



SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

Name of Redevelopment Project Area:	Central Area Redevelopment Project
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Commercial, industrial, institutional, residential
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <u>X</u>	Industrial Jobs Recovery Law _____

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment labeled Attachment A</b>		X
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification labeled Attachment B</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>	X	
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9) <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>	X	

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.



**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**  
**Provide an analysis of the special tax allocation fund.**

Reporting Year	Cumulative
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Fund Balance at Beginning of Reporting Period

\$ -

**Revenue/Cash Receipts Deposited in Fund During Reporting FY:**

			% of Total
Property Tax Increment			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period**

\$ -

**Cumulative Total Revenues/Cash Receipts**

\$ - 0%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)**

\$ 52,187.21

**Distribution of Surplus**

\$ -

**Total Expenditures/Disbursements**

\$ 52,187

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS**

\$ (52,187)

**FUND BALANCE, END OF REPORTING PERIOD**

\$ (52,187)

- if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))  
 ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
 (by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]

		Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Redevelopment Plan & Project Study	44,215	
Legal and professional fees	7,972	
		\$ 52,187
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -









SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))  
 Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period  
 (65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))

FUND BALANCE, END OF REPORTING PERIOD \$ (52,187)

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

Total Amount Designated for Obligations \$ - \$ -

<b>2. Description of Project Costs to be Paid</b>		

Total Amount Designated for Project Costs \$ -

TOTAL AMOUNT DESIGNATED \$ -

SURPLUS\*/(DEFICIT) \$ (52,187)

\* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing



**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X  No property was acquired by the Municipality Within the Redevelopment Project Area

**Property Acquired by the Municipality Within the Redevelopment Project Area**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)**

Please include a brief description of each project.

X  No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0
<b>Project 1: Public Redevelopment Project Public Works or Improvements</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 2: Private Redevelopment Activities</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 3: Land Assembly, Displacement Certificate &amp; Relocation Assistance</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 4:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 5:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 6:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 7:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 8:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 9:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 10:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 11:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 12:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 13:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 14:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 15:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 16:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 17:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



<b>Project 18:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 19:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 20:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 21:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 22:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 23:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 24:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 25:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0







No. 08 - 03

**AN ORDINANCE  
 MODIFYING THE PROPERTY TO BE INCLUDED WITHIN  
 THE CENTRAL AREA REDEVELOPMENT PROJECT AREA  
 FOR PURPOSES OF THE TAX INCREMENT REDEVELOPMENT PLAN AND  
 PROJECT IN THE VILLAGE**

WHEREAS, the Village Board has heretofore adopted and approved the Tax Increment Redevelopment Plan and Project for the proposed Central Area Redevelopment Project Area, with respect to which a public hearing was held on June 7, 2007; and

WHEREAS, it has come to light that three parcels are described within the area to be included in the Redevelopment Plan and Project for the Central Area Redevelopment Project Area, which are in fact not presently included within the Village boundaries, and accordingly, ought to have been excluded from the Project Area; and

WHEREAS, removing any or all of said parcels from said Project Area will not destroy the contiguity of the remaining area or parcels included therein; and

WHEREAS, two of said parcels are owned by the Village of Hampshire, and one is owned by the Iowa, Chicago & Eastern Railroad Company; none are subject to local taxation; and removing any or all of said parcels will not have an effect on the Tax Increment Redevelopment Plan and Project; and

WHEREAS, after a municipality has by ordinance approved an redevelopment plan and designated a redevelopment project area, the municipality may adopt changes to the plan and/or project area which do not additional parcels of property to the proposed redevelopment project area, or increase the number of inhabited residential units to be displaced from the redevelopment project area, without further public hearing, in accordance with the requirements of the Illinois Municipal Code, 65 ILCS 5/71.4-5(c).

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF HAMPSHIRE, ILLINOIS AS FOLLOWS:

Section 1. The area to be included in the Central Area Redevelopment Project Area, for purposes of the Tax Increment Redevelopment Plan and Project previously approved by the Village, shall be as described on the attached Exhibit "A," and shall specifically exclude therefrom the following parcels previously included in said Project Area:

<u>Parcel</u>	<u>Owner of Record</u>
01-21-401-006	Village of Hampshire
01-21-401-013	Village of Hampshire
01-21-506-001	Iowa, Chicago & Eastern Railroad Company

Section 2. The Village Clerk shall forthwith after its enactment transmit to the Kane County Clerk a certified copy of this Ordinance, pursuant to the requirements of the Illinois Municipal Code, 65 ILCS 5/11-74.4-4.

Section 3. The Village Clerk shall forthwith after its enactment forward to the Elgin Courier News newspaper a notice of the enactment of this Ordinance with her direction that publication of such notice take place not later than 10 days after this date.

Section 4. The Village Clerk shall mail to each taxing districts affected by the establishment and modification of the Tax Increment Redevelopment Plan and Project and Project Area a notice of the enactment of this Ordinance not later than 10 days after this date.

Section 5. Any and all ordinances, resolutions, motions, or parts thereof, in conflict with this Ordinance, are to the extent of such conflict hereby superseded and waived.

Section 6. If any section, sentence, subdivision, or phrase of this Ordinance, shall be held to be void, invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 7. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, according to law.

ADOPTED THIS 14 DAY OF February, 2008, pursuant to roll call vote as follows:

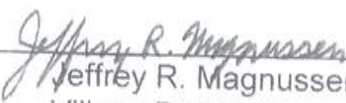
AYES:          5   Brust, Ebert, Kraus, Ruth, Szydlowski

NAYS:              

ABSTAIN:          

ABSENT:       1   Danielson

APPROVED THIS  14  DAY OF  February , 2008.

