

## NOTICE OF PUBLIC HEARING

### Village of Westmont, DuPage County, Illinois Public Hearing to Consider Approval of the Proposed South Westmont Business District Tax Increment Financing ("TIF") Redevelopment Project Area

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Notice is hereby given that on the 13TH day of DECEMBER 2012, at 7:00 P.M. at Village Hall, 31 W. Quincy Street, Westmont, IL 60559, a public hearing will be held to consider the approval of the redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*") for, and the designation of, the South Westmont Business District TIF Redevelopment Project Area of the Village of Westmont (the "*Redevelopment Project Area*") and the adoption of tax increment allocation financing therefore.

The Project area is generally located at the intersection of Cass Avenue and 63rd Street in the southern portion of the Village of Westmont and includes properties as shown on the enclosed map below. The Redevelopment Project Area consists of the territory legally described as follows:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND PART OF THE SOUTHEAST QUARTER OF SECTION 16 AND ALSO PART OF THE NORTHEAST QUARTER OF SECTION 21 AND ALSO THE NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 63<sup>RD</sup> STREET AND THE WEST LINE OF WILLIAMS STREET;

THENCE NORTH ALONG THE WEST LINE OF SAID WILLIAMS STREET TO THE INTERSECTION OF SAID WEST LINE OF WILLIAMS STREET AND THE NORTH LINE OF 61<sup>ST</sup> STREET;

THENCE EAST ALONG THE NORTH LINE OF SAID 61<sup>ST</sup> STREET TO THE SOUTHWEST CORNER OF LOT 1 IN OWNER'S PLAT OF CONSOLIDATION;

THENCE NORTH ALONG THE WEST LINE OF LOT 1 OF SAID OWNER'S PLAT OF CONSOLIDATION, AND CONTINUING NORTH ALONG THE WEST LINE OF LOTS 1 AND 2 IN CASS LAKE VILLAGE COMMERCIAL SUBDIVISION, AND ALSO THE NORTHERLY EXTENSION OF SAID WEST LINE TO A POINT ON THE NORTH LINE OF 60<sup>TH</sup> STREET;

THENCE EAST ALONG THE NORTH LINE OF SAID 60<sup>TH</sup> STREET TO THE INTERSECTION OF THE NORTH LINE OF SAID 60<sup>TH</sup> STREET AND THE WEST LINE OF CASS AVENUE;

THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTH LINE OF 60<sup>TH</sup> STREET AND THE WEST LINE OF CASS AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF CASS AVENUE TO THE INTERSECTION OF SAID WEST LINE OF CASS AVENUE AND THE WESTERLY EXTENSION OF THE NORTH LINE OF OUTLOT A IN ASHFORD UNIT 2;

THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID OUTLOT A AND THE NORTH LINE OF OUTLOT A TO THE NORTHEAST CORNER OF SAID OUTLOT A;

THENCE SOUTH ALONG THE EAST LINE OF SAID OUTLOT A TO THE SOUTHEAST CORNER OF SAID OUTLOT A, SAID CORNER ALSO BEING ON THE NORTH LINE OF LOT 23 IN FALCON VILLAS;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 23 TO THE NORTHEAST CORNER OF SAID LOT 23;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 23 TO THE SOUTHEAST CORNER OF SAID LOT 23;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 23 TO THE SOUTHWEST CORNER OF SAID LOT 23, SAID CORNER ALSO BEING ON THE EAST LINE OF THE WEST 215 FEET OF LOT 4 IN LOUIS OESTMANN'S RESUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST 215 FEET OF SAID LOT 4 IN LOUIS OESTMANN'S RESUBDIVISION AND THE SOUTH EXTENSION OF SAID EAST LINE TO A POINT ON THE SOUTH LINE OF BENINFORD LANE, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 1 IN TRILLA RESUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1 IN ARNOLD OESTMANN'S RESUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND CONTINUING ALONG THE NORTH LINE OF LOT 2 IN LOUIS OESTMANN'S RESUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 2 IN LOUIS OESTMANN'S RESUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN LOUIS OESTMANN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID CORNER ALSO BEING ON THE NORTH LINE OF 63<sup>RD</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF 63<sup>RD</sup> STREET TO A POINT ON THE NORTHERLY EXTENSION OF LOT 1 IN STATE FARM WESTMONT SUBDIVISION;

THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE AND THE EAST LINE OF SAID LOT 1 IN STATE FARM WESTMONT SUBDIVISION TO A CORNER OF SAID LOT 1;

THENCE EAST ALONG A LINE OF SAID LOT 1 TO A EASTERLY CORNER OF SAID LOT 1;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON A LINE BEING THE NORTH 280 FEET OF LOT 11 IN HIGHVIEW ESTATES SUBDIVISION;

