

FILED

JAN 25 2007

*Gay A. Kelly*  
DuPage County Clerk

I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a copy of AN ORDINANCE AMENDING ORDINANCE NUMBER 3121, ADOPTED FEBRUARY 2, 1989, AS AMENDED BY ORDINANCE NUMBER 5145, ADOPTED JUNE 6, 2003, AND THE REDEVELOPMENT PLAN AND PROJECT ATTACHED THERETO AS EXHIBIT "B", IN REGARD TO THE TERMINATION DATE FOR THE VILLAGE OF LOMBARD'S DOWNTOWN TAX INCREMENT FINANCING DISTRICT AND REDEVELOPMENT DURING THE EXTENDED LIFE OF SAID TAX INCREMENT FINANCING DISTRICT BEYOND ITS ORIGINAL TERMINATION DATE.

of the said Village as it appears from the official records of said Village duly approved on January 18, 2007.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 19<sup>th</sup> day of January, 2007.



*Barbara A. Johnson*

Barbara A. Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

COPY

ORDINANCE NO. 5981

**AN ORDINANCE AMENDING ORDINANCE NO. 3121, ADOPTED FEBRUARY 2, 1989, AS AMENDED BY ORDINANCE NUMBER 5145, ADOPTED JUNE 6, 2002, AND THE REDEVELOPMENT PLAN AND PROJECT ATTACHED THERETO AS EXHIBIT "B," IN REGARD TO THE TERMINATION DATE FOR THE VILLAGE OF LOMBARD'S DOWNTOWN TAX INCREMENT FINANCING DISTRICT AND REDEVELOPMENT DURING THE EXTENDED LIFE OF SAID TAX INCREMENT FINANCING DISTRICT BEYOND ITS ORIGINAL TERMINATION DATE**

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: The President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, hereby find as follows:

- A. Pursuant to Ordinance Numbers 3121, 3122 and 3123, adopted February 2, 1989, the Village approved a tax increment redevelopment plan and project (hereinafter referred to as the "TIF Plan"), designated the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area") and adopted tax increment financing relative to Village's downtown area tax increment financing district (hereinafter referred to as the "Downtown TIF District"); said Downtown TIF District being legally described and depicted as set forth in Exhibits "A-1", "A-2" and "A-3" attached hereto and made a part hereof.
- B. Pursuant to Sections 1f and 1g of Ordinance No. 3121, adopted February 2, 1989, and Section V(J) of Exhibit "B" attached thereto (the TIF Plan), the Downtown TIF District was originally established as a sixteen (16) year tax increment financing district, with real estate taxes for 2004, as collected during 2005, being the last year of real estate taxes subject to the Downtown TIF District, (hereinafter referred to as the "Original Termination Date"), notwithstanding the fact that the State statutes authorized up to a twenty-three (23) year life for tax increment financing districts at the time of the formation of the Downtown TIF District.
- C. Pursuant to Ordinance Number 5145, adopted June 6, 2002, the Village approved an amendment to Ordinance Number 3121, adopted February 2, 1989, and the TIF Plan that was attached thereto, pursuant to which the life of the Downtown TIF District was extended for an additional seven (7) years, with real estate taxes for 2011, as collected during 2012, being the



last year of real estate taxes subject to the Downtown TIF District (the TIF Plan as amended by said Ordinance Number 5145 being hereinafter referred to as the "Amended TIF Plan").

- D. Pursuant to Public Act 94-0783, effective May 19, 2006, the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (hereinafter referred to as the "TIF Act") was amended to allow the Village to extend the life of the Downtown TIF District to thirty-five (35) years, with real estate taxes for 2023, as collected during 2024, being the last year of real estate taxes subject to the Downtown TIF District.
- E. It has become evident to the Village that the full redevelopment value of the Downtown TIF District will not be achieved without extending the life of the Downtown TIF District for an additional twelve (12) years, so as to have said Downtown TIF District exist for the full time period authorized by the State statutes, and amending the Amended TIF Plan to address and accommodate redevelopment during the extended life of the Downtown TIF District beyond its Original Termination Date (hereinafter referred to as the "Second Amendment").
- F. That the TIF Act authorizes municipalities with existing tax increment financing districts to amend the ordinances and the redevelopment project and plan in relation thereto, subject to first complying with specific notice, public meeting, joint review board meeting and public hearing requirements.
- G. That the Village has complied with the specific notice, public meeting, joint review board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to amending the ordinances and the Amended TIF Plan in relation to the Downtown TIF District, in that the Village has taken the following actions:

	<u>ACTION</u>	<u>DATE TAKEN</u>
1.	Announced the availability of the Second Amendment at a Village Board meeting	August 17, 2006
2.	Mailed notices of a Public Meeting to all taxing districts, all parties who are registered on the Village's TIF Interested Parties Registry, all residential addresses within the Downtown TIF District and all taxpayers of record within the Downtown TIF District	August 21, 2006
3.	Held the Public Meeting	September 6, 2006

4.	Adopted Ordinance No. 5923 calling for a Joint Review Board meeting and a public hearing relative to the proposed extension of the life of the Downtown TIF District and the amendment of the Amended TIF Plan in relation thereto	September 21, 2006
5.	Mailed notices relative to the availability of the Second Amendment to all residential addresses within 750 feet of the boundaries of the Downtown TIF District	September 28, 2006
6.	Mailed a copy of Ordinance No. 5923 and the Second Amendment, along with a notice of the Joint Review Board meeting and the public hearing, to all taxing districts impacted by the Downtown TIF District, the Illinois Department of Commerce and Economic Opportunity, and the Public Member of the Joint Review Board	September 28, 2006
7.	Mailed notice relative to the availability of the Second Amendment to all parties who are registered on the Village's TIF Interested Parties Registry	October 4, 2006
8.	Held a Joint Review Board meeting	October 19, 2006
9.	Published notice of the public hearing in the newspaper twice	November 15, 2006 and November 17, 2006
10.	Mailed notice of the public hearing to each residential address and taxpayer of record within the Downtown TIF District, and to each person on the Village's TIF Interested Parties Registry	November 17, 2006
11.	Held a public hearing	December 7, 2006

H. On October 19, 2006, the Joint Review Board, relative to the Downtown TIF District, recommended the approval of the Village's twelve (12) year Downtown TIF District extension proposal and approval of the Second Amendment in relation thereto.

I. Pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the public hearing date to take action on this Ordinance approving the amendment to the ordinances and the Amended TIF Plan for the Downtown TIF District to provide for a twelve (12) year extension of the life of the Downtown TIF District and the approval of the Second Amendment in relation thereto.



SECTION 2: That Section 1f of Ordinance No. 3121, adopted on February 2, 1989, as amended by Ordinance No. 5145, adopted June 6, 2002, is amended to read in its entirety as follows:

"f. The estimated date for final completion of the Project is December 31, 2023, subject to the receipt of 2023 incremental real estate tax revenues during 2024."

SECTION 3: That Section 1g of Ordinance No. 3121, adopted on February 2, 1989, as amended by Ordinance No. 5145, adopted June 6, 2002, is amended to read in its entirety as follows:

"g. The estimated date for retirement of obligations incurred to finance Project costs is not later than December 31, 2023, subject to the receipt of 2023 incremental real estate tax revenues during 2024."

SECTION 4: That Exhibit "B" to Ordinance No. 3121, adopted February 2, 1989, as amended by Ordinance No. 5145, adopted June 6, 2002, is hereby further amended as set forth in the Second Amendment attached hereto as Exhibit "B-1" and made part hereof.

