

**AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE  
VILLAGE OF RIVER FOREST, RIVER FOREST PUBLIC SCHOOLS DISTRICT 90  
AND OAK PARK AND RIVER FOREST HIGH SCHOOL DISTRICT 200  
REGARDING THE RIVER FOREST MADISON STREET TAX INCREMENT  
FINANCING DISTRICT AND THE PROPOSED RIVER FOREST  
NORTH AVENUE TAX INCREMENT FINANCING DISTRICT**

**THIS INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF RIVER FOREST, RIVER FOREST PUBLIC SCHOOLS DISTRICT 90 AND OAK PARK AND RIVER FOREST HIGH SCHOOL DISTRICT 200 REGARDING THE RIVER FOREST MADISON STREET TAX INCREMENT FINANCING DISTRICT AND THE PROPOSED RIVER FOREST NORTH AVENUE TAX INCREMENT FINANCING DISTRICT** is entered into as of the Effective Date (as defined in Section 10 below), by and between the VILLAGE OF RIVER FOREST, an Illinois municipal corporation ("Village"), RIVER FOREST PUBLIC SCHOOLS DISTRICT 90 and OAK PARK AND RIVER FOREST HIGH SCHOOL DISTRICT 200 (which are referred to individually by each's respective name, and which are collectively referred to as the "Taxing Districts"). The Village and the Taxing Districts are individually referred to as a "Party" and collectively referred to as the "Parties."

**RECITALS**

**WHEREAS**, pursuant to Ordinance Numbers 3630, 3631 and 3632, adopted November 28, 2016, the Village approved a tax increment redevelopment plan and project, designated the tax increment redevelopment project area and adopted tax increment financing relative to the Village's Madison Street Tax Increment Financing District ("Madison Street TIF District"), in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("TIF Act"); and

**WHEREAS**, the Madison Street TIF District consists of the property legally described and depicted in EXHIBITS A-1 and A-2, respectively, attached hereto and made part hereof ("Madison Street Redevelopment Project Area"); and

**WHEREAS**, the Village intends to approve and create a tax increment redevelopment plan and project, designated the tax increment redevelopment project area and adopted tax increment financing relative to the Village's proposed North Avenue Tax Increment Financing District ("North Avenue TIF District," which together with the Madison Street TIF District are the "TIF Districts," and which individually is a "TIF District"), in accordance with the TIF Act; and

**WHEREAS**, the North Avenue TIF District is intended to consist of the property legally described and depicted in EXHIBITS B-1 and B-2, respectively, attached hereto and made part hereof, with such changes thereto as the Village may deem appropriate prior to approving and creating the North Avenue TIF District ("North Avenue Redevelopment Project Area," which together with the Madison Street Redevelopment Project Area are the "Redevelopment Project Areas," and which individually is a "Redevelopment Project Area"); and

**WHEREAS**, the public's interest is best served by the creation of the TIF Districts, the implementation of the redevelopment plans and projects in relation thereto, and the promotion of economic development within the TIF Districts and the Village as a whole; and

**WHEREAS**, the Parties desire to set forth certain terms and conditions on which the TIF Districts will be operated; and

**WHEREAS**, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government and school districts to contract or otherwise associate among themselves in any manner not prohibited by law or by ordinance; and

**WHEREAS**, the Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*, provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government or school district may be exercised and enjoyed jointly with any other units of local government or school districts; and

**WHEREAS**, Section 8-1-2.5 of the Illinois Municipal Code, 65 ILCS 5/8-1-2.5, provides that the Village may appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any other governmental entity or commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality; and

**WHEREAS**, Section 4(b) of the TIF Act, 65 ILCS 5/11-74.4-4(b), authorizes municipalities to enter into contracts with overlapping taxing bodies necessary or incidental to implementing or maintaining a tax increment financing redevelopment plan and/or project; and

**WHEREAS**, the Parties have determined that it is in their respective best interests to enter into this Agreement;

**NOW, THEREFORE**, in consideration of the foregoing recitals and the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all the Parties hereto, the Parties hereto agree as follows:

1. **RECITALS.** The recitals set forth above are hereby incorporated herein by reference as though fully set forth herein.

2. **REVENUE TRANSFERS AND TERM.** The Village shall not:

A. Utilize incremental real estate tax revenues generated within a TIF District in another TIF District, except if the Parties otherwise agree.

