

**FIRST AMENDMENT TO THE CITY OF HIGHWOOD
DOWNTOWN TIF DISTRICT
REDEVELOPMENT PLAN AND PROJECT**

Prepared Jointly by:

**City of Highwood
and
Kane, McKenna and Associates, Inc.**

Original Redevelopment Plan and Project: February 5, 2002

First Amendment to Redevelopment Plan and Project: May 20, 2021

The City of Highwood's (hereinafter the "City") Downtown TIF Redevelopment Plan and Project is hereby amended as described herein. The amendatory language contained herein constitutes the First Amendment to the TIF Redevelopment Plan and Project adopted in 2002.

1) **Section I.** "Introduction" fourth paragraph is amended to read as follows:

"The RPA consists of approximately two-hundred sixty-six (266) tax parcels and approximately one hundred and seventy (170) structures."

2) **Section I.** "Introduction" "The Redevelopment Plan" third paragraph references an RPA boundary map in Exhibit 2. The RPA boundary map as amended, is now included in Exhibit 2 attached hereto.

3) **Section II.** "Redevelopment Project Area Legal Description" is hereby be replaced with an amended Exhibit 1.

4) **Section VI.C.** "General Land Use Plan" second and third sentences are hereby amended to read as follows:

"Existing land uses are shown in Amended Exhibit 3, attached hereto and made a part of this Plan. Amended Exhibit 4, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area that will generally be along the same pattern to existing uses."

5) **Section VI.E.** "Estimated Redevelopment Project Costs" is hereby deleted and replaced with the following:

"Eligible Redevelopment Project Costs. Under the TIF Act, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include

(1) *Professional Service Costs* – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with

respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors;
- Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a redevelopment plan;
- In addition, redevelopment project costs shall *not* include lobbying expenses;

(2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

(3) *Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

(4) *Public Works* – Costs of the construction of public works or improvements, except that redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

(5) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;

(6) *Financing Costs* – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;

(7) *Capital Costs* – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

(8) *School-Related Costs* – An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Redevelopment Project Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually.¹ Certain library district costs may also be paid as provided for in the Act.

(9) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;

(10) *Payment in lieu of taxes*;

¹ The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

(11) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

(12) *Developer Interest Cost* – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (A) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
- (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
- (C) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
- (D) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
- (E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).
- (F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing

units, as defined in Section 3 of the Illinois Affordable Housing Act, within the Redevelopment Project Area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).²

The TIF Act prohibits certain costs. Unless explicitly stated herein, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the TIF Act prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the TIF Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail

**“CITY OF HIGHWOOD
DOWNTOWN TIF REDEVELOPMENT PROJECT
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition and Assembly Costs including Demolition and Relocation	\$ 11,500,000
2. Site Preparation	\$ 4,500,000
3. Utility Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, road and streetscape improvements, and parking	\$ 5,000,000
4. Rehabilitation of Structures	\$ 2,500,000
5. Interest Costs Pursuant to the Act	\$ 2,500,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Cost	\$ 1,000,000
7. School District Tuition Costs	\$ 7,000,000
8. Taxing District Capital Improvements Pursuant to the Act	\$ 500,000 .
9. Job Training	<u>\$ 250,000 ..</u>
TOTAL ESTIMATED PROJECT COSTS	<u>\$ 34,750,000</u>

NOTES:

- a. All costs are shown in 2021 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary increases that may be realized.
- b. Private redevelopment costs and investments are in addition to the above.
- c. The total estimated Redevelopment Project Costs shall not be increased by more than 5% after adjustment for inflation from the date of this Redevelopment Plan Amendment.
- d. TIF revenues may be expended into or from any contiguous Redevelopment Project Area.
- e. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.”

- 7) Section VI.G. “Nature and Term of Obligations to be Issued” The second sentence of the second paragraph is amended to read as follows:

“The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 35th calendar year, occurring after adoption of the Ordinance which establishes the RPA.”

- 8) Section VI.H “Redevelopment Project” “Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area” is hereby amended to read in its entirety as follows:

“The total base year equalized assessed valuation for the original Redevelopment Project Area is \$16,121,337. The First Amendment to the Plan and Project EAV is estimated to decrease the base year EAV by approximately \$308,373.”