  
\_\_\_\_\_  
Jeffrey R. Magnussen  
Village President

ATTEST:

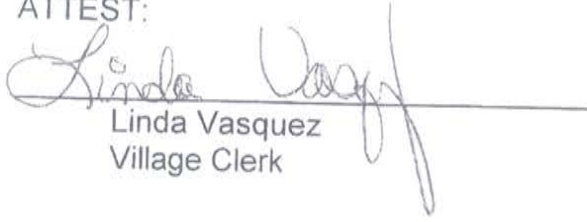
  
Linda Vasquez  
Village Clerk



EXHIBIT "A"  
LEGAL DESCRIPTION  
HAMPSHIRE TIF DISTRICT

TBD

**REDEVELOPMENT PROJECT AREA  
HAMPSHIRE****LEGAL DESCRIPTION**

THAT PART OF THE SOUTH HALF OF SECTION 21 AND PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THE SOO RAILROAD WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE WESTERLY ALONG SAID NORTH LINE, 496.5 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 316.66 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO THE VILLAGE OF HAMPSHIRE BY DOCUMENT 2006K058987; THENCE EASTERLY ALONG SAID SOUTH LINE 1075.56 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED JULY 21, 1971 AS DOCUMENT NUMBER 1197917; THENCE NORTHERLY ALONG SAID WEST LINE, 324 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, 268.89 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 17, 1981 AS DOCUMENT NUMBER 1595225; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, 1058.0 FEET; THENCE EASTERLY ALONG SAID NORTH LINE 162.84 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE SOUTHERLY ALONG SAID EAST LINE, 159.42 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED OCTOBER 20, 1992 AS DOCUMENT NUMBER 92K74284; THENCE WESTERLY ALONG SAID NORTH LINE, 75 FEET TO THE WEST LINE OF SAID PROPERTY; THENCE SOUTHERLY ALONG SAID WEST LINE AND WEST LINE EXTENDED SOUTHERLY, 148 FEET TO THE NORTH LINE OF LOT 4 IN BLOCK 7 IN WHELPLEY AND RINN'S ADDITION; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 4; THENCE SOUTHERLY ALONG SAID WEST LINE, 130' TO THE NORTH LINE OF MILL STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF EAST STREET AND MILL STREET; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 2 OF THE BOARD OF TRUSTEE'S AMENDED PLAT OF WHELPLEY & RINN'S ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 3 FEET OF SAID LOT 2; THENCE EASTERLY ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTH 3 FEET OF LOT 1 IN SAID BLOCK 2, TO THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE AND SAID LINE EXTENDED NORTH, TO THE NORTH LINE OF SAID MILL STREET; THENCE EAST ALONG SAID NORTH LINE TO A LINE PARALLEL TO AND 223 FEET WEST OF THE EAST LINE OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE NORTH LINE OF PROPERTY DESCRIBED AS PARCEL 1 IN WARRANTY DEED RECORDED JULY 23, 2004 AS DOCUMENT NUMBER 2004K099275; THENCE EASTERLY ALONG SAID NORTH LINE, 223 FEET TO THE EAST LINE OF SECTION 21; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 1, 1994 AS DOCUMENT NUMBER 94K011225; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 234.95 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 23, 1996 AS DOCUMENT NUMBER 96K090344; THENCE NORTHERLY ALONG SAID WEST LINE, 65 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 293 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN TRUSTEES DEED RECORDED DECEMBER 10, 1996 AS DOCUMENT NUMBER 96K086829; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 198.06 FEET TO THE EAST LINE OF BRANDT DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF KEYES AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER



OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 17, 2004 AS DOCUMENT NUMBER 2004K122700; THENCE EASTERLY ALONG SAID SOUTH LINE, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 602.66 FEET TO THE EAST LINE OF INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF KEYES AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF CORK'S ADDITION TO HAMPSHIRE; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 1 IN SAID CORK'S ADDITION, 216 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTHERLY ALONG SAID EAST LINE, 471.83 FEET TO THE SOUTH LINE OF INDUSTRIAL DRIVE; THENCE EASTERLY ALONG SAID SOUTH LINE, 429.24 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 1743901; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 475.89 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE WESTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF CORK'S ADDITION TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF THE RAILROAD RIGHT OF WAY; THENCE WESTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 7, 2000 AS DOCUMENT NUMBER 2000K098490; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 1 IN LOCK FACTORY ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF THE RAILROAD TO THE EAST LINE OF LOT 13 IN BLOCK 1 IN HAMPSHIRE CENTER (ORIGINAL TOWN); THENCE SOUTHERLY ALONG SAID EAST LINE AND EAST LINE EXTENDED, 183' TO THE SOUTH LINE OF WASHINGTON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 2 IN BLOCK 3 IN SAID HAMPSHIRE CENTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 1 IN SAID HAMPSHIRE CENTER; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF JEFFERSON STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 6 IN BLOCK 7 EXTENDED NORTH; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF BLOCK 7; THENCE WESTERLY ALONG SAID SOUTH LINE TO A LINE 60 FEET WEST OF THE EAST LINE OF LOT 6 IN BLOCK 1 IN A.J. WILLING'S ADDITION; THENCE SOUTHERLY ALONG SAID LINE TO THE NORTH LINE OF JACKSON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE, TO A LINE 83.5 FEET WEST OF THE EAST LINE OF LOTS 1,2,3,4 IN BLOCK 6 IN REED AND SHOLES ADDITION; THENCE NORTHERLY ALONG SAID LINE, 110.64 FEET TO THE NORTH LINE OF LOT 4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 4, 62.5' TO THE EAST LINE OF LOT 6 IN BLOCK 1 OF JACOB RINN'S SECOND ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 6,7,8 IN SAID BLOCK, 90 FEET TO THE SOUTH LINE OF LOT 9 IN SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTH LINE, 70 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 9, 1999 AS DOCUMENT NUMBER 1999K107308; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 126 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST HALF OF LOT 12, IN BLOCK 1 OF JACOB RINN'S ADDITION TO THE TOWN OF HAMPSHIRE CENTER; THENCE NORTHERLY ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF LOT 13 OF SAID JACOB RINN'S ADDITION TO THE NORTH LINE OF SAID LOT 13; THENCE WESTERLY ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED, TO THE WEST LINE OF PARK STREET; THENCE NORTHERLY ALONG SAID WEST LINE, TO THE SOUTH LINE OF LOT 3 IN BLOCK 2 IN SAID JACOB RINN'S ADDITION; THENCE WESTERLY ALONG SAID SOUTH LINE, 141 FEET TO THE EAST LINE OF LOT 14 IN SAID BLOCK 2; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 14,15,16 IN SAID BLOCK TO THE NORTH LINE OF RINN AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE, 326 FEET TO THE EAST LINE (EXTENDED NORTH) OF LOT 16 IN BLOCK 3 IN SAID JACOB RINN'S ADDITION; THENCE SOUTHERLY ALONG SAID EAST LINE AND EAST

