

ORDINANCE NO. 2012-01

**VILLAGE OF MAPLE PARK
KANE AND DE KALB COUNTIES, ILLINOIS**

**APPROVING
THE REDEVELOPMENT PLAN AND PROJECTS**

for the

MAPLE PARK TAX INCREMENT FINANCING DISTRICT

**APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF MAPLE PARK, KANE AND DEKALB COUNTIES,
ILLINOIS ON THE 3RD DAY OF JANUARY, 2012.**

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MAPLE PARK TAX INCREMENT FINANCING DISTRICT**

WHEREAS, the Village of Maple Park, Kane and DeKalb Counties, Illinois, desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended, hereinafter referred to as the "Act", for the Redevelopment Plan and Projects for the proposed Maple Park Tax Increment Financing District ("Maple Park TIF District") within the municipal boundaries of the Village of Maple Park and within the Redevelopment Project Area (the "Area") as described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than 1 ½ acres; and

WHEREAS, on August 16, 2011 an initial Public Meeting was held and on September 7, 2011, due notice in respect to a subsequent Public Meeting was given pursuant to Section 11-74.4-6 (e) of the Act, such notice being given to: taxing districts having real property in the Redevelopment Project Area; taxpayers who own property in the Redevelopment Project Area; residents in the Area; and registrants on the Interested Parties Registry; and

WHEREAS, pursuant to Section 11-74.4-6(e) of the Act, on September 22, 2011, the Village of Maple Park held a Public Meeting to: further advise the public; taxing districts having real property in the Redevelopment Project Area; taxpayers who own property in the Redevelopment Project Area; and residents in the Area as to the Village's intent to prepare a Redevelopment Plan and Projects and to receive public comment; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on October 26, 2011 the Village of Maple Park convened a Joint Review Board to consider the proposal and the Joint Review Board met on said date and recommended that the Village Board approve the Redevelopment Project Area, Plan and Projects; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on November 22, 2011 the Village Board caused a Public Hearing to be held relative to the Redevelopment Plan and Projects and the designation of a Redevelopment Project Area at the Maple Park Village Hall, 302 Willow Street, Maple Park, Illinois; and

WHEREAS, due notice in respect to such Public Hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, with notice being given by certified mail on October 7, 2011 to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on October 14, 2011 by certified mail to Taxpayers and by regular U.S. mail to residents of the Area; on October 21, 2011 by regular U.S. mail to residences within 750 feet of the Redevelopment Project Area and registrants on the Interested Parties Registry; and by publication in *The Elburn Herald* on November 3, 2011 and November 10, 2011; and

WHEREAS, the Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted and conservation areas in the proposed Redevelopment Project Area

and the Village Board has reviewed testimony concerning such needs presented at the Public Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area as said terms "Blighted Area, Conservation Area and Combination of Blighted and Conservation Areas" are used in the Act; and

WHEREAS, the Village Board has reviewed the conditions pertaining to lack of private investment within the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements; and

WHEREAS, the Village Board has further determined that the implementation of the Redevelopment Plan will increase the Village's population, increase employment opportunities, increase the overall value and quality of life of the community for its residents, and by completing the Redevelopment Project, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area; and

WHEREAS, the Village Board has reviewed the proposed Redevelopment Plan and Projects, Land Use and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Projects conform to the Ordinances of the municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MAPLE PARK, ILLINOIS, THAT:

1. The President and Village Board of the Village of Maple Park hereby makes the following findings:
 - a. The area constituting the proposed Redevelopment Project Area in the Village of Maple Park, Illinois, is described in Exhibit A (Legal Description) and Exhibit B (Boundary Map) of this Ordinance.
 - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Plan which cause the area to be designated as a "Combination of Blighted and Conservation Areas" as defined in Section 11-74.4-3 of the Act.
 - c. The proposed Redevelopment Project 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 Redevelopment Plan.
 - d. The Redevelopment Plan and Projects conform to the Land Use and Zoning and Ordinances for the development of the municipality as a whole.
 - e. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which the payment to County Treasurer is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this Ordinance approving the Redevelopment Plan and Projects is adopted.