B. Extend the term of a TIF District beyond twenty-three (23) years, except if the Parties otherwise agree.

3. **SURPLUS DECLARATION.** The Village shall, during the life of each of the TIF Districts, upon receipt of incremental real estate tax revenues generated by each of the TIF Districts, declare a portion of the incremental real estate tax revenues generated by each of the TIF Districts as surplus funds, as defined in 65 ILCS 5/11-74.4-7, as follows:

A. "Incremental Revenue" shall be that portion of incremental real estate tax revenues generated by each of the TIF Districts remaining after payment of the following costs and expenses for each of the TIF Districts, respectively:

i. Debt service obligations and reserves;

ii. Administration of the TIF District, including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, directly attributable to the TIF District; and

iii. Commitments related to a development agreement, redevelopment agreement, project agreement, acquisition of property,



remediation project, or public works or improvements project, directly attributable to the TIF District.

B. The Village shall declare a portion of the Incremental Revenue from each TIF District as surplus funds, as defined in 65 ILCS 5/11-74.4-7, beginning on January 1 of the full calendar years after creation of each TIF District, as follows ("Surplus Revenue"):

- i. Years 1 – 16: none;
- ii. Years 17 – 19: Twenty-Five Percent (25%) of Incremental Revenue;
- iii. Years 20-23: Thirty Percent (30%) of Incremental Revenue; and
- iv. Notwithstanding the foregoing, for real estate taxes levied in 2032 and collected in 2033, Sixty Percent (60%) of Incremental Revenue.

**4. SURPLUS PAYMENT.** In accordance with Section 7 of the TIF Act, 65 ILCS 5/11-74.4-7, the Village shall annually pay said Surplus Revenue to the Cook County Collector. In regard thereto, partial payments of the Surplus Revenue shall be made by the Village to the Cook County Collector within ninety (90) days of the receipt by the Village of any incremental real estate tax revenue payments, relative to the TIF Districts, from the Cook County Treasurer. After payment of Surplus Revenue, the Parties anticipate that, pursuant to Section 7 of the TIF Act, 65 ILCS 5/11-74.4-7, as of the Effective Date:

The County Collector shall thereafter make distribution to the respective taxing districts in the same manner and proportion as the most recent distribution by the county

collector to the affected districts of real property taxes from real property in the redevelopment project area.

**5. SUCCESSORS.** This Agreement shall be binding upon the Parties hereto and their successors.

**6. INTEGRATION.** This Agreement represents the entire agreement between the Village and the Taxing Districts regarding the subject matters hereof. No amendment, waiver or modification of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and adopted by each of the Parties as required by law. No express or implied covenants or representations have been made concerning the subject matter of this Agreement unless expressly stated herein. Any prior written or oral negotiations not contained in this Agreement are of no force or effect whatsoever. In signing this Agreement, the Parties have not and do not rely on any statements, inducements, promises, or representations made by any other Party hereto or the agents, representatives, or attorneys or any Party with regard to the subject matter, basis, or effect of this Agreement, except those specifically set forth in this Agreement.

**7. RELEASES AND WAIVERS.** The Taxing Districts, and their respective successors, assigns, insurers and representatives of any kind and all other persons, firms, or corporations that may claim a right on their behalf, by their execution and approval of this Agreement, hereby waive, unconditionally release and forever forgive any and all right to set aside, modify or contest in any manner the creation of the TIF Districts, including, but not limited to, the redevelopment plans and projects, the Redevelopment Project Areas, and any redevelopment agreements or professional

services agreements as now or hereafter constituted or entered into by the Village related to the TIF Districts. The releases and waivers herein are, and are intended to be, as broad and encompassing as permissible. Notwithstanding the foregoing, the Taxing Districts shall fully retain their rights to contest in any manner permitted by law any amendments to the TIF Districts and/or the administration of the TIF Districts to the extent contrary to the TIF Act, any other applicable law or this Agreement. Nothing contained herein shall be construed to give the Taxing Districts any right to participate in the administration of the TIF Districts.

**8. SEVERABILITY AND NO WAIVER.** If any section, subsection, sentence, clause or phrase of this Agreement is for any reason held to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this Agreement. The failure of any Party to enforce any provision in this Agreement shall not be construed as a waiver of any such provision, or prevent such Party thereafter from enforcing such provision or any other provision of this Agreement.