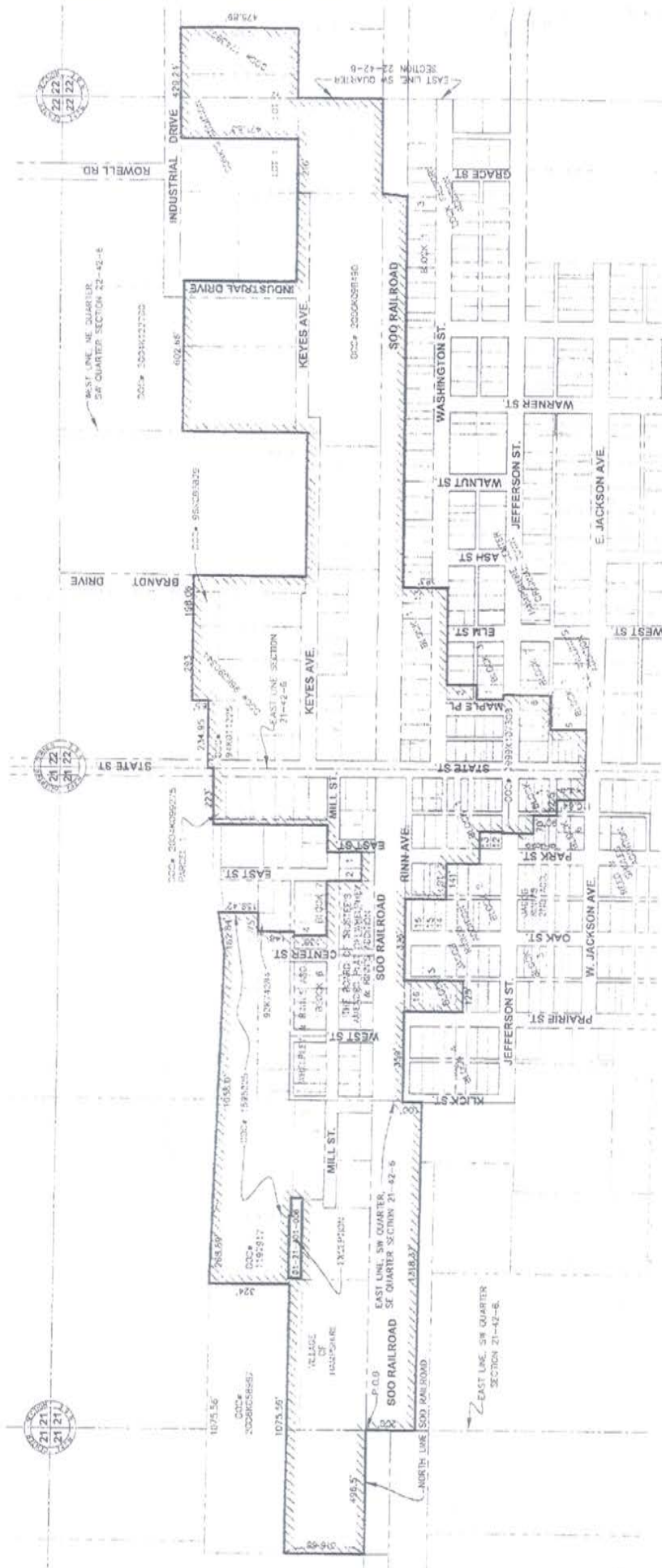


LINE EXTENDED TO THE SOUTH LINE OF THE FENZEL PROPERTY DESCRIBED IN DOCUMENT NUMBER 1713801; THENCE WESTERLY ALONG SAID SOUTH LINE, 125' TO THE EAST LINE OF PRAIRIE STREET; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF RINN AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE 359 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTHERLY ALONG SAID EAST LINE, 100' TO THE SOUTH LINE OF PROPERTY DESCRIBED IN QUITCLAIM DEED RECORDED APRIL 30, 1992 AS DOCUMENT NUMBER 92K31097; THENCE WESTERLY ALONG SAID SOUTH LINE, 1318.37 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID EAST LINE 200 FEET TO THE NORTH LINE OF THE SOO RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING, EXCEPTING THAT PART WITH A PARCEL IDENTIFICATION NUMBER OF 01-21-401-006, IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.

REDEVELOPMENT PROJECT AREA  
 HAMPSHIRE  
 KANE COUNTY, ILLINOIS



N.T.S.