- f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall be no later than twenty (20) years from the effective date of the Ordinance related to such obligations, or the end of the TIF District, whichever occurs first.
 - g. Such incremental revenues will be exclusively used for the development of the Redevelopment Project Area.
 - h. The Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.
 - i. Such additional information pertaining to the Qualifying Characteristics is set forth in the Plan.
 - j. In addition, the Village reviewed the following material:
 - (1) Land Use Applicable Zoning Map and Ordinances.
 - (2) Impact on other Taxing Districts.
 - (3) Findings and Recommendations of the Joint Review Board.
2. The Redevelopment Plan and Projects are hereby adopted and approved. A copy of the Redevelopment Plan and the Projects is attached hereto as Exhibit C and made a part of this Ordinance.
3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Village of Maple Park, Illinois, on the 3rd day of January, A.D., 2012, and deposited and filed in the Office of the Village Clerk of said Village on that date.

PRESIDENT & TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
Debra Armstrong	X		
Terry Borg	X		
Greg Cutsinger	X		
Suzanne Fahnestock	X		
Pat Lunardon	X		
Steve Nowak	X		
Kathleen Curtis, President	X		
TOTAL VOTES:	7	0	0

APPROVED: Kathleen Curtis
Kathleen Curtis, President

Date: 1/5/12

ATTEST: Elizabeth E. Peerboom
Elizabeth Peerboom, Village Clerk

Date: 1-5-12



Exhibit (A) Attached, Maple Park TIF District Legal Description

Exhibit (B) Attached, Maple Park TIF District Boundary Map

Exhibit (C) Attached, Maple Park TIF District Redevelopment Plan and Projects

EXHIBIT A
MAPLE PARK TIF DISTRICT
LEGAL DESCRIPTION

MAPLE PARK TAX INCREMENT FINANCING DISTRICT
LEGAL DESCRIPTION
Revised 12-19-2011

PARTS OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6, EAST AND PARTS OF SECTIONS 30 AND 31, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, AND ALSO PARTS OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 5, EAST AND PARTS OF SECTIONS 24, 25 AND 36, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24 TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD TO A POINT ON A LINE, SAID LINE BEING 788.72 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 675 FEET, MORE OR LESS; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 1014 FEET, MORE OR LESS, TO THE NORTH LINE OF WASHINGTON STREET; THENCE EAST ALONG THE NORTH LINE OF BROADWAY STREET, SAID EAST LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31 TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD), SAID SOUTHERLY LINE ALSO BEING THE NORTH LINE OF BLOCK 2 IN TRAVIS' ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK); THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE NORTHEAST CORNER OF SAID BLOCK 2 IN TRAVIS' ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 2 IN TRAVIS' ADDITION TO THE SOUTHEAST CORNER OF SAID BLOCK 2 IN TRAVIS' ADDITION; THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 2, 160.00 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 40.00 FEET TO A POINT ON THE EAST LINE OF BLOCK 4 IN TRAVIS' ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 4 TO THE NORTHEAST CORNER OF BLOCK 7 IN SAID TRAVIS' ADDITION; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 7 TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 7 OF TRAVIS' ADDITION; THENCE SOUTH ALONG THE WEST LINE OF LOT 2 OF SAID BLOCK 7 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE WEST ALONG THE NORTH LINE OF LOT 6 IN SAID BLOCK 7 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 7, SAID CORNER ALSO BEING THE NORTHERLY LINE OF WILLOW STREET; THENCE EAST ALONG THE SOUTHERLY LINE OF BLOCK 7, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF WILLOW STREET, TO THE SOUTHEAST CORNER OF SAID BLOCK 7; THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 2 IN MAERCKER SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2 IN MAERCKER SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WESTERNMOST LINE OF LINE OF SAID LOT 2 TO THE WESTERLY CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE OF LOTS 2 AND 3 IN SAID PATTERSON'S ADDITION TO THE WESTERLY LINE OF PALMER DRIVE; THENCE NORTH ALONG THE WEST LINE OF SAID PALMER DRIVE TO THE INTERSECTION OF SAID WEST LINE OF PALMER DRIVE AND THE SOUTH LINE OF WILLOW STREET; THENCE WEST ALONG SAID SOUTH LINE OF WILLOW STREET TO THE INTERSECTION OF SAID SOUTH LINE OF WILLOW STREET AND THE EAST LINE OF BROADWAY STREET; THENCE SOUTH ALONG SAID EAST LINE OF BROADWAY STREET TO A POINT ON THE NORTHWEST CORNER OF LOT 4 IN SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION, 175 FEET, MORE OR LESS; THENCE NORTHEASTERLY, 67 FEET, MORE OR LESS; THENCE NORTHWESTERLY, 68 FEET, MORE OR LESS; THENCE SOUTHWESTERLY, 80 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION

TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 3 OF HATHORN'S SOUTH ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK); THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE SOUTHEASTERNMOST CORNER OF LIBERTY STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID LIBERTY STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 3 IN SAID HATHORN'S SOUTH ADDITION, SAID CORNER ALSO BEING THE SOUTHWESTERNMOST CORNER OF SAID LIBERTY STREET; THENCE NORTH ALONG THE WEST LINE OF SAID LIBERTY STREET TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 3 OF SAID HATHORN'S SOUTH ADDITION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 10 TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE WEST LINE OF LOTS 10, 9 & 8 IN BLOCK 3 TO THE SOUTHWEST CORNER OF LOT 8, SAID CORNER ALSO BEING ON THE NORTH LINE OF PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE AND CONTINUING SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID PATTERSON'S ADDITION TO THE NORTHWESTERN CORNER OF SAID PATTERSON'S ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHWESTERNMOST CORNER OF SAID PATTERSON'S ADDITION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 14 IN PATTERSON'S ADDITION TO THE SOUTHERLY CORNER OF SAID LOT 14, SAID CORNER ALSO BEING THE WESTERLY CORNER OF PARCEL 1 IN THE SETTLEMENT SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF WALNUT AVENUE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF WALNUT AVENUE TO THE NORTHWESTERLY CORNER OF LOT 32 IN SAID THE SETTLEMENT SUBDIVISION; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE EASTERNMOST CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE NORTHWEST LINE OF WILLOW LANE; THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWESTERNMOST CORNER OF PARCEL 3 IN SAID THE SETTLEMENT SUBDIVISION; THENCE SOUTHEAST ALONG THE NORTHWESTERN LINE OF SAID PARCEL 3 AND CONTINUING WEST ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 3 TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 103 IN SQUIRES CROSSING SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 103 TO THE SOUTHWEST CORNER OF SAID LOT 103, SAID CORNER ALSO BEING ON THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 276.6 FEET, MORE OR LESS; THENCE EAST, 135 FEET, MORE OR LESS; THENCE SOUTH, 413.1 FEET, MORE OR LESS; THENCE SOUTHEAST, 336.66 FEET, MORE OR LESS; THENCE SOUTHWESTERLY, 333 FEET, MORE OR LESS TO THE CENTERLINE OF ILLINOIS ROUTE 38; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ILLINOIS ROUTE 38 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH ALONG THE EAST LINE OF COUNTY LINE ROAD TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 990 FEET, MORE OR LESS; THENCE WESTERLY TO THE WEST LINE OF SAID COUNTY LINE ROAD; THENCE WESTERLY, 264 FEET, MORE OR LESS; THENCE SOUTHERLY, 330 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF GOVERNMENT LOT 2 OF THE NORTHEAST QUARTER OF SECTION 1; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, 156 FEET, MORE OR LESS; THENCE NORTH, 241 FEET, MORE OR LESS; THENCE SOUTHEASTERLY, 544 FEET, MORE OR LESS; THENCE NORTHEASTERLY, 110 FEET, MORE OR LESS, TO THE CENTERLINE OF ILLINOIS ROUTE 38; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID ILLINOIS ROUTE 38, 1,190 FEET, MORE OR LESS; THENCE SOUTHERLY, 270 FEET, MORE OR LESS; THENCE SOUTHEASTERLY, 378 FEET, MORE OR LESS; THENCE NORTHEASTERLY, 233 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID STATE ROUTE 38; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID ILLINOIS ROUTE 38, 137 FEET, MORE OR LESS; THENCE NORTHERLY, 270 FEET, MORE OR LESS; THENCE EASTERLY, 97 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2 IN COUNTY LINE BUSINESS PARK; THENCE NORTH ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID COUNTY LINE BUSINESS PARK TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT C-2 IN HERITAGE HILL ESTATES - PHASE 1 SUBDIVISION; THENCE