SECTION 5: That all other provisions of Ordinance No. 3121, adopted February 2, 1989, and Exhibit "B" thereto, as amended by Ordinance No. 5145, adopted June 6, 2002, not amended hereby, as well as the provisions of Ordinance Nos. 3122 and 3123, adopted February 2, 1989, as referenced above, shall remain in full force and effect.

SECTION 6: That a certified copy of this Ordinance shall be filed with the DuPage County Clerk's Office by the Village's Department of Community Development.

SECTION 7: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this 4th day of January, 2007.

First reading waived by action of the Board of Trustees this \_\_\_ day of \_\_\_\_\_, 2007.

Passed on second reading this 18th day of January, 2007.

**AYES:** Trustees Gron, Tross, O'Brien, Sebby, Florey & Soderstrom

**NAYS:** None

**ABSENT:** None

**APPROVED** by me this 18th day of January, 2007.



William J. Mueller  
Village President

**ATTEST:**



Brigitte O'Brien  
Village Clerk

Published by me in pamphlet form this 23rd day of January, 2007.



Brigitte O'Brien, Village Clerk



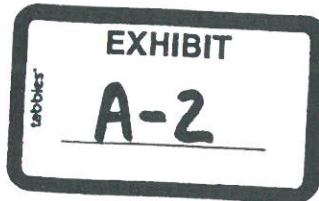
DOWNTOWN LOMBARD  
TIF DISTRICT ORIGINAL  
LEGAL DESCRIPTION  
REDEVELOPMENT PROJECT AREA



Lots 1 and 2 of the Resubdivision of Lot 6 of Block 27 of the Original Town of Lombard, Lots 1, 2, 3, and 4 of the Original Town of Lombard, Lots 1, 2, 3, the North 25 ft. of Lot 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 in Caverno's Subdivision, Lot 1 in Lombard Bible Church Consolidation Plat, Lots 1, 2, 3, 4, and 5 in Owner's Subdivision in Block 18 of the Original Town of Lombard, Lots 1, 2, 3, 4, 5, 6, and 7 in Block 11 of the Original Town of Lombard, Lots 8, 9, 10, 11, and 12 in J. B. Hull's Subdivision of part of Block 11 and part of outlot 4 of the Original Town of Lombard, Lots 7, 8, 9, 12, 13, 14, 15, 16, 17 and 18 of Grove Park Subdivision, Lots 2, 3, 4, 5, 6, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28 in Grove Park Subdivision, Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 in Grove Park Subdivision First Addition, Lots 11 and 12 in W. H. Maple's Subdivision, Lots 3, 4, 5, 6, 7, 8, 9, 10, and 11 in Block 10 of the Original Town of Lombard, Lots 1, 2, and 3, in the Subdivision of Outlot 10 in the Original Town of Lombard, Lot 1 of the Belfast Consolidation Plat, Lots 1, 2, 4, and 5 of Block 19 in the Original Town of Lombard, Lots 1, 2, 3, 4, 5, 6, 7, 8, of J. B. Hull's Subdivision of Lot 3 of Block 19 of the Original Town of Lombard, Lot 43 excepting the North 20 feet thereof in Orchard Subdivision, Lots 1 and 2 of Timke's Resubdivision, all of Park Manor Condominium, including all Chicago & Northwestern Railroad right-of-way and all public rights-of-way adjacent to the above-described property all being in the Northeast Quarter of Section 7, Township 39 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois.

Of that part of Block 22 of the Original Town of Lombard described by beginning at a point on the East line of Main Street, 499.0 feet North of the Southwest corner of said Block 22 and running thence Easterly to a point on the center line of said Block 22 that is 386.6 feet to the Southerly line of said Parkside Avenue; thence Southwesterly along the Southerly line of said Parkside Avenue to the East line of Main Street; thence South on the East line of Main Street, 291.85 feet to the place of beginning, Lots 1, 2, and 3 in James' Subdivision of Part of Block 22 of the Original Town of Lombard, Lots 28, 29, 30, and 31 of Part of Block 22 in N. Matson & Others Resubdivision, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 in Block 17 of the Original Town of Lombard, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 in Block 16 of the Original Town of Lombard, Lots 1, 2, the East 1/2 of Lot 3, Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 in Block 12 of the Original Town of Lombard, Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15 in Block 18 of H. O. Stone & Company's Addition to Lombard, Lombard Tower Condominiums, Charlotte-Garfield Condominiums, including all Chicago & Northwestern Railroad right-of-way and all public rights-of-way adjacent to the above-described property all being in the Northwest Quarter of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian all in DuPage County, Illinois.





**DOWNTOWN LOMBARD TIF DISTRICT  
REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION  
(as revised to take into account consolidations and  
resubdivisions since the formation of the TIF District in 1989)**

LOTS 1 AND 2 OF THE RESUBDIVISION OF LOT 6 OF BLOCK 27 OF THE ORIGINAL TOWN TO LOMBARD, LOTS 1, 2, 3, AND 4 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, THE NORTH 25 FEET OF LOT 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 IN CAVERNO'S SUBDIVISION, LOT 1 IN LOMBARD BIBLE CHURCH CONSOLIDATION PLAT, LOT 1 IN THE VILLAGE OF LOMBARD MAPLE STREET PLAT OF CONSOLIDATION, LOTS 1, 2, 3, 4, AND 5 IN OWNER'S SUBDIVISION IN BLOCK 18 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, 4, 5, 6, AND 7 IN BLOCK 11 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 3, 4, 5, 6, 7, AND 11 IN BLOCK 10 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 IN GROVE PARK SUBDIVISION 1<sup>ST</sup> ADDITION, LOTS 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, AND 28 IN GROVE PARK SUBDIVISION, LOTS 1 AND 2 IN TIMKE'S RESUBDIVISION, LOTS 1, 2, 3, 4, AND 5 IN GROVE STREET ASSESSMENT PLAT, LOT 1 OF THE BELFAST CONSOLIDATION PLAT, LOT 43 EXCEPTING THE NORTH 20 FEET THEREOF IN ORCHARD SUBDIVISION, ALL OF THE LINCOLN TERRACE CONDOMINIUM, LOTS 1, 2, AND 3 IN THE SUBDIVISION OF OUTLOT 10 IN BLOCK 19 IN THE ORIGINAL TOWN OF LOMBARD, LOTS 4 AND 5 OF BLOCK 19 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 5, 6, AND 7 OF J.B. HULL'S SUBDIVISION OF LOT 3 OF BLOCK 19 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1 AND 2 OF BLOCK 19 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, AND 3 IN ZITTS RESUBDIVISION, LOT 2 IN PARK VIEW POINTE RESIDENTIAL CONDOMINIUM, ALL OF PARK VIEW POINTE COMMERCIAL CONDOMINIUM, LOT 1 IN PARK VIEW POINTE RESUBDIVISION, LOTS 8, 9, 10, AND 11 IN HULL'S J.B. SUBDIVISION PART OF BLOCK 11 AND PART OF OUTLOT 4 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 10 AND 11 IN PARK MANOR CONDOMINIUM, ALL CHICAGO & NORTHWESTERN RAILROAD RIGHT-OF-WAY AND ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE ABOVE-DESCRIBED PROPERTY ALL BEING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

OF THAT PART OF BLOCK 22 OF THE ORIGINAL TOWN OF LOMBARD DESCRIBED BY BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET, 499.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK 22 AND RUNNING THENCE EASTERLY TO A POINT ON THE CENTER LINE OF SAID BLOCK 22 THAT IS 386.6 FEET TO THE SOUTHERLY LINE OF SAID PARKSIDE AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY,