Engineering Enterprises, Inc.  
 Consulting Engineers  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554 630/466-9359



REVISED 03/12/07  
 P4054700

**Bazos, Freeman, Kramer, Schuster, Vanek & Kolb, LLC**  
Attorneys at Law



May 21, 2012

Ms. June Canello  
TIF Coordinator/Local Government Division  
Office of the Comptroller  
100 W. Randolph  
Suite 15-500  
Chicago, IL 60601

Peter C. Bazos  
Bradley T. Freeman  
Robert S. Kramer  
Mark Schuster  
Gary M. Vanek  
Andrew E. Kolb  
Scott P. Larson  
J. William Braithwaite

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*Writer's contact:*  
mschuster@sbfklaw.com  
Tel: 847.742.8800 ext.111

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Re: Village of Hampshire / Fiscal Year 2008  
Tax Increment Financing District and  
Central Area Redevelopment Project

Dear Ms. Canello:

I serve as attorney for the Village of Hampshire, Kane County, Illinois, and have done so since a time prior to 2007. In 2007, by its Ordinances No. 07-34, 07-35, and 07-36, the Village created a tax increment financing plan, and established the Central Area Redevelopment Project in the Village.

I have reviewed the information to be submitted to your office by the Village pursuant to the Tax Increment Allocation Redevelopment Act, and submit this qualified opinion pursuant to Section 74.4-5((d)(4) of the Act.

It is my opinion that the Village has complied with the requirements of the Act in creating the TIF District, and establishing the Redevelopment Area and Project, including the formation of a Joint Review Board; and except that, the Joint Review Board has not met within 180 after the close of the last fiscal year to review the effectiveness and status of the redevelopment project area up to that date.

I have advised the Village to convene a meeting of the Joint Review Board without delay, in order to review the effectiveness and status of the redevelopment project area for the 2008 fiscal year, and steps have been taken to convene such meeting.

In addition, I have advised the Village to convene a meeting of the Joint Review Board without delay, in order to review the effectiveness and status of the redevelopment project area up to date, and steps have been taken to convene such meeting.





Ms. Canello  
May 21, 2012  
Page Two

Although as of this date, no certain date has been set, it is anticipated that such meeting(s) of the Joint Review Board will be concluded within 30 days of the date of this correspondence. A supplemental opinion may be submitted to your office, certifying that such meeting(s) have been held, upon your direction.

Please contact me upon your receipt of this correspondence, should any additional information be required.

Sincerely yours,

Mark Schuster  
Bazos, Freeman, Kramer, Schuster, Vanek & Kolb, LLC  
Attorney for the Village of Hampshire

MS/kmc

cc: L. Vasquez / Village Clerk  
J. Magnussen / Village President  
D. Maxeiner / Village Administrator

Village  
of  
**HAMPSHIRE**

www.hampshireil.org

**Village President**  
Jeffrey R. Magnussen

**Village Administrator**  
Doug Maxeiner

**Village Trustees**  
George E. Brust  
Martin Ebert  
Jan Kraus  
Orris Ruth  
Jerry Shepardson  
Rob Whaley

**Attachment B**

**Village of Hampshire (Kane County)  
Central Area Redevelopment Project**

**Fiscal Year**

**May 1, 2007 to April 30, 2008**

**CERTIFICATION**

To: Ms. June Canello  
TIF Coordinator/Local Government Division  
Office of the Comptroller  
100 W. Randolph  
Suite 15-500  
Chicago, IL 60601

I, Jeffrey R. Magnussen, Village President of the Village of Hampshire, County of Kane, State of Illinois, do hereby certify that the Village of Hampshire has complied with all requirements pertaining to the Tax Incremental Redevelopment Act during the fiscal year ended April 30, 2008, with the exception of Section 11-74.4-5(e) of the Act requiring the Joint Review Board be convened annually (i) no later than 180 days after the close of the Village's last fiscal year or (ii) as soon as the audit for the last fiscal year becomes available to review the effectiveness and status of the Central Area Redevelopment Project up to that date.

The Village will convene a meeting of the Joint Review Board as soon as practicable, and will review with the Joint Review Board the audit for the 2008 fiscal year

In addition, the Village has taken measures to ensure that a meeting of the Joint Review Board will be promptly convened each year hereafter.

Dated: May 21, 2012

  
Jeffrey R. Magussen

Village  
of  
**HAMPSHIRE**

www.hampshireil.org

**Village President**  
Jeffrey R. Magnussen

**Village Administrator**  
Doug Maxeiner

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Jan Kraus  
Orris Ruth  
Jerry Shepardson  
Rob Whaley

**Attachment D**

I, Douglas K. Maxeiner, Village Administrator, do hereby certify that the following activities were undertaken in furtherance of the objectives of the redevelopment plan for Tax Increment Finance District #1 (Central Area Redevelopment Project Area) between May 1, 2007 and April 30, 2008.

1. Feasibility Study for the Redevelopment Plan and Project Study completed by PGA Urban Consulting in the amount of \$44,215.
2. Legal and Professional Fees in the amount of \$7,972.



\_\_\_\_\_  
Douglas K. Maxeiner, Village Administrator

May 21, 2012



**VILLAGE OF HAMPSHIRE  
TAX INCREMENTAL FINANCING RE-DEVELOPMENT PLAN AND PROJECT  
JOINT REVIEW BOARD**

**MEETING**

**April 25, 2007**

A meeting of the Joint Review Board established for the Village of Hampshire Tax Incremental Financing/Redevelopment Plan and Project, for the Village's central downtown area, was convened at 2:00 p.m. at the Hampshire Village Hall. Persons in attendance were the following: Michael Weber/PGAV (Village Consultant), Fredi Schmutte/Village of Hampshire (Village Economic Development Consultant), Richard Perry/Ella Johnson Public Library District, Connie VonKuedell/Hampshire Fire District, Robert Whitehouse and Patti Prill, Hampshire Park District, and Ed Reiser/Public Member. Mark Schuster/Village of Hampshire (Village Attorney) was also present. Fredi Schmutte was nominated to act as Chair, and by vote of the persons present was named Chair of the meeting. Mr. Schuster was appointed to take minutes. On Motion duly made and seconded, Mr. Reiser was named as Public Member.