WEST ALONG THE SOUTH LINE OF SAID LOT C-2 TO THE SOUTHWEST CORNER OF SAID LOT C-2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT C-2 TO THE NORTHWEST CORNER OF SAID LOT C-2; THENCE NORTH ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1; THENCE NORTH ALONG THE EAST LINE OF LOTS 1 THRU 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF WEST DEKALB DRIVE; THENCE EAST ALONG THE SOUTH LINE OF SAID WEST DEKALB DRIVE TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 7D IN HERITAGE HILLS TOWNHOMES; THENCE NORTH ALONG THE EASTERLY EXTENSION AND THE EAST LINE OF SAID LOT 7D TO THE NORTHEAST CORNER OF SAID LOT 7D; THENCE WESTERLY ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1C IN SAID HERITAGE HILLS TOWNHOMES, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF UNIT 7 IN RPK RESUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID RPK RESUBDIVISION TO THE NORTHWEST CORNER OF UNIT 1 IN SAID RPK RESUBDIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 7A IN SAID HERITAGE HILLS TOWNHOMES; THENCE ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1A IN SAID HERITAGE HILLS TOWNHOMES; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1A TO THE SOUTHWEST CORNER OF SAID LOT 1A; THENCE WEST ALONG THE NORTH LINE OF WEST DEKALB DRIVE TO THE SOUTHEAST CORNER OF LOT 71 IN SAID HERITAGE HILLS ESTATES – PHASE 1; THENCE NORTH ALONG THE EAST LINE OF LOTS 71 THRU 73 TO THE NORTHEAST CORNER OF SAID LOT 73; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOTS 74 AND 75 TO THE NORTHWESTERLY CORNER OF PARK A IN SAID HERITAGE HILLS ESTATES – PHASE 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARK A TO THE NORTHERLY CORNER OF SAID PARK A; THENCE CONTINUING EASTERLY, 300 FEET, MORE OR LESS; THENCE NORTHERLY, 264 FEET, MORE OR LESS; THENCE EASTERLY, 325 FEET, MORE OR LESS, TO THE WEST LINE OF COUNTY LINE ROAD; THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD, 580 FEET, MORE OR LESS; THENCE NORTHWESTERLY, 183 FEET, MORE OR LESS; THENCE NORTHERLY, 99 FEET, MORE OR LESS; THENCE SOUTHEASTERLY, 183 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID COUNTY LINE ROAD; THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD TO A POINT ON THE NORTH LINE OF THE SOUTH 82.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE WESTERLY, 270 FEET, MORE OR LESS; THENCE SOUTH 82.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER LINE, 2,440 FEET, MORE OR LESS; THENCE SOUTH, 783 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD); THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID UNION PACIFIC RAILROAD TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 25 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, 2,000 FEET, MORE OR LESS, TO THE CENTERLINE OF A DRAINAGE DITCH; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF A DRAINAGE DITCH, 1,500 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE POINT OF BEGINNING, IN KANE AND DEKALB COUNTIES, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:

1. LOTS 1, 2, 3 IN BLOCK 10 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
2. LOTS 1 THRU 4 IN BLOCK 9 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
3. LOTS 2 THRU 4 IN BLOCK 8 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
4. LOTS 3 THRU 5 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
5. LOTS 1, 2, 7, 8 IN BLOCK 15 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
6. LOTS 1 THRU 6 IN BLOCK 16 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
7. LOTS 3 THRU 6 IN BLOCK 17 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
8. LOTS 3 THRU 8 AND THE EAST HALF OF LOT 9 IN BLOCK 18 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);

9. LOT 6 AND THE WEST 7' OF LOT 5 IN BLOCK 19 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
10. **PARCEL ONE:** THAT PART OF LOT 2 LYING WEST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT 2 TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 7.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE; ALL OF LOT 3; THAT PART OF LOTS 4 AND 6 LYING EAST OF A LINE WHICH BEGINS AT A POINT ON THE NORTH LINE OF SAID LOT 4 WHICH IS 24.59 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT, MEASURED ON SAID NORTH LINE, AND EXTENDS SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 6 WHICH IS 7.81 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE; LOT 7 EXCEPT THAT PART OF LOT 7 LYING WEST OF A LINE WHICH BEGINS AT A POINT ON THE NORTH LINE OF SAID LOT 7, WHICH IS 7.81 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT MEASURED ON SAID NORTH LINE; AND EXTENDS THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 4.23 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE; AND LOT 8 EXCEPT THAT PART OF LOT 8 LYING EAST OF A LINE WHICH BEGINS AT A POINT ON THE NORTH LINE OF LOT 8, WHICH IS 57.41 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT, MEASURED ON SAID NORTH LINE; AND EXTENDS THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 63.97 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE, ALL IN BLOCK 1 OF Z & J HATHORN'S SOUTH ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK), IN THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS;
PARCEL TWO: LOTS 1 AND 2 IN BLOCK 1, Z & J HATHORN'S SOUTH ADDITION TO THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS (EXCEPT THAT PART OF LOT 2, BLOCK 1 OF Z & J HATHORN'S SOUTH ADDITION TO THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS LYING WEST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT 2 TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 7.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE, AND THAT PART OF LOT 8, BLOCK 1 OF Z & J HATHORN'S SOUTH ADDITION TO THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS LYING EAST OF A LINE WHICH BEGINS AT A POINT ON THE NORTH LINE OF SAID LOT 8, WHICH IS 57.41 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT, MEASURED ON SAID NORTH LINE; AND EXTENDS THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 63.97 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE;
11. LOTS 4, 5, 6 AND THE WEST HALF OF LOT 3 IN BLOCK 4 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK) AND THE EAST 110' OF BLOCK 5 IN TRAVIS' ADDITION TO LODI (NOW MAPLE PARK) AND LOTS 1, 2 IN HARVELL'S REPLAT OF PART OF BLOCK 5 IN TRAVIS' ADDITION TO LODI (NOW MAPLE PARK) AND ALSO VACATED PALMER DRIVE; AND
12. THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SOUTH 1/2 3,490.28 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE 475.28 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTHERLY AT AN ANGLE OF 91 DEGREES 13 MINUTES, 28 SECONDS MEASURED CLOCKWISE FROM SAID NORTH LINE, ALONG SAID WEST LINE 372.23 FEET TO THE NORTHERLY LINE OF MAPLE PARK ROAD; THENCE SOUTHEASTERLY AT AN ANGLE OF 100 DEGREES, 54 MINUTES, 55 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID NORTHERLY LINE 416.45 FEET; THENCE NORTHERLY AT AN ANGLE OF 87 DEGREES, 15 MINUTES, 35 SECONDS MEASURED CLOCKWISE FROM SAID NORTHERLY LINE 465.98 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