LINE OF SAID PARKSIDE AVENUE TO THE EAST LINE OF MAIN STREET;  
THENCE SOUTH ON THE EAST LINE OF MAIN STREET, 291.85 FEET TO THE  
PLACE OF BEGINNING, LOTS 1, 2, AND 3 IN JAMES' SUBDIVISION OF PART  
OF BLOCK 22 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 28, 29, 30, AND  
31 OF PART OF BLOCK 22 IN N. MATSON & OTHERS RESUBDIVISION, LOTS 1,  
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13 IN BLOCK 17 OF THE ORIGINAL TOWN OF  
LOMBARD, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14 IN BLOCK 16 OF  
THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16,  
17, AND 18 IN BLOCK 12 OF THE ORIGINAL TOWN OF LOMBARD, REGENCY  
GROVE CONDOMINIUMS, LOTS 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15 IN BLOCK  
18 OF H. O. STONE & COMPANY'S ADDITION TO LOMBARD, LOMBARD  
TOWER CONDOMINIUMS, CHARLOTTE-GARFIELD CONDOMINIUMS,  
INCLUDING ALL CHICAGO & NORTHWESTERN RAILROAD RIGHT-OF-WAY  
AND ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE ABOVE-DESCRIBED  
PROPERTY ALL BEING IN THE NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN  
ALL IN DUPAGE COUNTY, ILLINOIS.

VILLAGE OF LOMBARD  
DOWNTOWN TIF DISTRICT

JULY 2008

DOWNTOWN TIF DISTRICT

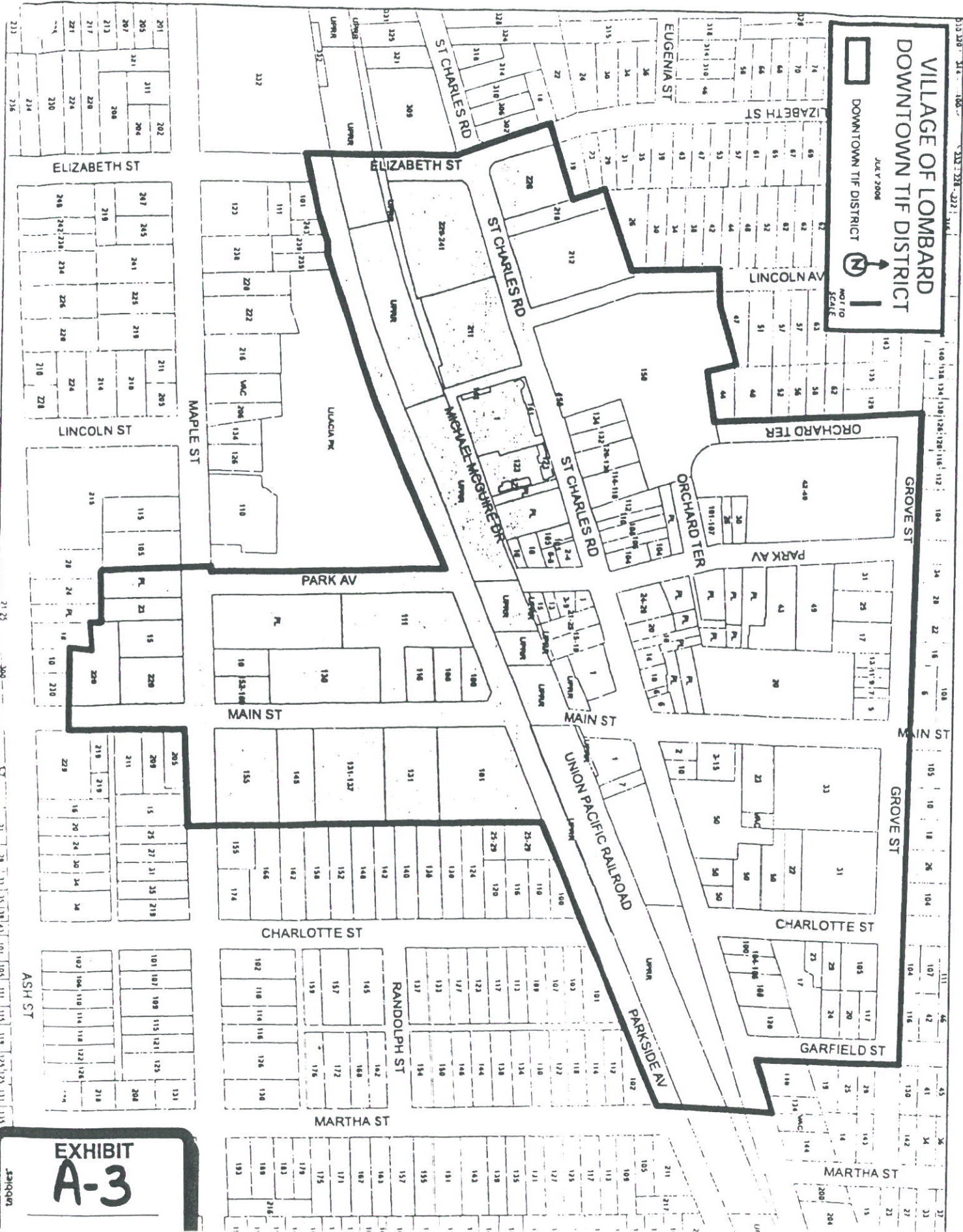


EXHIBIT  
**A-3**



**SECOND AMENDMENT TO VILLAGE OF LOMBARD DOWNTOWN TIF**

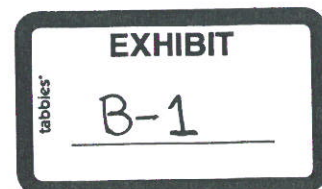
**REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT**

**Prepared Jointly By:**

**Village of Lombard  
and  
Kane, McKenna and Associates, Inc.**

**Original Redevelopment Plan and Project:  
First Amendment to Redevelopment Plan and Project:  
Second Amendment to Redevelopment Plan and Project:**

**February 2, 1989  
June 6, 2002  
August 17, 2006**



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

FILING CERTIFICATE


I, GARY A. KING, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of DuPage County, Illinois, and as such official I do further certify that on the 25<sup>th</sup> day of January, 2007, there was filed in my office a duly certified copy of the following Ordinance of the Village of Lombard:

ORDINANCE NO. 5981

AN ORDINANCE AMENDING ORDINANCE NO. 3121, ADOPTED FEBRUARY 2, 1989, AS AMENDED BY ORDINANCE NUMBER 5145, ADOPTED JUNE 6, 2003, AND THE REDEVELOPMENT PLAN AND PROJECT ATTACHED THERETO AS EXHIBIT "B,"  
IN REGARD TO THE TERMINATION DATE FOR THE VILLAGE OF  
LOMBARD'S DOWNTOWN TAX INCREMENT FINANCING DISTRICT AND  
REDEVELOPMENT DURING THE EXTENDED LIFE OF SAID TAX INCREMENT  
FINANCING DISTRICT BEYOND ITS ORIGINAL TERMINATION DATE

duly adopted by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, on the 18<sup>th</sup> day of January, 2007, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this 25<sup>th</sup> day of January, 2007.