- 9) Section VI.I. “Redevelopment Project” “Anticipated Equalized Assessed Valuation (EAV)” is hereby amended to read, in its entirety as follows:

“Upon completion of the anticipated private development of the Redevelopment Project Area over a thirty-five (35) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$50,000,000 to \$60,000,000”

- 10) Section VII.A. “Description and Scheduling of Redevelopment Project” “Redevelopment Project” is hereby amended to add two new paragraphs at the end of the Section.

“School Tuition, School Capital and Library Costs: The City may fund eligible school district and school capital costs and library costs pursuant to the requirements of the TIF Act.

- 11) Section VII.C. “Description and Scheduling of Redevelopment Project” “Completion of Redevelopment Project and Retirement of Obligations to Finance

Redevelopment Costs” - The first sentence is hereby deleted and replaced with the following:

“Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs. This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within thirty-five (35) years after the adoption of an ordinance designating the Redevelopment Project. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the ordinance approving the RPA is adopted.”

- 12) EXHIBIT 3, entitled “EXISTING LAND USE MAP”, is deleted and replaced by an amended EXHIBIT 3 attached hereto and made part hereof.
- 13) EXHIBIT 4, entitled “PROPOSED LAND USE MAP”, is deleted and replaced by an amended EXHIBIT 4 attached hereto and made part hereof

EXHIBIT 1
LEGAL DESCRIPTION

LEGAL DESCRIPTION

THAT PART OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 15, TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF HIGHWOOD AVENUE (A.K.A. TEMPLE AVENUE); THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF WAUKEGAN AVENUE (A.K.A.SHERIDN ROAD); THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 15; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF WAUKEGAN AVENUE (A.K.A. SHERIDAN ROAD); THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE SOUTHEASTERLY CORNER OF LOT 1 IN SHORELINE RE-SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 29, 1965, AS DOCUMENT NUMBER 1290034, IN LAKE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 15; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE SOUTHEASTERLY CORNER OF LOT 5 IN THE SUBDIVISION OF BLOCK 46 OF EVERTS AND JEFFREYS DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 29, 1871, IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG A STRAIGHT LINE TO THE NORTHEASTERLY CORNER OF LOT 6 IN PRICE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 15, 1908, IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 117082, (SAID NORTHEASTERLY CORNER ALSO BEING A POINT ON THE WESTERLY LINE OF GREEN BAY ROAD); THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO THE NORTHEASTERLY CORNER OF LOT 7 IN SAID PRICE'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7 TO THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 7 (SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF LOT 5 IN SAID PRICE'S SUBDIVISION) TO THE SOUTHWESTERLY CORNER OF SAID LOT 7, (SAID SOUTHWESTERLY CORNER ALSO BEING A COMMON CORNER TO LOTS 5, 8 AND 10 OF SAID PRICE'S SUBDIVISION); THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 5, 4, 3, 2 AND 1, (SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF LOTS 10, 11, 12, 13, 14 AND 15, ALL IN SAID PRICE'S SUBDIVISION) SAID SOUTHERLY AND NORTHERLY LINE EXTENDED WESTERLY TO THE WESTERLY LINE OF MORGAN PLACE (A.K.A. BURTIS PLACE); THENCE NORTHLY ALONG SAID MORGAN PLACE (A.K.A. BURTIS PLACE) TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF PRAIRIE AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 47 IN THE PLAT OF HIGHWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1868, IN BOOK "A" PAGE 93, IN LAKE COUNTY, ILLINOIS SAID EASTERLY LINE OF LOT 47 EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID EASTERLY LINE (SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF MORGAN PLACE), TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF MEARS PLACE; THENCE WESTERLY ALONG SAID

SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE WESTERLY 125.00 FEET OF LOT 53 IN SAID PLAT OF HIGHWOOD; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTH 37 FEET OF THE NORTH 150.00 FEET OF THE WESTERLY 150.00 FEET OF SAID LOT 53 (MEASURED ON THE WEST LINE THEREOF); THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF EVERTS PLACE; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE NORTH 50.00 FEET OF THE SOUTH 103.00 FEET OF THE NORTH 203.00 FEET OF SAID LOT 52, (AS MEASURED ALONG THE WEST LINE OF SAID LOT 52); THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH SAID WEST LINE OF LOT 52, (SAID WEST LINE ALSO BEING THE EASTERLY LINE OF LOT 51 IN SAID PLAT OF HIGHWOOD); THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER OF "L" AND "L" SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 20, 1976, AS DOCUMENT NO. 1792842, IN LAKE COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID "L" AND "L" SUBDIVISION, TO THE NORTHWEST CORNER THEREOF, (SAID NORTHWEST CORNER BEING A POINT ON THE EASTERLY LINE OF JEFFERY PLACE); THENCE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE SOUTH 49.50 FEET OF THE EAST 100.00 FEET OF THE NORTH 172.00 FEET (MEASURED FROM CENTER OF STREET) OF LOT 50 IN SAID PLAT OF HIGHWOOD, EXTENDED EASTERLY; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF HIGH STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE EXTENDED TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF HIGHWOOD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF PALMER AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH SOUTHERLY LINE OF THE NORTH 80.00 FEET OF THE SOUTH 300.00 FEET OF LOT 58 IN SAID PLAT OF HIGHWOOD EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 58; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 263.34 FEET OF LOT 57 IN SAID PLAT OF HIGHWOOD; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 33.00 FEET OF SAID LOT 57; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 96.84 FEET OF THE NORTH 263.34 FEET OF SAID LOT 58; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 57; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF NORTH AVENUE; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF FUNSTON AVENUE, EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH SOUTH LINE OF THE NORTH 133.00 FEET OF THE SOUTH 333.00 FEET OF THE WEST 175.00 FEET OF LOT 59 IN SAID PLAT OF HIGHWOOD; THENCE EASTERLY ALONG SAID LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WEST 175.00 FEET OF LOT 59; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 6 IN BELLI'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 10, 1924, AS DOCUMENT NO. 248493, IN LAKE COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTHERLY ALONG THE EAST LINES OF LOTS 6, 7, 8 & 9

(SAID EAST LINES ALSO BEING THE WEST LINES LOTS 5, 4, 3, 2 AND 1 OF SAID BELLI'S SUBDIVISION) TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 2 IN ORLANDINI'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 20, 1940, AS DOCUMENT NO. 473967, IN LAKE COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN SAID ORLANDINI'S SUBDIVISION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 50, BLOCK 2 IN HAYT'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 15, 1896, AS DOCUMENT NO. 65143, IN LAKE COUNTY, ILLINOIS; THENCE NORTHERLY AONG THE EAST LINE OF SAID BLOCK 2 TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 2 TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 32, BLOCK 1 IN SAID HAYT'S RESUBDIVISION EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 32, THENCE WESTERLY ALONG THE NORTH LINES OF LOTS 32, 31, 30 AND 29 IN SAID BLOCK 1, TO THE NORTHWEST CORNER OF SAID LOT 29; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK 1 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF WASHINGTON AVENUE; THENCE EASTERLY ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH A LINE 100.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF BLOCK 23 IN E. ASHLEY MEAR'S PLAT OF HIGHWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 25, 1875, IN BOOK "A" OF PLATS, PAGE 27, IN LAKE COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID LINE 100.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 23, TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SHERIDAN ROAD (A.K.A. WAUKEGAN AVENUE); THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF CLAY AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

THAT PART OF LOT 54 IN THE PLAT OF HIGHWOOD, BEING EVERTS AND JEFFERY'S DIVISION, ACCORDING TO SAID PLAT THEREOF, RECORDED ON AUGUST 22, 1868 IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF SAID LOT 54 (BEING THE WESTERLY LINE OF GREEN BAY ROAD, FORMERLY RAILWAY AVENUE) AND THE PRESENT NORTHERLY LINE OF HIGHWOOD AVENUE, LOCATED 22.50 FEET NORTH OF THE ORIGINAL CENTER LINE OF SAID HIGHWOOD AVENUE; THENCE NORTH 28 DEGREES 43 MINUTES WEST ALONG SAID EASTERLY LINE OF LOT 54, 45.55 FEET (BEING THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF LOT 54 AND THE CENTER LINE OF AN 0.80 FOOT WIDE CONCRETE BLOCK PARTY WALL EXTENDED STRAIGHT EASTERLY); THENCE NORTH 89 DEGREES 42 MINUTES WEST ALONG SAID CENTER LINE OF THE AFOREMENTIONED 0.80 FOOT WIDE CONCRETE BLOCK PARTY WALL, AND ALONG SAID CENTERLINE EXTENDED STRAIGHT WESTERLY, 109.91 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 201.85 FEET OF