THENCE WEST ALONG SAID LINE BEING THE NORTH 280 FEET OF LOTS 11 THRU 15 IN SAID HIGHVIEW ESTATES SUBDIVISION TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 300 FEET OF LOT 18 IN SAID HIGHVIEW ESTATES SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 300 FEET OF LOTS 18 THRU 24 TO A POINT ON THE SOUTH LINE OF SAID LOT 24 IN HIGHVIEW ESTATES SUBDIVISION, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF LOT 22 IN FALCON PLACE SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 22 TO THE NORTHEAST CORNER OF SAID LOT 22;

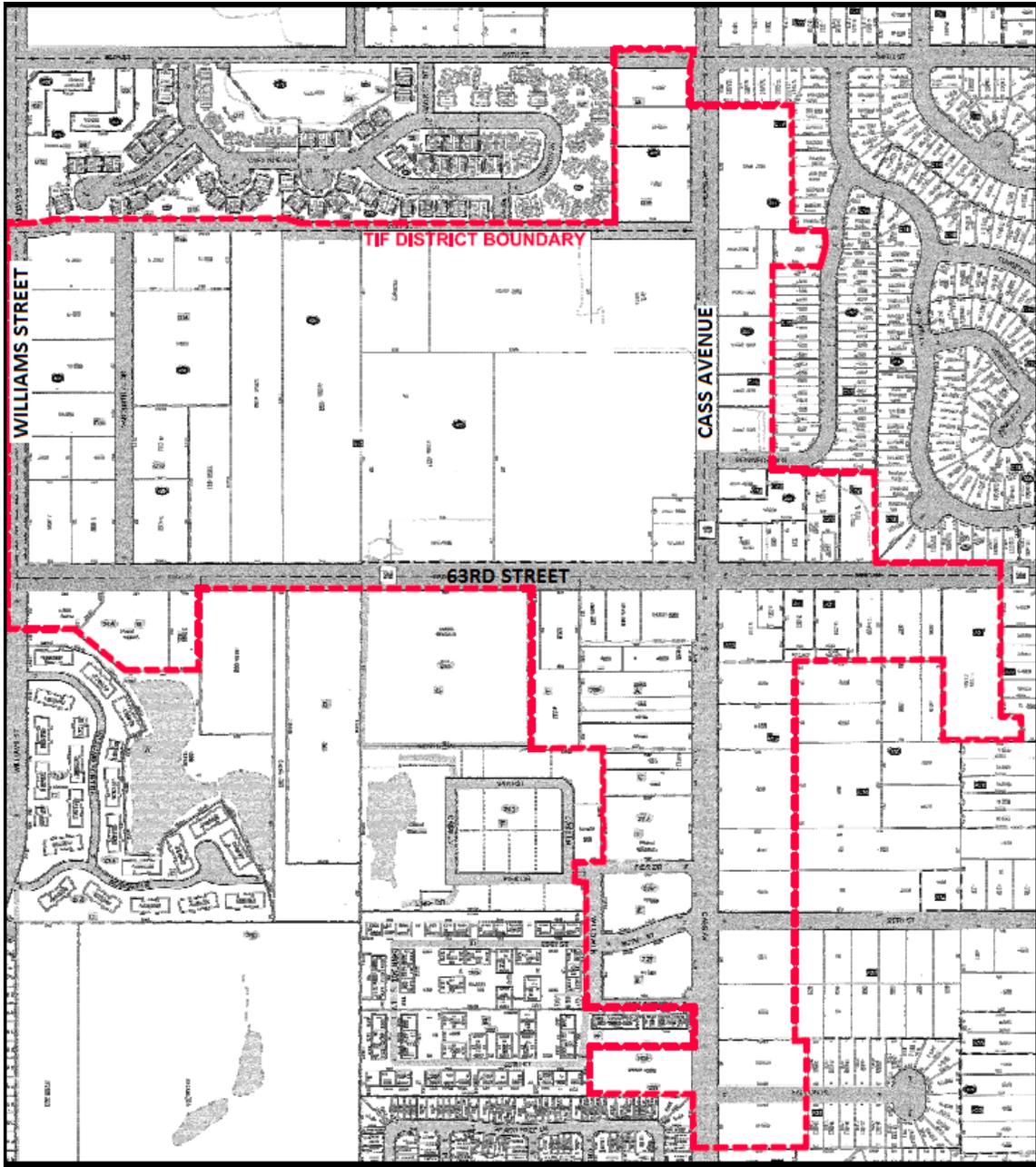
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 22 AND THE SOUTH EXTENSION OF SAID LOT 22 AND CONTINUING SOUTH ALONG THE EAST LINE OF LOT 21 IN SAID FALCON PLACE SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 21 AND THE WESTERLY EXTENSION OF SAID SOUTH LINE TO A POINT ON THE WEST LINE OF CASS AVENUE;

THENCE NORTH ALONG THE WEST LINE OF CASS AVENUE, SAID LINE ALSO BEING THE EAST LINE OF ORCHARD GATE SUBDIVISION TO THE NORTHEAST CORNER OF ORCHARD GATE SUBDIVISION;