  
Gary A. King  
County Clerk of DuPage County, Illinois

{SEAL}



LOMBARD DOWNTOWN TAX INCREMENT AREA  
REDEVELOPMENT PLAN AND PROJECT

I. INTRODUCTION

Approximately eight years ago in a major planning effort towards downtown revitalization, the Village of Lombard, with cooperation and input from local merchants and property owners, began an in-depth analysis of Lombard's downtown area. The impetus for this analysis stemmed from the continuing decline of quality merchants and marketing that the downtown area has experienced over the last twenty years. Shortly thereafter, a small group of local business persons incorporated as Downtown Lombard Unlimited, their purpose being to formulate a realistic downtown redevelopment plan and to continue with project implementation.

Downtown Lombard Unlimited, with input and financial assistance from the Village, engaged the firm of Trkla, Pettigrew, Allen and Payne to professionally guide the formulation of a redevelopment plan. That plan, designated as the "Preferred Concept Plan", was incorporated by ordinance into the Village's Comprehensive Plan in 1980.

The Plan confirmed the community feeling that the Village's traditional downtown area had begun to decline in the mid-60's. Unfortunately, the Plan did not foresee an end to this trend if the area was left unattended. The Plan emphasized the need for a joint public/private effort to stabilize and rebuild a once viable community shopping area.

The Preferred Concept Plan identified several blighting conditions contributing to the decline in the downtown area. These conditions included a concentration of deficient and obsolescent structures, a fragmentation and lack of coordination of both vehicular movement and parking distribution, a high overall vacancy rate, a lack of strong business generating anchors, a severe fragmentation of land-use patterns, and a loss of identity as a viable business location.

Since the Trkla, Pettigrew, Allen and Payne study was completed approximately seven years ago, these blighting conditions have continued to develop and have become more pronounced. For example, during the past seven years, an established business, Bradley's Drugs, with a fifty-year history, has closed its doors. These conditions are described in greater detail in this Redevelopment Plan and Project which is prepared pursuant to the "Tax Increment Allocation Act (the "Act").



In March 1988, the Village Board approved the Downtown Lombard Improvement Plan which had been developed by Planning Resources Inc., under contract with the Village. The purpose of the Downtown Lombard Improvement Plan was to present a diversity of proposals which, if implemented, would improve the economic viability of downtown, establish a strong civic identity and stimulate community pride. This plan emphasizes urban design aspects as guidelines for upgrading the streetscapes in downtown Lombard. Suggestions for viable land uses, parking and circulation, as well as marketing and merchandising, are also included. In essence, an overall framework is developed which will guide public and private investment decisions so that the cumulative effect will be the evolution of a more attractive, functional, socially enlivened and economically successful downtown.

There is a multi-family development currently under construction within the proposed Tax Increment Financing District. However, this development would not have occurred but for the stated commitment by the Village of Lombard for the downtown area. Inasmuch as this property was owned and marketed by the Village of Lombard for development, and inasmuch as one aspect of this marketing was the Village's commitment and intent to complete improvements within the area as generally described in the Preferred Concept Plan and the Downtown Lombard Improvement Plan, which was ongoing at that time, this development is occurring in anticipation of said improvements. Indeed, the ultimate success of this development is inextricably tied to the general improvement and success of downtown Lombard. Unless downtown can become a functioning, attractive, and marketable area, this quality of development will be unable to succeed.

Although there has been investment in one part of the Redevelopment Project Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

As an outgrowth of the Downtown Lombard Improvement Plan, a newly formed Downtown Property Owners Committee and Village Downtown Redevelopment Committee have been working closely together in order to stimulate greater interest in downtown revitalization. These groups have both recommended the establishment of a Tax Increment Financing District.



The spread of blighting conditions cannot be arrested without the adoption of a Redevelopment Plan and Project utilizing the Preferred Concept Plan and the Downtown Lombard Improvement Plan as the basis for the necessary redevelopment of the downtown area. The magnitude of the financial investment required in order to arrest and reverse the blighting conditions identified in the downtown area preclude the possibility of private investors undertaking the entire burden of financing the redevelopment of the downtown.

The Redevelopment Plan and Project conforms to the Village of Lombard Comprehensive Plan for the development of the municipality as a whole.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a long-term comprehensive program for the redevelopment of the downtown area. By means of public investment, the downtown area can be made into a stable environment that will once again attract desirable private investment. The public investment sets the stage for the rebuilding of the area with private capital.

Public investment is only possible if tax increment financing is used pursuant to the terms of the Act. The revenue generated by this action will play a decisive role in encouraging private development. Conditions of blight that have precluded intensive private investment in the past would be eliminated. Through this Redevelopment Plan and Project, the Village will serve as the central force for marshalling the assets and energies of the private sector for a unified, cooperative, public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the downtown area in the form of a significantly expanded tax base, and expanded housing and employment opportunities.

## **II. REDEVELOPMENT PROJECT AREA DESCRIPTION**

The Redevelopment Project Area boundary, as illustrated in Exhibit A, beginning at the northeast intersection of Grove Street and Main Street (northwest corner of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian); then moving easterly along the north right-of-way of Grove Street to its intersection with the east right-of-way line of Garfield Street (approximately 858 feet); then moving south along the east right-of-way line of Garfield Street to its intersection with the north



right-of-way of St. Charles Road (approximately 390 feet); then moving easterly along the north right-of-way of St. Charles Road to a point that is the intersection of the north right-of-way of St. Charles Road and the extended west right-of-way of Martha Street as extended from the south side of St. Charles Road (approximately 115 feet); then moving southerly along the west right-of-way of Martha Street, across the Chicago and Northwestern Railroad right-of-way, to the southwest corner of the intersection of Martha Street and Parkside Avenue (approximately 220 feet); then moving southwesterly along the south right-of-way line of Parkside Avenue to a point that is 277.2 feet southwest of the southwest intersection of Charlotte Street and Parkside Avenue, said point being the northwest corner of Lot 1 in Vandercock's Resubdivision (approximately 820 feet); then moving southerly along the common, mid-block property line to the south right-of-way line of Maple Street (approximately 950 feet); then moving westerly along the south right-of-way of Maple Street to the east right-of-way of Main Street (approximately 255 feet); then moving southerly along the east right-of-way of Main Street to a point that is 90.9 feet north of the north right-of-way of Ash Street (approximately 330 feet); then moving westerly along a line parallel and 90.9 feet north of the north right-of-way of Ash Street to a point that is the southwest corner of Lot 4, block 27 in the Plat of the Original Town of Lombard (approximately 221 feet); then moving northerly along the west line of said lot 4 to the northwest corner of said Lot 4 (approximately 75.9 feet); then moving westerly along the south line of Lot 3, block 27, Plat of the Original Town of Lombard to the southwest corner of said Lot 3 (approximately 70.38 feet); then moving northerly along the west line of said Lot 3 to its intersection with the south line of Lot 1 in the resubdivision of Lot 6, block 27 of the Original Town of Lombard (approximately 30 feet); then moving westerly along the south side of Lots 1 and 2 in said Resubdivision to the west side of said Lot 2 (approximately 148.5 feet); then moving northerly along the west side of said Lot 2 to the south right-of-way of Maple Street (approximately 213.1 feet); then moving northerly across Maple Street to the northwest intersection of Maple Street and Park Avenue (80 feet); then moving northerly along the west right-of-way line of Park Avenue to the south right-of-way line of Parkside Avenue (approximately 620 feet); then moving southwesterly along the south right-of-way of Parkside Avenue to its intersection with the west right-of-way of Elizabeth Street (approximately 1,120 feet); then moving northerly along the west right-of-way of Elizabeth Street to a point