SAID LOT 54 (BEING THE EAST LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED OCTOBER 16, 1979, AS DOCUMENT NO. 2028145 AND RE-RECORDED JANUARY 24, 1980, AS DOCUMENT NO. 2045553); THENCE SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST 40.05 FEET, MORE OR LESS, ALONG SAID PARALLEL EAST LINE, TO SAID PRESENT NORTHERLY LINE OF HIGHWOOD AVENUE; AND 131.65 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO EXCEPTING,

THAT PART OF LOT 1 IN BLOCK 17 IN PLAT "D" OF HIGHWOOD, BEING EVERTS AND MEARS' SUBDIVISION OF LOTS 60, 61 AND 63 OF EVERTS AND JEFFREYS DIVISION OF LANDS IN SECTIONS 14 AND 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID LOT 1, 150.00 FEET WEST ON SAID NORTH LINE FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST 101.59 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1 AND 70.00 FEET EAST 117.75 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 43.22 FEET; THENCE NORTH 102.20 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO EXCEPTING,

THAT PART OF LOT 4 IN LUCY D. COMSTOCK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT NO. 62363, ON JULY 3, 1895, IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF HIGHWOOD, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE WEST 96.00 FEET OF THE EAST 146.00 FEET OF SAID LOT 4 (MEASURED ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 4) EXCEPT THE SOUTH 90.00 FEET THEREOF.

ALSO EXCEPTING,

THE SOUTH HALF OF LOT 7 AND THE NORTH HALF OF LOT 8 IN BLOCK 17 IN PLAT D OF HIGHWOOD, BEING EVERTS AND MEARS PLAT OF LOT 60, 61 AND 63 IN EVERTS AND JEFFREYS DIVISION OF LANDS IN SECTIONS 14 AND 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1874 IN BOOK "A" OF PLATS, PAGE 17 IN LAKE COUNTY, ILLINOIS.

AND ALSO EXCEPTING,

LOT 2 (EXCEPTING THE WESTERLY 33 FEET THEREOF) IN NORTH SHORE RESUBDIVISION OF LOTS 10 THRU 15 INCLUSIVE AND THE SOUTHERLY HALF OF LOT 16 TOGETHER WITH THAT PART OF VACATED LAKE FOREST AVENUE LYING WESTERLY OF AND ADJOINING SAID LOTS, ALL IN SAID BLOCK 17 IN PLAT D OF HIGHWOOD, IN SECTIONS 14 AND 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1966 AS DOCUMENT NO. 1319292 IN BOOK 43 OF PLATS, PAGE 59 IN LAKE COUNTY, ILLINOIS.