**9. EFFECTIVE DATE.** This Agreement shall be effective when approved by the Village Board and the governing boards of each of the Taxing Districts, and after its execution by the Village and the Taxing Districts (the "Effective Date").

**10. TERM.** This Agreement will remain in effect with regard to each TIF District until the dissolution of that TIF District.

**11. COUNTERPARTS.** That this Agreement shall be executed in a sufficient number of counterparts so that each Party hereto shall receive an original signature copy hereof.

**[THIS SPACE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly  
executed by their authorized officials.

**VILLAGE OF RIVER FOREST**

By: [Signature]  
President

Date: 5/21/18

**RIVER FOREST PUBLIC SCHOOLS  
DISTRICT 90**

By: [Signature]  
President

Date: 5/21/18

ATTEST:

[Signature]  
Deputy Clerk

ATTEST:

[Signature]  
Secretary

**OAK PARK AND RIVER FOREST HIGH  
SCHOOL DISTRICT 200**

By: [Signature]  
President

Date: 06-19-2018

ATTEST:

[Signature]  
Secretary

**EXHIBIT A-1**

**RIVER FOREST MADISON STREET TIF DISTRICT**

**LEGAL DESCRIPTION**

(attached)

**LEGAL DESCRIPTION (MADISON STREET TIF):**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTH HALF OF SECTION 12, THE NORTH HALF OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MADISON STREET AND THE EAST RIGHT-OF-WAY LINE OF THATCHER AVENUE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 158 FEET OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTH 158 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GALE AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 9 IN BLOCK 7 IN GALE AND BLOCK'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF LOT 9 TO A POINT ON THE WEST LINE OF THE EAST 145.00 FEET OF SAID LOT 9; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 60 FEET OF SAID LOT 9; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF THE EAST 90 FEET OF SAID LOT 9; THENCE SOUTHERLY ALONG SAID WEST LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF LOT 8 IN SAID BLOCK 7 OF GALE AND BLOCK'S SUBDIVISION; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF SAID LOT 8 (SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 5 IN SAID BLOCK 7; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE TO A POINT ON THE EAST LINE OF SAID LOT 5 (SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF KEYSTONE AVENUE); THENCE EASTERLY ALONG A LINE TO A POINT ON THE NORTH LINE



OF THE SOUTH HALF OF LOT 5 IN BLOCK 8 OF SAID GALE AND BLOCK'S SUBDIVISION; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF SAID LOT 5, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH 150 FEET OF LOT 21 IN SAMUEL WATT'S SR. SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 12, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1910 AS DOCUMENT NO. 4533770; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FOREST AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN SAID SAMUEL WATT'S SR. SUBDIVISION; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND ALONG SAID NORTH LINE OF LOT 8 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILROAD (F.K.A. THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD); THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID CANADIAN PACIFIC RAILROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF PARK AND MADISON TOWNHOMES RESUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 12, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 2007 AS DOCUMENT NO. 0735303059; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 8 OF E.S. CONWAY'S RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8 (SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 27 IN SAID BLOCK 8 OF E.S. CONWAY'S RESUBDIVISION (SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-



OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 27 TO THE NORTHEAST CORNER OF SAID LOT 27 (SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE); THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 7 OF SAID E.S. CONWAY'S RESUBDIVISION (SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE); THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8 (SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 8 IN HENRY FIELD'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 12 (SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 8 TO A POINT ON THE NORTH LINE OF THE SOUTH 30 FEET OF SAID LOT 8; THENCE EASTERLY ALONG SAID NORTH LINE AND ALONG THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ASHLAND AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 18 IN NUBE AND PETTON'S RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF SAID LOT 18 (SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 23 IN SAID NUBE AND PETTON'S RESUBDIVISION (SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 23 AND ALONG THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LATHROP AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MADISON STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY

LINE TO A POINT ON THE SOUTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE OF THATCHER AVENUE; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO THE POINT OF BEGINNING.