On nomination by F. Schmutte, seconded by R. Whitehouse, and by unanimous vote, Village President Jeffrey Magnussen was named as Chair of the Joint Review Board.

At the invitation of the Chair, Mr. Weber then began a review of the responsibilities of the Joint Review Board. Mr. Weber explained that the JRB was to review the Village's Re-Development Plan and to make a recommendation and report to the Village Board of Trustees in regard to the proposed Plan. After making the initial report, the JRB would meet annually to review the Villages uses of, and plans for use of, the incremental tax funds resulting from the re-development area.

The JRB is to make its recommendation and report in regard to the proposed Re-Development Plan by May 25, 2007. It was noted that the taxing bodies had each received a separate letter inviting them to make comment at or prior to the public hearing scheduled for comment on the proposed Re-Development Plan, or by June 7, 2007. Mr. Weber pointed out that such comments would be in order, but that the representatives of the taxing bodies present and participating as members of the Joint Review Board should conclude their comments for the report and recommendation of the JRB before May 25.

Mr. Weber then reviewed the proposed Plan. He explained that the Plan must meet certain minimum eligibility requirements under State Law, and that the proposed Plan meets those requirements. The proposed Re-development Area has sufficient acres (107 in total), and conditions which meet the minimum requirements for "blighted" and/or "conservation" areas (see Summary on page 13 of the Plan). Some of the factors that exist in the central downtown business area of the Village are buildings in excess of 35 years in age, "excessive coverage" on



downtown lots, conditions of deterioration, substandard watermains, sub-par growth in EAV (compared to the rest of the Village).

Mr. Whitehouse noted that the comparative figure, 23% growth in EAV in the Village, would necessarily take into account substantial new development, and did not compare the existing downtown to the "existing" Village. Mr. Weber agreed that the figures did not compare existing to existing conditions, but rather, address the criteria necessary to qualify the area as a re-development area under State Law.

Ms. Cheryl Crates/CUSD #300 arrived.

Mr. Weber then also reviewed the proposed Re-Development Plan for the area. He referred the members of the JRB to Exhibit F, a Land Use Plan, and stated that it was anticipated that the projects for the Re-Development Area would largely be rehab-type projects, rather than re-development type projects. The Village hoped to use incremental taxes for matching funds for infrastructure improvement grants, and for matching funds for rehabilitation by individual property owners. It was emphasized that construction of new municipal buildings are not eligible for use of TIF funds. A re-development area is meant to encourage private investment in buildings, in order to enhance the tax base for the future. Improvements to municipal buildings do not enhance the tax base.

Ms. Crates inquired whether the Village had investigated use of a bond issue for public improvements or other purposes as an alternative. She noted that for example the School District had recently undergone a referendum campaign in order to obtain additional funding, such being the only option available for a school district.

Mr. Weber referred the members to Exhibit G, the proposed budget for the re-development area. He noted that there was no present plan for a bond issue out of the TIF District. The Village planned to first seek agreement with various property owners in the re-development area, offering, for example, a rebate of additional taxes which might be incurred by that property owner after improving his or her property, as an incentive. Ms. Crates asked if the Village was considering a bond issue for say curb and gutter improvements. Mr. Weber and Ms. Schmutte responded that the Village could use accumulated or anticipated TIF funds to pay debt service on a bond issue for such purposes, but no such bond issue could be commenced until there was a predictable and certain revenue stream.

The expected life of the re-development area is 23 years. It was noted that Mr. Weber and Ms. Crates had discussed the school district situation. Because of the minimum State Aid amount, at which the school district was currently operating, there would be no loss to the school district from its consent to this TIF proposal. Moreover, the budget includes both a line item for taxing district capital costs, should any be incurred because of the Re-Development Plan, and also a line item for increased education costs of the school district should sufficient residential development occur so as to impact the school district.



The overall idea of this Re-Development Plan is to restore the downtown area, to preserve the “sense of place” in the Village. The length of the Plan will depend on the success of the Village in leveraging private investment into the area, using TIF dollars for match.

Mr. Reiser noted that long ago, it was the milk farms and milk industry that brought money to the Town, and businesses bought from each other. Presently, however, the downtown is “decrepit.”

Ms. VonKuedell noted that approval of the Re-Development Plan was really an “investment in the community,” and not really a “sacrifice.” Ms. Crates asked if the TIF Plan was “incremental only.” Mr. Weber explained that it was so, that the Village would obtain a certified statement of the Re-development Area EAV upon approval of the Re-Development Plan, and then would realize the taxes from any increase in EAV after that date. At the same time, the taxing bodies, including the school district, would receive the same amount of tax, based on the EAV at the time of approval, during the life of the Re-Development Plan. Crates inquired if the Village would borrow funds for TIF purposes. Ms. Schmutte responded that when there were TIF funds sufficient to service any such debt, then the Village could borrow funds to accelerate a project.

Mr. Whitehouse noted that the total estimate for increase in EAV was double during the life of the Re-Development Project, and stated that this was not so dramatic as an increase in EAV on vacant land might actually be. Mr. Weber explained that without the EAV increasing, then the taxing body tax rate would go up; on the other hand, with increasing EAV, or substantial new development, then under PTELL limits, the tax rate would decrease.

Mr. Weber directed the Board to look at Exhibit H, showing that the increase in EAV is in the central downtown area is less than that in the Village in general. Mr. Whitehouse asked whether the better comparison would be to any increase in the EAV of the existing Village – thereby excluding the effects of new development. Mr. Weber explained that his methodology addressed the statutory eligibility requirements for a re-development plan. He also stated that it was a “executive decision” to use the downtown area for the re-development area, rather than the entire Village.

Ms. Crates pointed out that she has seen areas where public improvements were accomplished through special service area financing. Mr. Weber explained that it would not be appropriate to tax new subdivisions for downtown improvements, but that special service area financing could be used in the downtown, in tandem with the TIF District.