that is 220.4 feet north of the north line of St. Charles Road (approximately 660 feet); then moving northeasterly along the north line of Lot 43 in the Orchard Subdivision to the northeast corner of said Lot 43 (approximately 214 feet); then moving northerly along the west line of Lot 11, Block 10 in the Original Plat of the Town of Lombard to the northwest corner of said Lot 11 (approximately 90 feet); then moving easterly along the north side of Lots 11, 10, 9, and 8, Block 10 in the Plat of the Original Town of Lombard to the west right-of-way of Lincoln Avenue (approximately 240 feet); then moving northerly along the west line of the Lincoln Avenue right-of-way to a point that is the intersection of the west line of the Lincoln Avenue right-of-way and the north line of Lot 17, in W. H. Maple's Subdivision (approximately 243 feet); then moving easterly/northeasterly through the Lincoln Avenue right-of-way and along the north side of Lot 11 in W. H. Maple's Subdivision and Lot 6, Block 10 in the Plat of the Original Town of Lombard, to the northeast corner of said Lot 6 (approximately 201 feet); then moving southerly along the east side of said Lot 6 to the southwest corner of Lot 7 in Grove Park Subdivision, First Addition (approximately 84 feet), then moving easterly along the south side of said Lot 7 to its intersection with the west right-of-way of Orchard Terrace (approximately 141 feet); then moving northerly along said right-of-way to the north line of the Grove Street right-of-way (approximately 565 feet); then moving easterly along the north right-of-way line of Grove Street to the place of beginning (approximately 840 feet).

The legal description of the Downtown Redevelopment Project Area boundaries is attached as Exhibit B. It is expressly understood that the boundaries of this project Area cannot be expanded to include any property outside this Area unless the Area is amended through the procedures of the Act.

The Redevelopment Project Area includes those contiguous parcels of real property and improvements thereon to be substantially benefited by the proposed project improvements.

### III. DOWNTOWN REDEVELOPMENT PROJECT AREA -- GOALS AND OBJECTIVES

In mid 1980, after two years of preparation, Downtown Lombard Unlimited, in conjunction with positive Village input, recommended to the Lombard Village Board of Trustees its "Preferred Concept Plan" for downtown redevelopment. That Plan emphasizes the development of an economically sound and



viable convenience shopping and service area through the improvement of the Village's presently under-utilized and ill-developed downtown area.

In March 1988, the Village Board of Trustees approved the Downtown Lombard Improvement Plan which presented a diversity of proposals for improving the economic viability of downtown, establishing a strong civic identity and stimulating economic pride.

The goals and objectives of the Village's program for downtown development and planning are as follows:

#### GOALS

##### Village-Wide General Commercial Goals

1. To develop a range of viable shopping districts.
2. To develop commercial areas which complement the residential areas of the Village.
3. To expand the business community by developing additional income-producing uses to generate revenues in excess of the cost of public services.

##### Village-Wide Specific Commercial Goals

1. To promote a distinct functional and symbolic identity for the downtown area which emphasizes its special role within the Lombard community.
2. To develop an overall system of land uses arranged in a compact, compatible, and orderly manner to reinforce and enhance the functions of the downtown area.
3. To develop a balanced transportation system which provides for safe and convenient access to and circulation within the downtown area, and reinforces and supports surrounding land development patterns.
4. To promote an overall quality of environment which enhances the functions of the downtown area, and adds to the character and attractiveness of downtown living and shopping areas.

## OBJECTIVES

In order to accomplish the Village-wide goals, it is necessary to set forth objectives of this Downtown Redevelopment Plan and Project. These objectives are to prepare and implement an aggressive revitalization program for the Redevelopment Project Area by:

### Redevelopment Project Area General Objectives

1. Reducing or eliminating those conditions which qualify the Redevelopment Project Area as a Conservation area. The section of this Plan, entitled, "Conservation Area Conditions in the Lombard Redevelopment Project Area" enumerates those existing conditions which qualify the district as a Conservation Area pursuant to the Act.
2. Enhancing the tax base of the Village of Lombard and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in residential and commercial development.
3. Preventing the reoccurrence of conditions causing the area to be qualified as a Conservation Area, and preserving and enhancing the value of properties within the Redevelopment Project Area and in conformity with the Comprehensive Plan of the Village.

### Redevelopment Project Area Specific Objectives

The Redevelopment Project Area specific objectives can be allocated among three categories consisting of General Environment Objectives, Transportation Objectives, and Land Use Objectives as follows:

#### General Environment Objectives

1. Developing a visual design theme for the downtown to guide and coordinate individual design improvements.
2. Improving the character and appearance of the primary retail area along St. Charles Road and Main Street.
3. Developing new pedestrian facilities and conveniences which would encourage pedestrian movement and shopping within the downtown area.



4. Improving the appearance of approach routes into downtown and of entranceway areas which signify arrival.
5. Ensuring that the pavements, furniture, and landscape plantings within and adjacent to all downtown streets, alleys, and pedestrianways are both functional and attractive.
6. Regulating the design and location of downtown signs and graphics to ensure efficient communication and to improve the overall appearance of the area.
7. Utilizing lighting systems to articulate the functions of various streets and activity areas, and to accent features of special importance.
8. Preserving and enhancing selected downtown buildings and other features which emphasize the historic and cultural heritage of the area.
9. Ensuring high standards of design in all new downtown building construction and remodeling.

#### Transportation Objectives

1. Providing direct and efficient access routes to the downtown area, especially from nearby employment and residential concentrations.
2. Establishing and maintaining a street classification system which defines the future traffic-carrying role of all streets within the downtown.
3. Reducing localized traffic congestion, particularly near the commuter railway station.
4. Correcting traffic operational problems which create high accident potential at certain locations.
5. Ensuring that all streets have acceptable roadway widths with surfaces in good repair in conformance with the adopted Transportation Study and in compliance with Village codes.
6. Improving and monitoring traffic signalization and control within and around downtown.

7. Ensuring that all major activity areas within downtown are served by adequate and convenient parking facilities.
8. Encouraging the provision of adequate pickup and drop-off facilities near the commuter railway station.
9. Eliminating the spillover of downtown area traffic and parking on surrounding local residential streets.
10. Minimizing conflicts between different types of movement within the downtown area including local and through traffic, service vehicles, and pedestrians.

#### Land-Use Objectives

1. Promoting more compact and distinct groupings of activities within the downtown, each containing land uses which complement and reinforce each other.
2. Ensuring that land-use activities offering the same or similar merchandise or service are grouped together.
3. Eliminating conflicts between individual land uses which are not compatible.
4. Promoting the improvement and rehabilitation of deteriorating buildings within the downtown.
5. Removing substandard buildings.
6. Promoting the redevelopment of selected marginal and under-utilized buildings and parcels.
7. Protecting adjacent residential neighborhoods from the encroachment of incompatible land uses and the adverse impacts of downtown activities.

