktown Convenience Center; the multi-family residential and vacant properties located North of the East/West portion of Yorktown Mall Drive; the 700 and 720 East Butterfield Road office buildings; the Yorktown Shopping Center property, and the parking areas and Outlots associated therewith (but inclusive of J.C. Penney's, the parking lots North, East and West of J.C. Penney's, 4 through 44 Yorktown Convenience Center, 2264 South Grace Street, and the Outlots North of 96 Yorktown Shopping Center and South of Yorktown Mall Drive at its intersection with Highland Avenue); in Lombard, Illinois.

**Exhibit "2"**

**Depiction (Map) of the  
Redevelopment Project Area for the  
Butterfield-Yorktown TIF District**

(attached)