Mr. Weber also explained that it was necessary to find that “but for” the establishment of the Re-Development Area and Re-Development Project, the goal of rehabilitating the downtown area could not be accomplished.

Ms. Schmutte explained that Village Impact Fees and Transition Fees are being used for downtown improvements. Ms. VonKuedell noted that the table in the proposed plan was based on 2005 EAV, which represented 1/3 of market value of the properties in the project area. Mr. Weber estimated that at \$1M EAV and a 7.5% tax rate, the District might generate on the order



of \$75,000.00 per year tax increment funds. The total gross identified in the plan over the life of the plan is \$13.4M, which funds will be applied to the general categories of expense set forth in the budget.

Ms. Schmutte explained that it was the intention of the Village President to appoint an advisory board, to review with the Village Board specific projects to be pursued within the Re-Development Area Budget.

Mr. Weber noted that no specific detrimental impact is expected for any of the local taxing bodies.


Finally, Mr. Weber reviewed with the JRB the 3 ordinances which will be considered by the Village Board as part of the approval process:

- 1) An Ordinance making Findings of Fact and Approving the Re-development Area;
- 2) An Ordinance establishing the Re-Development Project and Project area; and
- 3) Establishing "increment" financing.

Mr. Weber distributed a draft Report and Recommendation for review by the JRB.

On motion made by Mr. Whitehouse, and seconded by Ms. Schmutte, at 3:35 p.m., the JRB adjourned the meeting to Monday, May 21, 2007 at 2:00 p.m. at the Hampshire Village Hall.

Respectfully submitted

  
\_\_\_\_\_  
Mark Schuster  
Recording Secretary

**VILLAGE OF HAMPSHIRE  
TAX INCREMENT FINANCING RE-DEVELOPMENT PLAN AND PROJECT  
JOINT REVIEW BOARD**

**MEETING**

**May 21, 2007**

The meeting of the Joint Review Board was re-convened this date at 2:00 p.m. at the Hampshire Village Hall. Present were Michael Weber/PGAV, Fredi Schmutte/Village Consultant, Robert Whitehouse/Hampshire Park District, Connie Von Keudell/Hampshire Fire Protection District, Richard Perry/Ella Johnson Public Library District, and Edward Reiser, citizen member. No representatives from Hampshire Township, CUSD #300, or Kane County, were present.

The secretary reviewed for the Board the notice of the meeting and the letter sent to previously absent members. The secretary noted that the purpose of the meeting is to review and approve a recommendation to the Village Board of Trustees regarding the proposed Redevelopment Plan. The Report must be approved no later than May 25, 2007; the public hearing is set for June 7, 2007 at 6:00 p.m. at the Village Hall.

Ms. Schmutte reported to the Board that the Village had made a presentation to the CUSD #300 Board after the last meeting, and after a good presentation and discussion with the Board, the Board, based on its prior experience with other TIF proposals, had voted that it could not favor the proposal. Ms. Crates joined the meeting. Ms. Schmutte also reported that she had spoken with a representative of Kane County, who informed her that the County would take no formal position in regard to the proposal. The County representative also noted however that the County favored the rehabilitation of local downtown areas.

Mr. Whitehouse inquired on behalf of the Board of Commissioners of the park District if the area just north of Mill Street, on the west side of State Street and continuing north to Hampshire Creek, ought to be deleted from the TIF Area, because of the recent re-development there. It was noted that the area had been defined prior to the recent re-development activity; that the new evaluation of the property might "jump start" the pool of TIF funds; and that the area could be deleted by the Village Board, if it was warranted.

Ms. Von Keudell, on behalf of the Hampshire Fire Protection District, delivered a letter to the secretary, for inclusion in the record of the public hearing, noting the District's approval of the proposal, and noting two items of need at the District which might be exacerbated by re-development activity in the Area: a) a new fire truck; and b) reimbursement for increased inspection expenses.

Ms. Crates, for the School District, reminded the Board of its prior discussion regarding need for reimbursement to the District for the tuition costs of additional students brought into the



Area by re-development activities.

Mr. Perry noted that it was the consensus of the Library District to approve the proposal.

Mr. Reiser noted that local business owners with whom he had occasion to discuss the proposal favored it, with two cautions: a) that the governmental entities not take all of the TIF funds for governmental projects, without using any for private re-development initiatives; and b) what procedures are being established for private owners to access TIF funds? They are "skeptical" that funds will be available and/or used for private initiatives.

Ms. Von Keudell noted that the alternative to a TIF for downtown re-development is a tax to be imposed on all taxpayers. The TIF will localize the burden among those for whom there will be benefit.

Mr. Palm noted that the Village was making a commitment to the Area by proposing to construct a new Village Hall nearby, and to construct new infrastructure within the Area – street improvements on Keyes, Industrial and Mills Streets, and replacement sewers there also – for the benefit of business owners in the downtown area.

Ms. Crates compared the situation to another municipality within the School District territory, which she felt did not have the correct direction and planning for overall success in a TIF District – and emphasized that "forward thinking" as Hampshire had exhibited with its plan was crucial.

Ms. Von Keudell inquired when the District would be formulating a plan for use of funds generated by the Re-development Area? Mr. Weber responded that the Board was required to meet not less than once per year, to consider the updates from the Village and proposed expenditures. Mr. Palm promised to update the Board members on a regular basis.

Ms. Crates inquired if there would be a zoning change in the Re-development Area up-front. It was noted that no zoning changes were anticipated at this time, but could be made necessary by an particular re-development proposal in the future that may be incompatible with existing zoning in the Area.