#### **IV. CONSERVATION AREA CONDITIONS EXISTING IN THE LOMBARD REDEVELOPMENT PROJECT AREA**

To qualify the Redevelopment Project Area under the Act it is necessary that certain conditions be found to exist, which are statutory requirements. According to data assembled by previous studies, an inspection of the area, and official



Village building records, a substantial majority of the 80 structures in the Downtown Lombard Redevelopment Project Area were constructed prior to 1953. Therefore, the statutory requirement that 50 per cent of the buildings in the area have an age of thirty-five years or more has been met. In addition, the presence of a combination of three or more of the following factors, rendering the area detrimental to the health, public safety, and welfare of the citizens of the Village qualifies it as a conservation area under the "Real Property Tax Increment Allocation Redevelopment Act" (hereinafter referred to as the "Act"):

A. Obsolescence

Approximately 90 per cent of the structures in the Redevelopment Project Area are in this category. These structures are characterized by conditions indicating the structure is incapable of efficient or economic use according to contemporary standards, as evidenced by:

1. Inefficient exterior configuration of the structure (including insufficient width; small size; irregular shape; random additions; or excessive ratio of upper-story floor space to outside wall area which interferes with the efficient use of the structure.)
2. Inflexible interior configuration of the structure including spacing of bearing walls, supporting columns and beams.
3. Inadequate mechanical equipment requiring replacement or extensive renovation.
4. Inadequate access for contemporary systems of delivery and service, including interior vertical systems.
5. Non-conforming structure (fire code and zoning).

B. Deterioration

At least 50 per cent of structures in the Redevelopment Project Area are in this category. These structures are characterized by deficiencies in one or more primary structural components or deficiencies in two or more secondary components.

Primary components are defined as foundation, exterior walls, roof and roof structure. Secondary components are defined as elements such as exterior porches and stairs, windows, and window units, doors and door units, exterior surfaces, gutters and downspouts and chimneys.

C. Presence of Structures Below Building Code Standards

Approximately 90 per cent of the structures in the Redevelopment Project Area are in this category. These buildings are characterized by conditions, usually relating to life safety items, that are less than the accepted minimum established by the ordinances of the Village of Lombard.

D. Excessive Vacancies

It is estimated that there are currently ten business and retail vacancies within the Redevelopment Project Area.

E. Overcrowding of Structures and Community Facilities

There are structures within the Redevelopment Project Area which are characterized by over-intensive use of the sites considered as a whole as characterized by excessive building or floor area coverage, intensity or duration of activities taking place or number of occupants.

F. Inadequate Utilities

The Redevelopment Project Area is characterized by insufficient utilities to service the area as evidenced by insufficient fire flow pressures, infiltration and other factors. Deficiencies in public facilities include deteriorated water, sewer and storm water lines some of which are in excess of seventy-five years old.

G. Deleterious Land Use or Layout

Arrangement of the majority of parcels of land is not conducive to present-day use or space requirements as evidenced by:

- a. Inadequate frontage



- b. Excessive ratio of depth to width
- c. Insufficient access for vehicular service
- d. Inadequate area to provide off-street parking or loading
- e. Irregular shape
- f. Small size of parcel or fragmentation of ownership.

H. Depreciation of Physical Maintenance

A substantial majority of the structures are in this category, which is characterized by lack of sufficient maintenance of building components, but not to a degree of structural deficiency, or inadequate provision or upkeep of site features including landscaping, fences, sidewalks and other paved areas.

I. Lack of Community Planning

Excessive land coverage in business areas limits off-street parking for customers and employees. Insufficient parking discourages shoppers from patronizing existing retail establishments and present land coverage precludes adequate landscaping. Limited loading facilities have led to congested streets and poor traffic flow. Inadequate community planning at the time the area was originally developed has resulted in obstacles to redevelopment.

These facts are further substantiated with the complete background data compiled by Downtown Lombard Unlimited during the preparation of the Preferred Concept Plan and by Planning Resources Inc. in preparation of the Downtown Lombard Improvement Plan.

V. DOWNTOWN AREA REDEVELOPMENT

A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of revitalizing and creating a compact, diversified and thriving downtown area in accordance

with the Village's Comprehensive Plan, and encouraging private investment in commercial, office and housing redevelopment projects through finance techniques. The Village proposes to realize these goals and objectives as follows:

1. By providing public facilities which may include:
  - a. street improvements
  - b. utility improvements
  - c. off-street parking for both shoppers and commuters
  - d. public pedestrian areas
  - e. public recreation areas
  - f. landscaping on public ways
2. By implementing a plan that allows for the possible assemblage of sites for redevelopment through the application of appropriate land assemblage techniques, including the acquisition and removal of deteriorated and/or obsolete buildings and buildings so situated as to interfere with replatting of the land into parcels suitable for redevelopment in accordance with this Redevelopment Plan.
3. By assembling sites for redevelopment which may be supplemented by vacating and/or re-aligning existing public rights-of-way and making them a part of the redevelopment site.

B. Redevelopment Activities

1. Provision of Public Improvements

The Village of Lombard will provide public improvements in the Project Area to enhance downtown as a whole, to support the Redevelopment Project Plan, and to serve the needs of Lombard residents. Appropriate public improvements may include, but are not limited to:

- a. The vacation, removal, resurfacing, widening, reconstruction, and other improvements of streets, alleys and pedestrian ways.
- b. The development of small activity enclave(s)



designed to enhance the integrity of downtown.

- c. The development of off-street parking facilities including structures.
- d. Improvements of public utilities, including the relocation underground of certain overhead electric, telephone, utility and cable TV lines.
- e. The provision of public recreation areas.
- f. The installation of sidewalk beautification improvements including, but not limited to, sidewalk pavers, street furniture, pedestrian lighting and similar items.
- g. The beautification, lighting and signage of public properties.
- h. The provision of landscaping for public ways.

Recommended public improvements are shown in Exhibit C. The Village may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list.

## 2. Acquisition and Clearance

In order to achieve successful plan implementation, property within the district may be considered for redevelopment. The Village of Lombard will encourage private redevelopment in accordance with the Plan. The Village of Lombard will contact the owners of various sites which may be considered for redevelopment to determine whether or not these owners will develop their property in accordance with the Plan. In the event the Village of Lombard acquires property, the property will be cleared of all improvements and either (1) sold or leased for private redevelopment, or (2) sold, leased, or dedicated for construction of public improvements or facilities. The Village, only upon concurrence by the Village Board of Trustees, may determine that to meet the renewal

objectives of the Redevelopment Plan and Project, certain properties in the Redevelopment Project Area should be acquired. No acquisition of property shall occur unless the Board of Trustees, by resolution, finds that such acquisition is in the public interest and fulfills the objective of the Plan. Property shall be acquired with available funds as described in paragraph F which follows.

Clearance and demolition activities will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods of time and so that the adverse effects of clearance activities may be minimized.

The Village of Lombard may devote property which it has acquired to temporary uses prior to such time as property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities, parking or other uses the Village may deem appropriate.

3. Assemblage and Disposition of Land

Land assemblage may be conducted for sale, lease or conveyance to private developers or sale, lease conveyance or dedication for the construction of public improvements or facilities. Terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific controls than those stated in this Plan. These tracts may be sold or leased by the Village to a private developer(s), in whole or in part, for redevelopment with a combination of retail, office, and multi-family housing uses. These developments may be complemented by public parking facilities and aesthetically pleasing urban streetscape. The Village may designate other tracts for disposition from time to time throughout the duration of this Plan.

4. Relocation

Businesses that are displaced by the acquisition of property may be assisted with relocation and



may be provided with assistance payments and advisory services only after approval by the Village Board of Trustees.

C. Land Use Plan

The proposed land uses are described in the Existing Land Use Map, Exhibit D. The existing land uses are indicated by key in Figure 2 of Exhibit G.

All redevelopment projects shall be subject to the provisions of the Village of Lombard Zoning Ordinance and all other applicable ordinances, and may be amended from time to time.