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**EXHIBIT A-2**

**RIVER FOREST MADISON STREET TIF DISTRICT**

**MAP**

(attached)





**EXHIBIT B-1**

**RIVER FOREST PROPOSED NORTH AVENUE TIF DISTRICT**

**LEGAL DESCRIPTION**

(attached)

**LEGAL DESCRIPTION (RIVER FOREST NORTH AVENUE TIF):**

THAT PART OF THE NORTH HALF OF SECTION 1 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 1 TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 20 FEET 11 INCHES OF LOT 30 IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1926 AS DOCUMENT NO. 9301663; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE OF THE NORTH 20 FEET 11 INCHES OF LOT 30 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 1; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 15 FEET OF LOT 18 IN BLOCK 2 OF SAID ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE OF THE NORTH 15 FEET OF LOT 18 AND ALONG THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE BONNIE BRAE PLACE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 30 IN BLOCK 3 OF SAID ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 30 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 17 IN SAID BLOCK 3; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 17 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 1 OF O.C. BRAESE'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7788819; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE

SOUTHEAST CORNER OF LOT 6 IN SAID BLOCK 2 OF SAID O.C. BRAESE'S SUBDIVISION ;  
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER  
THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 6 IN  
BLOCK 3 OF SAID O.C. BRAESE'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH  
LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER  
ALSO BEING THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 1 IN WILLIAM H. BECKMAN'S  
SUBDIVISION, BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO  
THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7790766; THENCE  
WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER  
THEREOF, SAID SOUTHWEST CORNER BEING A POINT ON THE EAST RIGHT-OF-WAY LINE  
OF JACKSON AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A  
POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LEMOYNE STREET;  
THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF  
INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LATHROP AVENUE; THENCE  
NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH  
THE NORTH LINE OF THE SOUTH 2.67 FEET OF LOT 56 IN EDWIN E. WOOD'S SUBDIVISION,  
BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1 ACCORDING TO THE PLAT  
THEREOF RECORDED AS TORRENS DOCUMENT NO. 202871; THENCE WESTERLY ALONG  
SAID NORTH LINE TO A POINT ON THE EAST LINE OF LOT 51 IN SAID EDWIN E. WOOD'S  
SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER  
OF SAID LOT 51; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 51 TO THE  
SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST  
CORNER OF LOT 43 IN SAID EDWIN E. WOOD'S SUBDIVISION; THENCE WESTERLY ALONG  
THE SOUTH LINE OF SAID LOT 43 TO THE SOUTHWEST CORNER THEREOF, SAID  
SOUTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 33 IN SAID EDWIN E.  
WOOD'S SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 33 TO A  
POINT ON THE SOUTH LINE OF THE NORTH 19 FEET OF SAID LOT 33; THENCE WESTERLY  
ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST

RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 27 IN SAID EDWIN E. WOOD'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 27 TO A POINT ON THE EAST LINE OF LOT 135 IN SAID EDWIN E. WOOD'S SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 135; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 135 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 135 TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN THE RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD, BEING A RESUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1923 AS DOCUMENT NO. 8070779; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 7 IN SAID RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 10 IN SAID RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 14 IN SAID RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 14 AND WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THATCHER AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND NORTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 1; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