THENCE WEST ALONG THE NORTH LINE OF SAID ORCHARD GATE SUBDIVISION TO THE SOUTHEAST CORNER OF CARRIAGE BUILDERS WILLOW WEST SUBDIVISION, UNIT 1;

THENCE NORTH ALONG THE EAST LINE OF SAID CARRIAGE BUILDERS WILLOW WEST SUBDIVISION, UNIT 1 TO A CORNER OF SAID SUBDIVISION;  
THENCE EAST ALONG A LINE OF SAID CARRIAGE BUILDERS WILLOW WEST SUBDIVISION, UNIT 1 TO THE SOUTHEASTERLY CORNER OF SAID SUBDIVISION, SAID CORNER ALSO BEING ON THE WEST LINE OF CASS AVENUE;  
THENCE NORTH ALONG THE EAST LINE OF SAID CARRIAGE BUILDERS WILLOW WEST SUBDIVISION, UNIT 1 TO THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID WEST LINE OF CASS AVENUE AND THE SOUTH LINE OF WILLOW WAY;  
THENCE WEST ALONG THE SOUTH LINE OF WILLOW WAY TO THE INTERSECTION OF SAID SOUTH LINE OF WILLOW WAY AND THE WEST LINE OF WILLOW LANE;  
THENCE NORTH ALONG THE WEST LINE OF SAID WILLOW LANE TO THE INTERSECTION WITH THE SOUTH LINE OF WEST PIER DRIVE;  
THENCE WEST ALONG THE SOUTH LINE OF WEST PIER DRIVE TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF CASS LANE EAST;  
THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID CASS LANE EAST TO THE INTERSECTION OF THE EAST LINE OF CASS LANE EAST AND THE NORTH LINE OF PIER DRIVE;  
THENCE EAST ALONG THE NORTH LINE OF PIER DRIVE TO THE SOUTHEAST CORNER OF PIERS CONDOMINIUM;  
THENCE NORTH ALONG THE EAST LINE OF SAID PIERS CONDOMINIUM TO THE NORTHEAST CORNER OF SAID PIERS CONDOMINIUM;  
THENCE WEST ALONG THE NORTH LINE OF SAID PIERS CONDOMINIUM TO THE SOUTHWEST CORNER OF LOT 1 IN MOELLER'S 63<sup>RD</sup> STREET SUBDIVISION;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF 63<sup>RD</sup> STREET;  
THENCE WEST ALONG THE SOUTH LINE OF 63<sup>RD</sup> STREET TO THE NORTHEAST CORNER OF LOT 3 IN WILLIAMSPORT CENTRE SUBDIVISION;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 IN WILLIAMSPORT CENTRE SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 3;  
THENCE WEST ALONG THE SOUTH LINE OF SAID WILLIAMSPORT CENTRE SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 1 IN SAID WILLIAMSPORT CENTRE SUBDIVISION;  
THENCE CONTINUING WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 TO A POINT ON THE WEST LINE OF WILLIAMS STREET;  
THENCE NORTH ALONG THE WEST LINE OF WILLIAMS STREET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



There will be consideration at the public hearing of approval of the Redevelopment Plan and Project and designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefore. The proposed Redevelopment Plan is on file and available for public inspection at the office of the Westmont Community Development Department at Village Hall, 31 W. Quincy Street, Westmont, Illinois, 60559.

Pursuant to the proposed Redevelopment Plan and Project the Village proposes to facilitate redevelopment of the Redevelopment Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing

costs and interest costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan and Project proposes to provide assistance for industrial facilities by paying or reimbursing costs related to site assembly, analysis, professional services and administrative activities, public improvements and facilities, including streetscape enhancements, water and sewer improvements, street lighting and landscaping, the execution of one or more redevelopment agreements, and the payment of financing and interest costs.

On the 16th day of OCTOBER, 2012 a complete copy of the South Westmont Business District TIF Redevelopment Plan and Project and TIF Eligibility Study were placed on file for public inspection with the Community Development Department. The Public Hearing on the South Westmont Business District TIF Redevelopment Plan and Project Area will be held at 7:00 P.M. on the 13TH day of DECEMBER, 2012, at Village Hall, 31 W. Quincy Street, Westmont, Illinois 60559 for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the Adoption of Tax Increment Financing.

Prior to the date of the hearing, all interested persons, taxing districts having property in the proposed Redevelopment Project Area and the Illinois Department of Commerce and Community Affairs may submit written comments to the Village, to the attention of the Community Development Department at 31 W. Quincy Street, Westmont, IL 60559.

At the hearing, all interested persons or affected taxing districts may be heard orally with respect to any issues regarding the approval of the proposed Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefore.

The hearing may be adjourned by the Village President and Village Board of Trustees without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

VILLAGE CLERK  
Virginia Szymiski