D. Additional Controls and Design Criteria

The following design controls shall apply to redevelopment in the Redevelopment Project Area:

E. Additional Controls and Design Criteria

1. General

- a. Redevelopment shall complement existing surrounding activities in use, scale and quality of materials.
- b. Multi-purpose use of sites and visual and functional inter-relationships are encouraged so that the entire area may appear and function as an integrated whole.

2. Pedestrian and Open Space System

Design layout shall facilitate internal pedestrian circulation and movement between major traffic generators and nearby parking facilities as shown on Pedestrian and Open Space System, Exhibit F.

3. Massing of Buildings

Massing of buildings and related open spaces should create internal focal points and allow for future expansions where appropriate.

4. Parking

- a. Development will provide for an adequate supply of appropriately located short-term patron and long-term employee parking spaces. Parking structures, if required, should be visually integrated with other development.
- b. Buffering, screening, or landscaping with live plant material will be used to make parking facilities as attractive as possible. Parking spaces for the handicapped will be appropriately located to provide access for those persons.
- c. General location for parking system improvements are shown on Parking System Map, Exhibit E.

5. Off-Street Loading

Access to off-street loading facilities shall be provided from screened public service alleys or courts connected appropriately with the street system.

6. Signs

The design and use of signs shall be in keeping with the area's overall architectural character and shall be coordinated in type, size and location with those in nearby developments, all in accordance with the Village's Sign Ordinance.

7. Utilities

Overhead electric and telephone utility lines should be relocated underground wherever economically feasible. Additional planning and design controls will be included in the land disposition agreement with each developer.

E. Estimated Redevelopment Project Costs

Redevelopment Project Costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and



redevelopment project. Such costs may include, without limitation, the following:

1. Costs of studies and surveys, plans, specifications, implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs, architectural, engineering, legal, marketing, financial, planning and other services.
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
4. Costs of the construction of public works or improvements;
5. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six months thereafter and including reasonable reserves related thereto;
6. All or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the Village, by written agreement, accepts and approves such costs;
7. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law. Relocation costs shall not be paid unless found to be appropriate by the Village Board of Trustees;

The total redevelopment project costs are intended to provide an upper limit on expenditures. Within this limit, adjustments may be made in line items without amendment of this Redevelopment Plan.

F. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay redevelopment project costs will be derived from a number of sources. Primary among these are tax increment revenues and municipal obligations which have as a revenue source tax increment revenues.

Those tax increment revenues which will be used to fund tax increment obligations and redevelopment project costs shall be the incremental taxes attributable to the increase in the current equalized value of each taxable lot, block, tract, or parcel of real property in the Redevelopment Project Area over and above the initial equalized value of each such property in the Redevelopment Project Area.

There may also be other sources of revenue that the Village determines are appropriate to allocate to the payment of Redevelopment Project Costs; i.e., gifts, FAUS (Federal Aid to Urban System), MFT (Motor Fuel Tax), and the Parking and Transportation Fund. The Village will also explore the availability of other funds from state and federal programs to assist in financing Redevelopment Project Costs. Finally, the Village will review the use of special assessment and special service area financing to assist in funding redevelopment project costs.

In any year during which obligations are incurred and funds in the tax increment fund are inadequate to make payment, but it is anticipated that in subsequent years funds in the Fund may be adequate to make payments, then the Village may make payment from other funds as it may deem appropriate to make payments which funds may be reimbursed from tax increment revenues. The Village may establish reasonable reserves from funds on hand to pay future redevelopment project costs.

G. Nature and Term of Obligations to be Issued



The Village may issue obligations secured by the tax increment special tax allocation fund pursuant to Section 11.74.4-7 of the Act.

Prior to issuance of obligations, an independent financial consultant hired by the Village must have projected that estimated revenues, other than from the general fund, are anticipated to be adequate to cover debt service during the term of the obligations issuance. Under no circumstances shall the full faith and credit of the Village be used unless the above coverage and projection requirements are met.

Revenues not required for the retirement of obligations providing for reserves, sinking funds and redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the redevelopment area in the manner provided by statutes.

Obligations issued by the Village pursuant to this Plan and Act shall be retired not later than December 31, 2004. In any event, the final maturity date of any such obligations may not be later than December 31, 2004.

One or more issues of obligations may be sold at one or more times in order to implement this Plan, and as it may be amended in the future.

If such obligations are secured by the full faith and credit of the Village, the ordinance authorizing the obligations may provide for the levy and collection of a direct annual tax upon all taxable property within the Village sufficient to pay the principal and interest on the obligations as they mature. Such levy may be in addition to and exclusive of the maximum of all other taxes authorized to be levied by the Village, which levy, however, shall be abated to the extent that monies from other sources are available for payment of the obligations and the Village certifies the amount of said monies available to the County Clerk.

- H. Most Recent Initial Equalized Assessed Valuation of Properties in the Downtown Redevelopment Project Area.

The total estimated equalized assessed valuations for the Downtown Redevelopment Project Area is \$8,940,000.

I. Anticipated Assessed Valuations

Upon completion of the anticipated private development, it is estimated that the equalized assessed valuation of redevelopment property within the Downtown Redevelopment Project Area will be approximately \$27,173,276.

J. Termination of the Redevelopment Plan

The date for completion of the Redevelopment Plan is no later than December 31, 2004, and may be completed sooner, depending on the incremental tax yield.

K. Commitment to Fair Employment Practices and An Affirmative Action Plan

The Village of Lombard is committed equality of employment opportunity. The Village shall abide by those fair employment practices required by applicable federal, state and local laws.

The Village shall have an affirmative action program. The goal of this program is to establish employment opportunities for minority race persons and women in employment with the Village and in the letting of public contracts related to work to be performed in the Redevelopment Project Area. The goals for percentages of minorities and women to be hired and to whom contracts may be let and other aspects of the implementation of the program shall be established by the rules and regulations of the Village.

L. Annual Report to Taxing Districts

The Village shall furnish annual reports to the taxing districts having property within the redevelopment project area, and shall meet and review the project with any taxing districts desiring discussion.

VI. SCOPE OF REDEVELOPMENT PROJECT



In order to maximize program efficiency to take advantage of previous and current redevelopment actions and with full consideration of availability of funds, an implementation strategy will be employed. However, with said strategy, it is essential to note that many projects included in the Redevelopment Plan are closely interrelated. Several will occur in the same geographic area, and must be closely coordinated. Some projects cannot be implemented until others are successfully completed as a prerequisite. Other groups of projects can be implemented most efficiently if they are undertaken at the same time. In addition, many individual projects consist of several different work items that also must be coordinated. Therefore, it is critical that work being done on one project complements, rather than conflicts with, what is being undertaken on another.

All projects proposed in this Plan cannot be accomplished at the same time. Priorities must be established and project implementation staged over a period of years in accordance with the availability of Tax Increment Revenue as a funding source. It is further recognized that this plan encourages redevelopment by private enterprise in accordance with the Downtown Lombard Improvement Plan, the Preferred Concept Plan and the Comprehensive Plan. Governmental intervention should be considered only if necessary and only if compliance is determined critical to the success of the Plan.

A preliminary plan of action is described below. While the importance of a total design study is recognized, it is not possible to have the study completed prior to Plan adoption due to time constraints. However, the study will be commissioned as soon as possible and will include construction specifications and detailed cost estimates of all public and public-related improvements.

The Village of Lombard's Redevelopment Project costs include the sum total of all reasonable and necessary costs incurred, or estimated to be incurred, and any such costs incidental to the Redevelopment Plan.