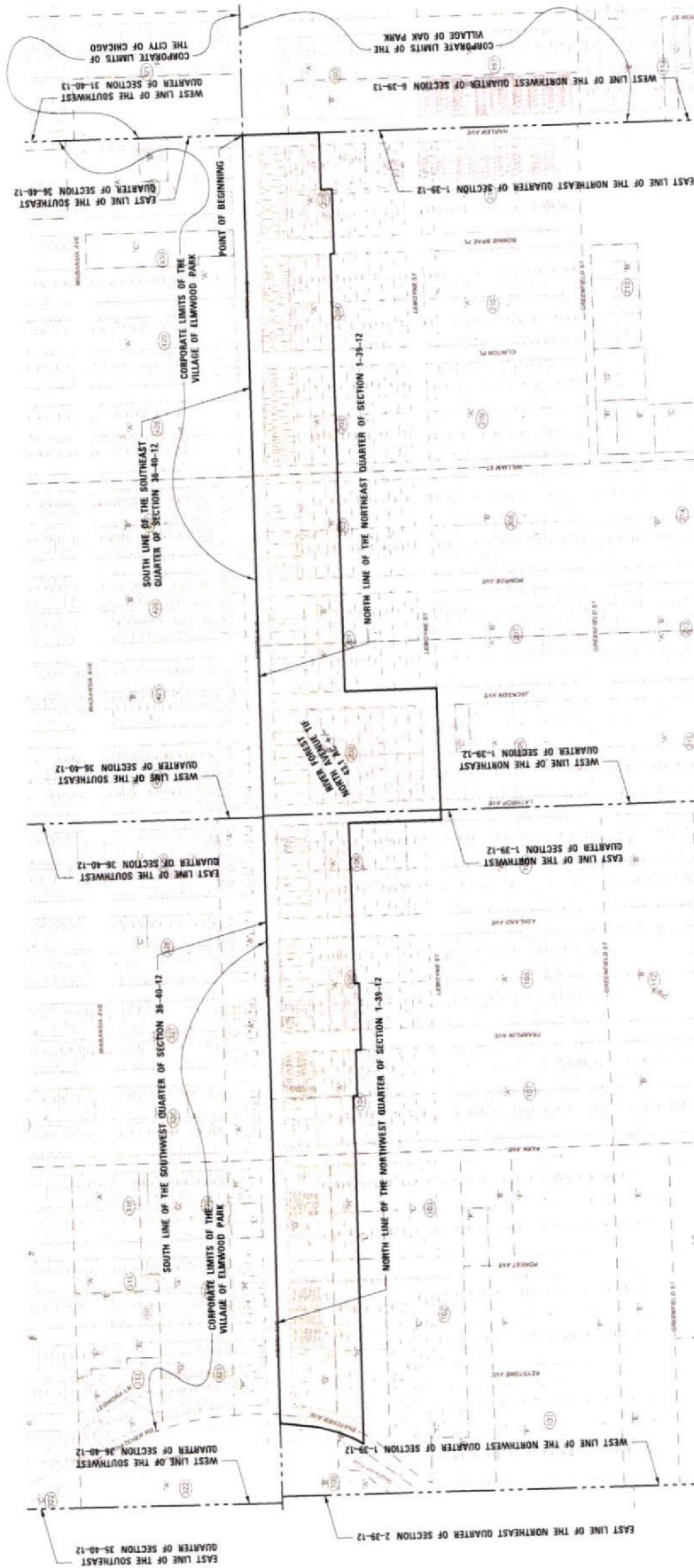
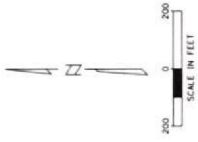


**EXHIBIT B-2**

**RIVER FOREST PROPOSED NORTH AVENUE TIF DISTRICT**

**MAP**

(attached)



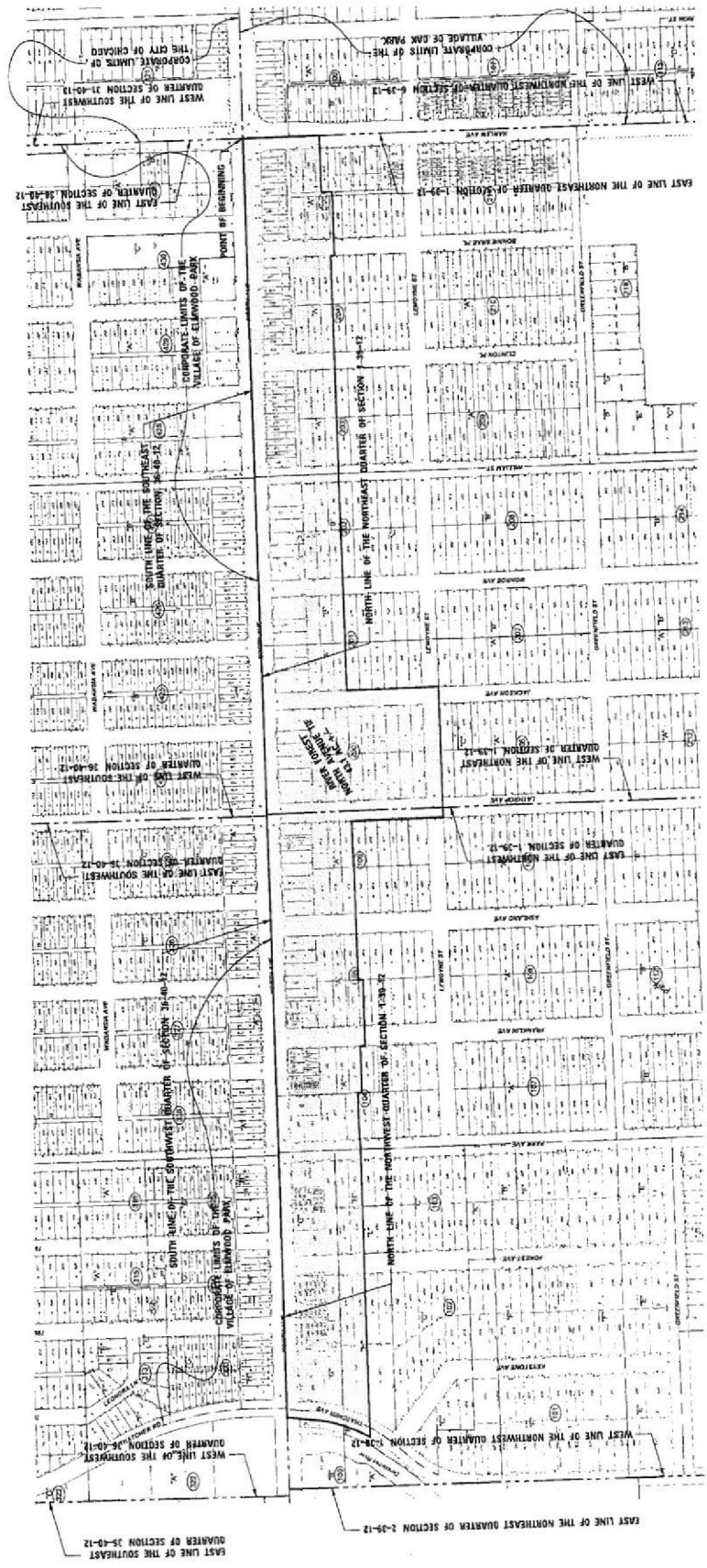
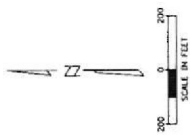
LIBRARY