On Motion by Mr. Reiser, seconded by Ms. Von Keudell, to approve the written report of the Joint Review Board to the Village Board of Trustees, recommending approval of the proposed Tax Increment Financing District Re-Development Plan & Project, the vote was as follows:

CUSD #300	Nay
Ella Johnson Public Library District	Aye
Hampshire Fire Protection District	Aye
Hampshire Township Park District	Aye
Village of Hampshire	Aye
Public Representative (Mr. Reiser)	Aye



ECC  
Kane County  
Hampshire Township

Absent  
Absent  
Absent

The motion was approved.

On motion duly made and seconded, the meeting was adjourned at 2:55 p.m.

Respectfully submitted,



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Mark Schuster  
Secretary

**REDEVELOPMENT PROJECT AREA  
HAMPSHIRE****LEGAL DESCRIPTION**

THAT PART OF THE SOUTH HALF OF SECTION 21 AND PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE SOO RAILROAD WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE WESTERLY ALONG SAID SOUTH LINE, 496.5 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 416.66 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO THE VILLAGE OF HAMPSHIRE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID VILLAGE PROPERTY, 324 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY, 1075.56 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED JULY 21, 1971 AS DOCUMENT NUMBER 1197917; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, 268.89 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 17, 1981 AS DOCUMENT NUMBER 1595225; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, 1058.0 FEET; THENCE EASTERLY ALONG SAID NORTH LINE 162.84 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE SOUTHERLY ALONG SAID EAST LINE, 159.42 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED OCTOBER 20, 1992 AS DOCUMENT NUMBER 92K74284; THENCE WESTERLY ALONG SAID NORTH LINE, 75 FEET TO THE WEST LINE OF SAID PROPERTY; THENCE SOUTHERLY ALONG SAID WEST LINE AND WEST LINE EXTENDED SOUTHERLY, 148 FEET TO THE NORTH LINE OF LOT 4 IN BLOCK 7 IN WHELPLEY AND RINN'S ADDITION; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 4; THENCE SOUTHERLY ALONG SAID WEST LINE, 130' TO THE NORTH LINE OF MILL STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF EAST STREET AND MILL STREET; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 2 OF THE BOARD OF TRUSTEE'S AMENDED PLAT OF WHELPHEY & RINN'S ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 3 FEET OF SAID LOT 2; THENCE EASTERLY ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTH 3 FEET OF LOT 1 IN SAID BLOCK 2, TO THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE AND SAID LINE EXTENDED NORTH, TO THE NORTH LINE OF SAID MILL STREET; THENCE EAST ALONG SAID NORTH LINE TO A LINE PARALLEL TO AND 223 FEET WEST OF THE EAST LINE OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE NORTH LINE OF PROPERTY DESCRIBED AS PARCEL 1 IN WARRANTY DEED RECORDED JULY 23, 2004 AS DOCUMENT NUMBER 2004K099275; THENCE EASTERLY ALONG SAID NORTH LINE, 223 FEET TO THE EAST LINE OF SECTION 21; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 1, 1994 AS DOCUMENT NUMBER 94K011225; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 234.95 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 23, 1996 AS DOCUMENT NUMBER 96K090344; THENCE NORTHERLY ALONG SAID WEST LINE, 65 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 293 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN TRUSTEES DEED RECORDED DECEMBER 10, 1996 AS DOCUMENT NUMBER 96K086829; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 198.06 FEET TO THE EAST LINE OF BRANDT DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE



## SECTION 8 - LEGAL DESCRIPTION

OF KEYES AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 17, 2004 AS DOCUMENT NUMBER 2004K122700; THENCE EASTERLY ALONG SAID SOUTH LINE, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 602.66 FEET TO THE EAST LINE OF INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF KEYES AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF CORK'S ADDITION TO HAMPSHIRE; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 1 IN SAID CORK'S ADDITION, 216 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTHERLY ALONG SAID EAST LINE, 471.83 FEET TO THE SOUTH LINE OF INDUSTRIAL DRIVE; THENCE EASTERLY ALONG SAID SOUTH LINE, 429.24 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 1743901; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 475.89 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE WESTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF CORK'S ADDITION TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF THE RAILROAD RIGHT OF WAY; THENCE WESTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 7, 2000 AS DOCUMENT NUMBER 2000K098490; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 1 IN LOCK FACTORY ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF THE RAILROAD TO THE EAST LINE OF LOT 13 IN BLOCK 1 IN HAMPSHIRE CENTER (ORIGINAL TOWN); THENCE SOUTHERLY ALONG SAID EAST LINE AND EAST LINE EXTENDED, 183' TO THE SOUTH LINE OF WASHINGTON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 2 IN BLOCK 3 IN SAID HAMPSHIRE CENTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 1 IN SAID HAMPSHIRE CENTER; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF JEFFERSON STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 6 IN BLOCK 7 EXTENDED NORTH; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF BLOCK 7; THENCE WESTERLY ALONG SAID SOUTH LINE TO A LINE 60 FEET WEST OF THE EAST LINE OF LOT 6 IN BLOCK 1 IN A. J. WILLING'S ADDITION; THENCE SOUTHERLY ALONG SAID LINE TO THE NORTH LINE OF JACKSON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE, TO A LINE 83.5 FEET WEST OF THE EAST LINE OF LOTS 1,2,3,4 IN BLOCK 6 IN REED AND SHOLES ADDITION; THENCE NORTHERLY ALONG SAID LINE, 110.64 FEET TO THE NORTH LINE OF LOT 4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 4, 62.5' TO THE EAST LINE OF LOT 6 IN BLOCK 1 OF JACOB RINN'S SECOND ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 6,7,8 IN SAID BLOCK, 90 FEET TO THE SOUTH LINE OF LOT 9 IN SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTH LINE, 70 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 9, 1999 AS DOCUMENT NUMBER 1999K107308; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 126 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST HALF OF LOT 12, IN BLOCK 1 OF JACOB RINN'S ADDITION TO THE TOWN OF HAMPSHIRE CENTER; THENCE NORTHERLY ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF LOT 13 OF SAID JACOB RINN'S ADDITION TO THE NORTH LINE OF SAID LOT 13; THENCE WESTERLY ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED, TO THE WEST LINE OF PARK STREET; THENCE NORTHERLY ALONG SAID WEST LINE, TO THE SOUTH LINE OF LOT 3 IN BLOCK 2 IN SAID JACOB RINN'S ADDITION; THENCE WESTERLY ALONG SAID SOUTH LINE, 141 FEET TO THE EAST LINE OF LOT 14 IN SAID BLOCK 2; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 14,15,16 IN SAID BLOCK TO THE NORTH LINE OF RINN AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE, 326 FEET TO THE EAST LINE (EXTENDED NORTH) OF LOT 16 IN BLOCK 3 IN