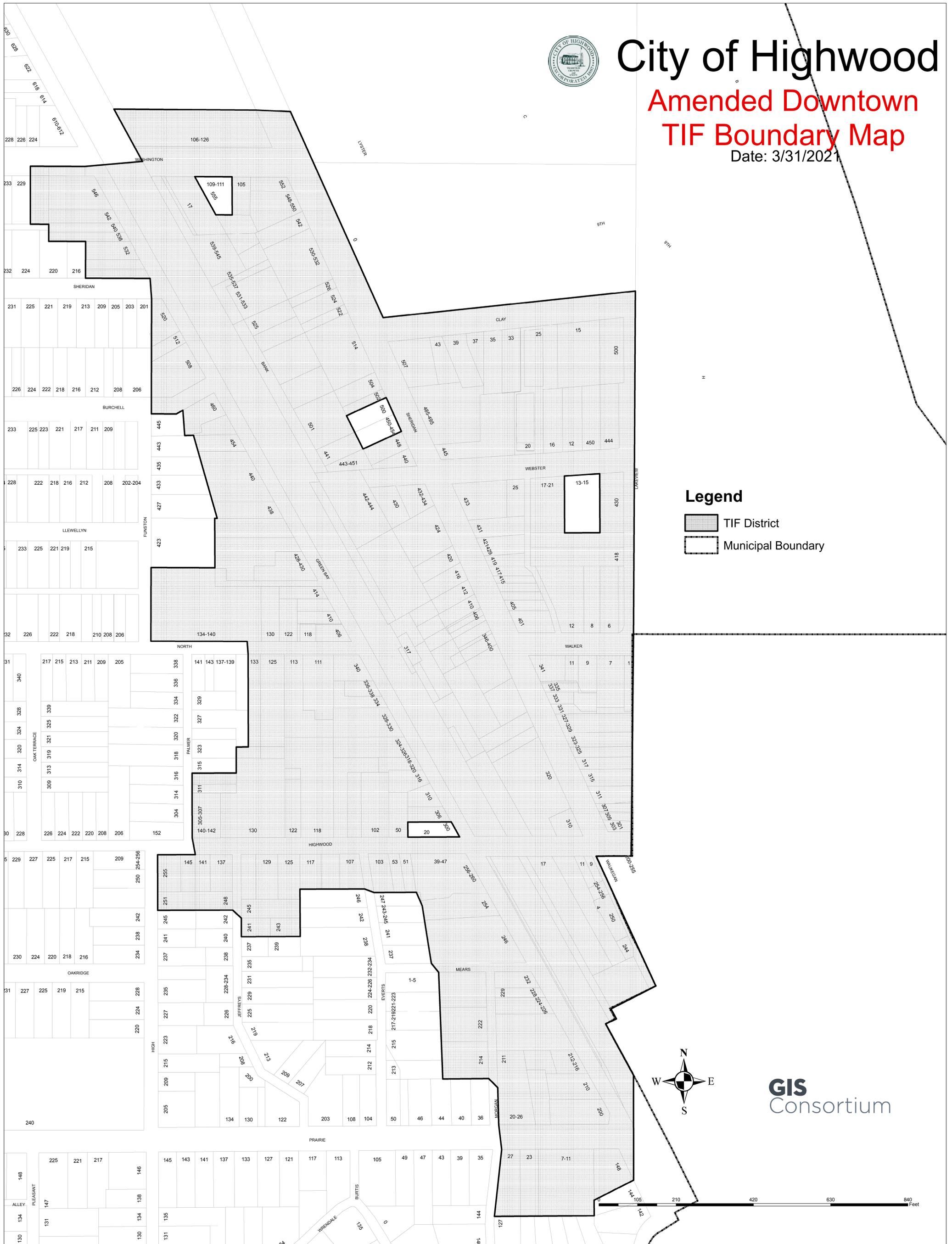
EXHIBIT 2
RPA BOUNDARY MAP



City of Highwood

Amended Downtown TIF Boundary Map

Date: 3/31/2021



Legend

-  TIF District
-  Municipal Boundary

GIS Consortium

EXHIBIT 3
CURRENT LAND USE MAP



City of Highwood

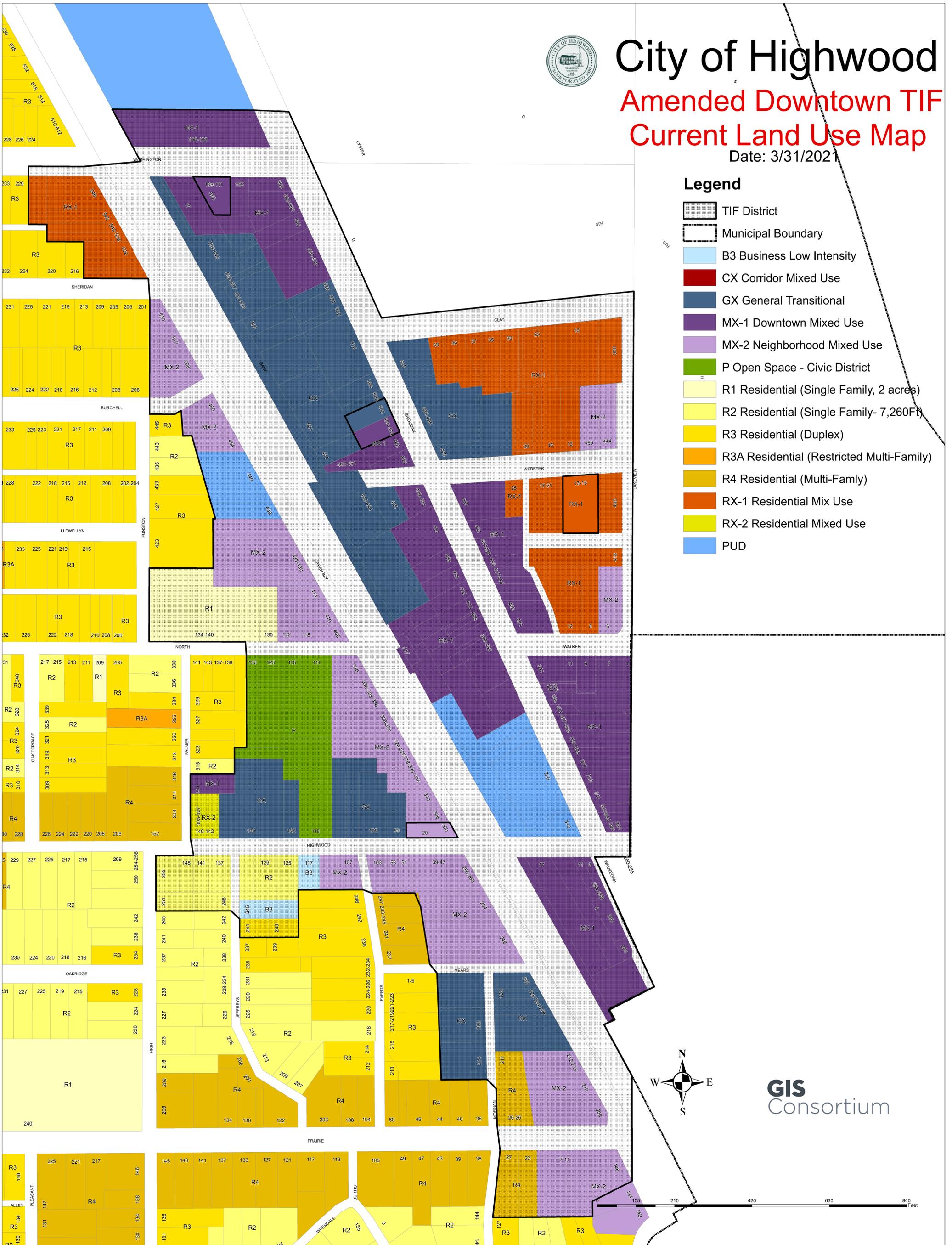
Amended Downtown TIF

Current Land Use Map

Date: 3/31/2021

Legend

-  TIF District
-  Municipal Boundary
-  B3 Business Low Intensity
-  CX Corridor Mixed Use
-  GX General Transitional
-  MX-1 Downtown Mixed Use
-  MX-2 Neighborhood Mixed Use
-  P Open Space - Civic District
-  R1 Residential (Single Family, 2 acres)
-  R2 Residential (Single Family- 7,260Ft)
-  R3 Residential (Duplex)
-  R3A Residential (Restricted Multi-Family)
-  R4 Residential (Multi-Famly)
-  RX-1 Residential Mix Use
-  RX-2 Residential Mixed Use
-  PUD