PROJECT NO.	170329
SHEET 1 OF 1	
DATE	07-10-2017
SCALE	1"=200'
QUARTER NO.	170329

**RIVER FOREST NORTH AVENUE TIF**  
 VILLAGE OF RIVER FOREST, ILLINOIS  
 PREPARED FOR  
 KANE, MCKENNA AND ASSOCIATES, INC.

**CHRISTOPHER B. BURKE** ENGINEERING, LTD.  
 9575 West Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500





PROJECT NO.	171327
SHEET 1 OF 1	
DATE	JAN 17, 2007
SCALE	1"=200'
DRAWN BY	TIF171327
DATE	07-10-2017

**RIVER FOREST NORTH AVENUE TIF**  
 VILLAGE OF RIVER FOREST, ILLINOIS  
 PREPARED FOR  
 KANE, MCKENNA AND ASSOCIATES, INC.

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 9575 West Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500



**NOTICE OF MEETING**  
**RIVER FOREST NORTH AVENUE TIF DISTRICT**  
**JOINT REVIEW BOARD**

Notice is hereby given to all interested parties that, pursuant to the requirements of 65 ILCS 5/11-74.4-1, *et seq.*, a special meeting of the Joint Review Board for the proposed River Forest North Avenue Tax Increment Financing District will be held on Thursday June 21, 2018, at 5:00 p.m., at the River Forest Village Hall, First Floor Community Room, 400 Park Avenue, River Forest, Illinois 60305. Said meeting will be open to the public. A copy of the Agenda for said meeting is attached.

VILLAGE OF RIVER FOREST

By: Katherine Brand-White  
Village Clerk

**AGENDA**  
**JOINT REVIEW BOARD SPECIAL MEETING**  
**RIVER FOREST NORTH AVENUE**  
**TAX INCREMENT FINANCING DISTRICT**  
**THURSDAY, JUNE 21, 2018, 5:00 P.M.**

- I. Call Meeting to Order
- II. Roll Call of Joint Review Board Members:
  - Member
  - 1. Village of River Forest
  - 2. County of Cook
  - 3. River Forest Township
  - 4. Triton Community College District 504
  - 5. River Forest Public Schools District 90
  - 6. Oak Park and River Forest Consolidated High School  
District 200
  - 7. River Forest Park District
  - 8. Public Member
- III. Approval of Minutes of Joint Review Board Special Meeting of May 31, 2018
- IV. Public Comments
- V. Joint Review Board Question and Answer Period
- VI. Vote on a Recommendation to the Village of River Forest Village Board
- VII. Adjournment