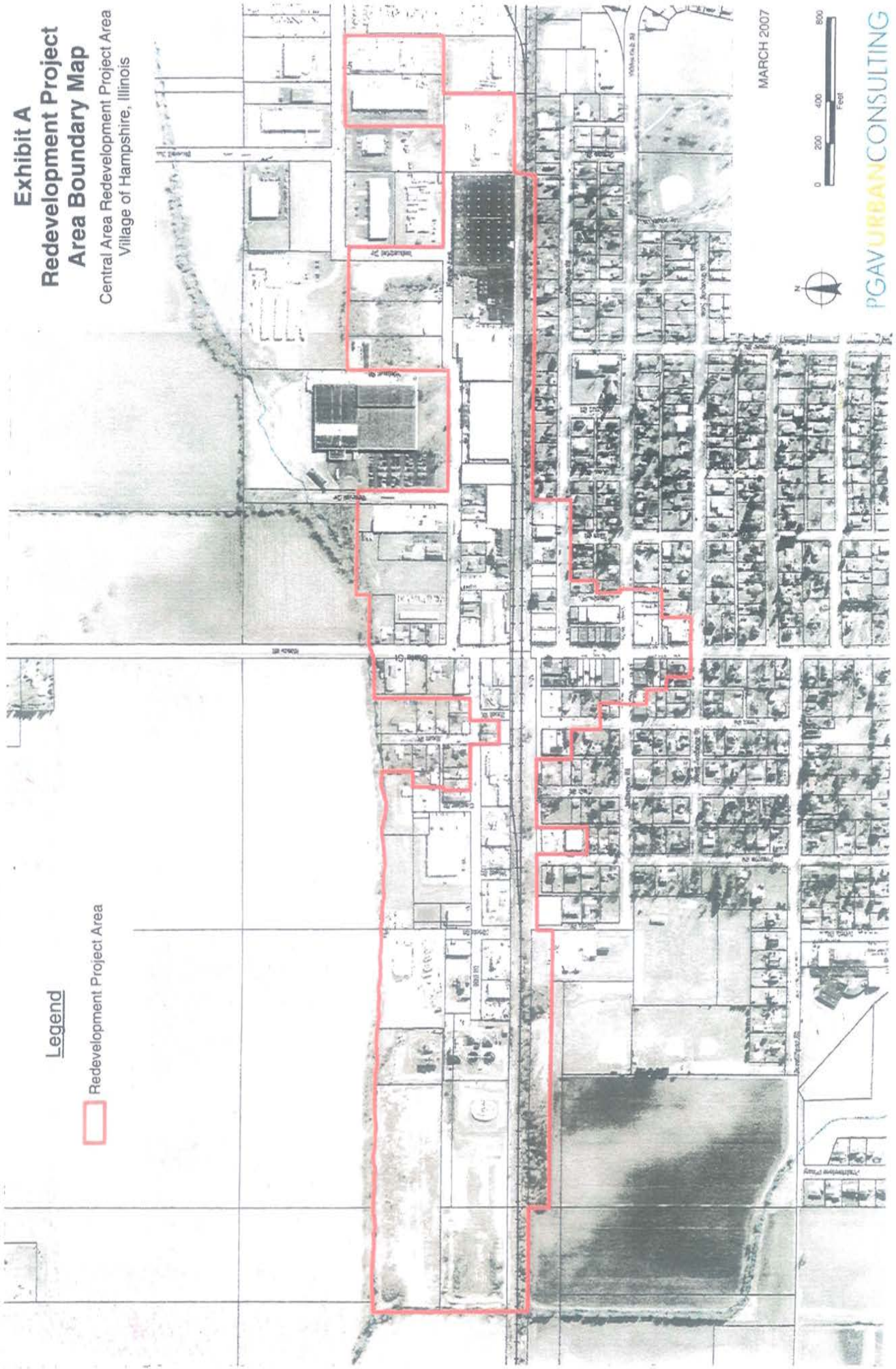


SECTION 8 - LEGAL DESCRIPTION

SAID JACOB RINN'S ADDITION; THENCE SOUTHERLY ALONG SAID EAST LINE AND EAST LINE EXTENDED TO THE SOUTH LINE OF THE FENZEL PROPERTY DESCRIBED IN DOCUMENT NUMBER 1713801; THENCE WESTERLY ALONG SAID SOUTH LINE, 125' TO THE EAST LINE OF PRAIRIE STREET; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF RINN AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE 359 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTHERLY ALONG SAID EAST LINE, 100' TO THE SOUTH LINE OF PROPERTY DESCRIBED IN QUITCLAIM DEED RECORDED APRIL 30, 1992 AS DOCUMENT NUMBER 92K31097; THENCE WESTERLY ALONG SAID SOUTH LINE, 1318.37 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID EAST LINE 100 FEET TO THE SOUTH LINE OF THE SOO RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING, IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.

# Exhibit A Redevelopment Project Area Boundary Map

Central Area Redevelopment Project Area  
Village of Hampshire, Illinois



### Legend

 Redevelopment Project Area

MARCH 2007