EXHIBIT B
MAPLE PARK TIF DISTRICT
BOUNDARY MAP

VILLAGE OF MAPLE PARK TIF DISTRICT

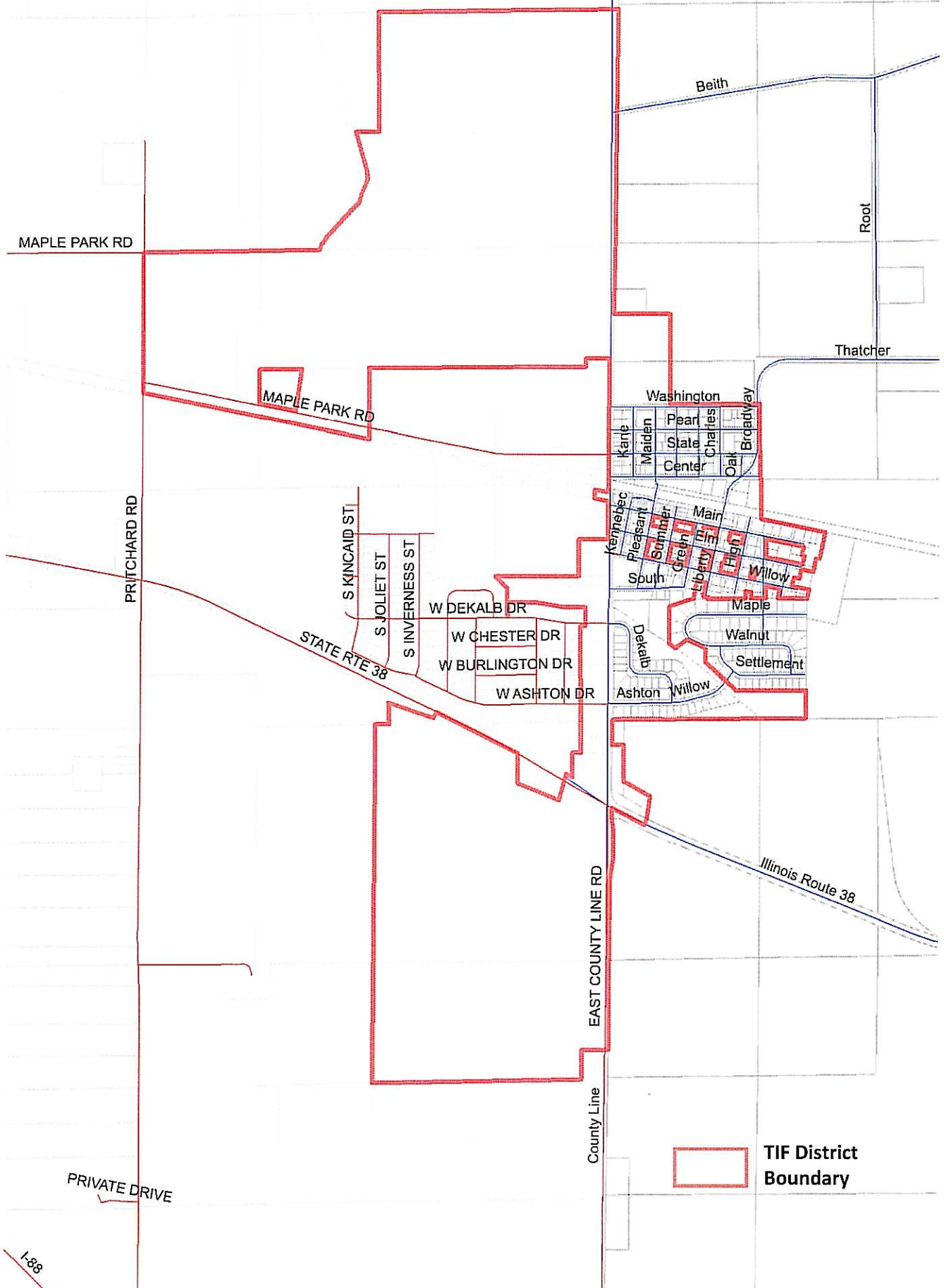


EXHIBIT C

**MAPLE PARK TIF DISTRICT
REDEVELOPMENT PLAN & PROJECTS**