GIS Consortium

EXHIBIT 4

PROPOSED LAND USE MAP



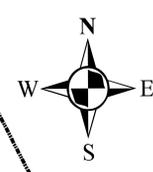
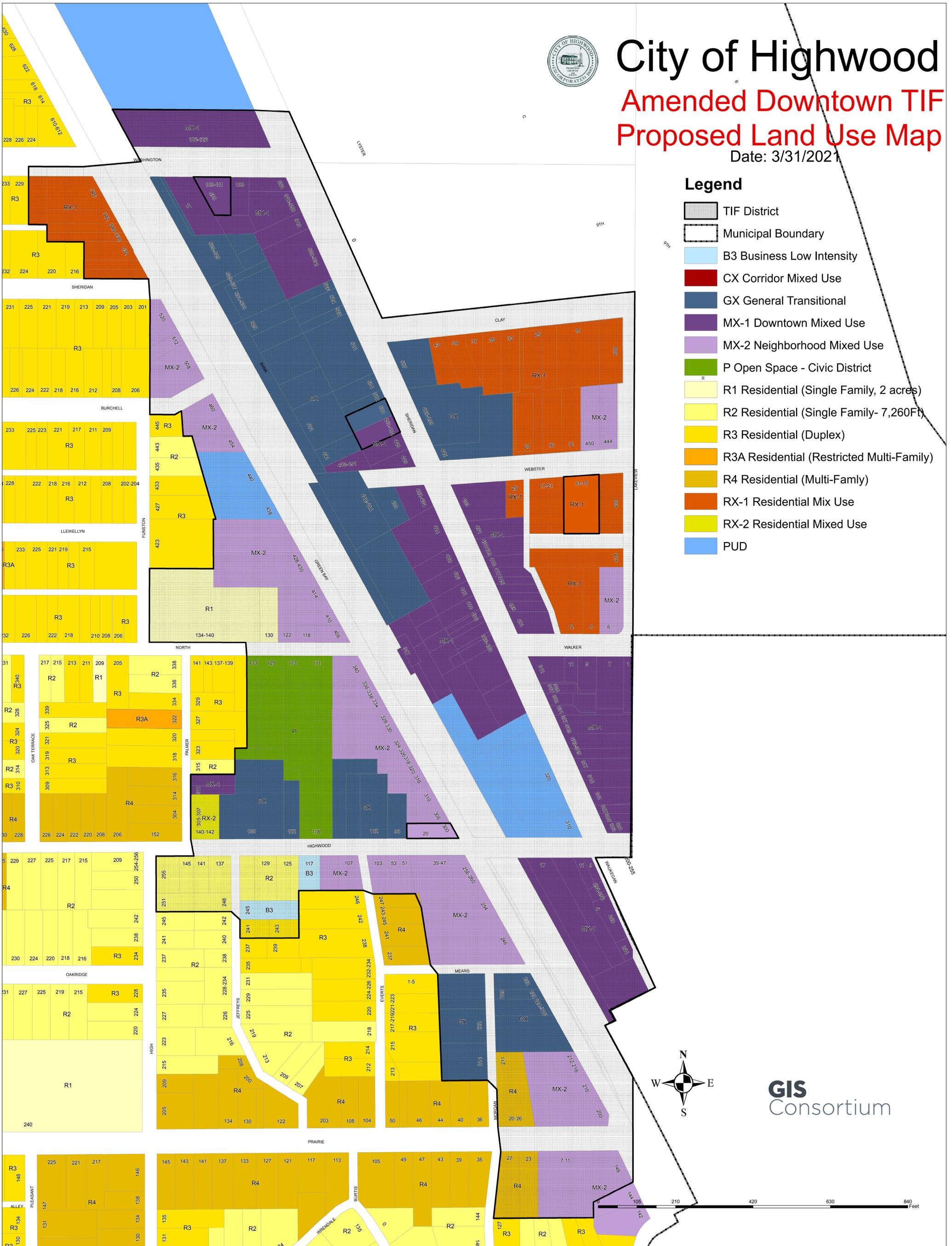
City of Highwood

Amended Downtown TIF Proposed Land Use Map

Date: 3/31/2021

Legend

-  TIF District
-  Municipal Boundary
-  B3 Business Low Intensity
-  CX Corridor Mixed Use
-  GX General Transitional
-  MX-1 Downtown Mixed Use
-  MX-2 Neighborhood Mixed Use
-  P Open Space - Civic District
-  R1 Residential (Single Family, 2 acres)
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-  PUD



GIS Consortium