Exhibits C through F provide for the general scope of improvements associated with the Redevelopment Project.

A. Street, Water, Sewer and Other Utility Improvements

The Village may use its financial resources including tax increment revenues and bond proceeds and other revenue sources to make street, surface right-of-way,

water, sewer, and other utility adjustments and improvements within the Redevelopment Project Area. This may include the relocation of overhead utilities to underground locations.

B. Parking

Public off-street parking lot improvements may be made by the Village from tax increment revenues, bond proceeds and other revenue sources. Parking lot improvements may include the acquisition of property for parking purposes. Potential sites are as set forth in Exhibit E.

C. Land and Property Assembly for Redevelopment

Property within the Redevelopment Project Area may be acquired, assembled and prepared for private redevelopment by the Village through demolition of existing buildings, clearing and grading of land and relocation of existing businesses.

D. Professional Services

The Village may use tax increment revenues, bond proceeds and other revenue sources to pay necessary planning, legal, financial, appraisal and other professional service costs associated with the Redevelopment Project Area.

VII. PROVISIONS FOR AMENDING THIS TAX INCREMENT PLAN

This Redevelopment Plan and Project may be amended only pursuant to the provisions of the Real Estate Property Tax Increment Tax Allocation Redevelopment Act as amended.



## APPENDIX

<u>Exhibits</u>	<u>Description</u>
A	Map of Redevelopment Project Area
B	Legal Description
C	Downtown Redevelopment Program
D	Proposed Land Use
E	Parking System Map
F	*Downtown Lombard Improvement Plan

<u>*Figure</u>	<u>Description</u>
1	Location Map
2	Planning Factors
3	Urban Design Plan
4	Typical Urban Streetscape
5	Parking Lot/Service Area Screening
6	Conceptual Plans
7	Plaza Sketch

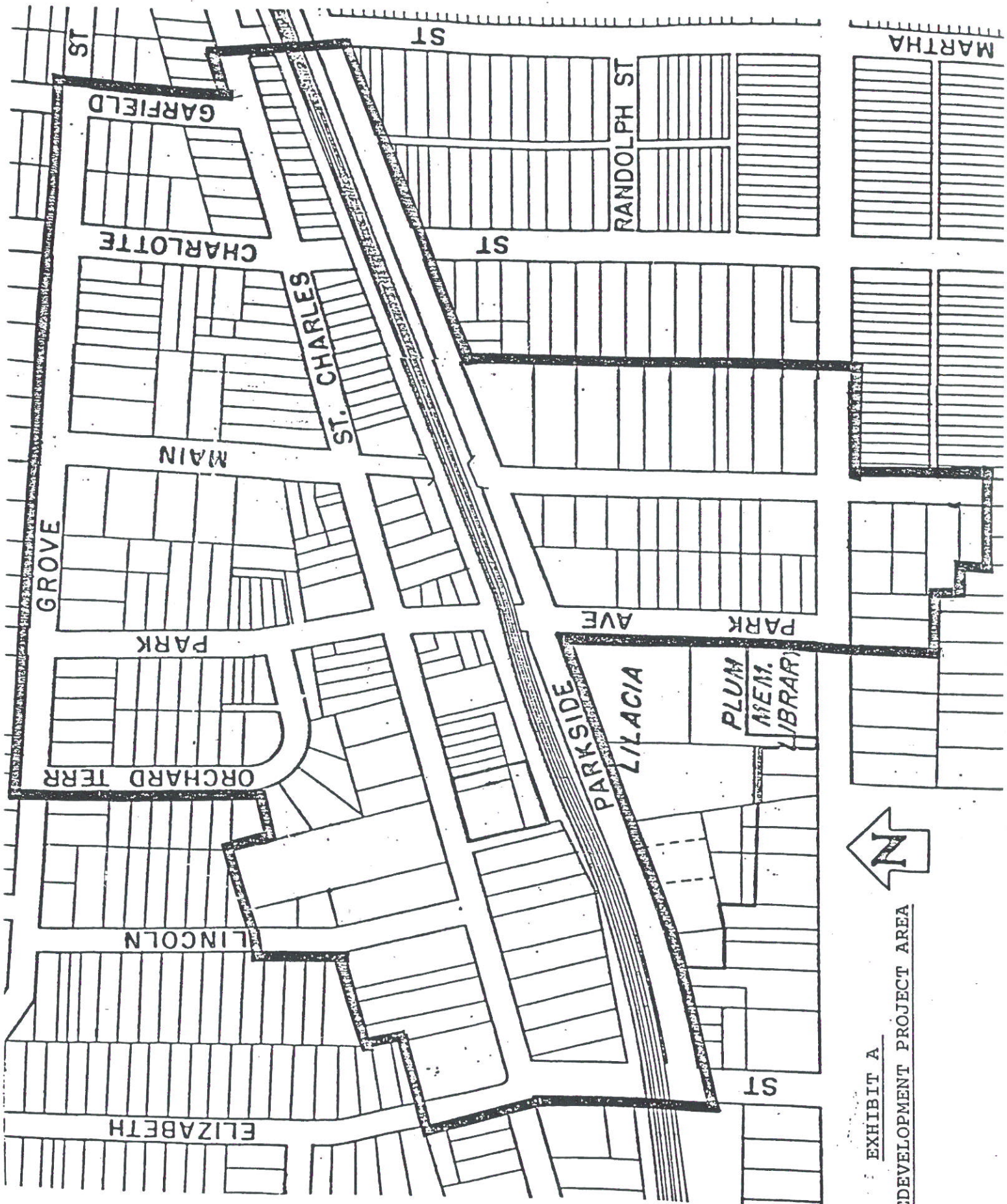


EXHIBIT A  
REDEVELOPMENT PROJECT AREA



LEGAL DESCRIPTION  
REDEVELOPMENT PROJECT AREA

Lots 1 and 2 of the Resubdivision of Lot 6 of Block 27 of the Original Town of Lombard, Lots 1, 2, 3, and 4 of the Original Town of Lombard, Lots 1, 2, 3, the North 25 ft. of Lot 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 in Caverno's Subdivision, Lot 1 in Lombard Bible Church Consolidation Plat, Lots 1, 2, 3, 4, and 5 in Owner's Subdivision in Block 18 of the Original Town of Lombard, Lots 1, 2, 3, 4, 5, 6, and 7 in Block 11 of the Original Town of Lombard, Lots 8, 9, 10, 11, and 12 in J. B. Hull's Subdivision of part of Block 11 and part of outlot 4 of the Original Town of Lombard, Lots 7, 8, 9, 12, 13, 14, 15, 16, 17 and 18 of Grove Park Subdivision, Lots 2, 3, 4, 5, 6, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28 in Grove Park Subdivision, Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 in Grove Park Subdivision First Addition, Lots 11 and 12 in W. H. Maple's Subdivision, Lots 3, 4, 5, 6, 7, 8, 9, 10, and 11 in Block 10 of the Original Town of Lombard, Lots 1, 2, 3, 4, 5, 6, 7, 8, in the Subdivision of Outlot 10 in the Original Town of Lombard, Lots 1, 2, 4, and 5 of Block 19 in the Original Town of Lombard, Lots 1, 2, 3, 4, 5, 6, 7, 8, of J. B. Hull's Subdivision of Lot 3 of Block 19 of the Original Town of Lombard, Lot 43 excepting the North 20 feet thereof in Orchard Subdivision, Lots 1 and 2 of Timke's Resubdivision, all of Park Manor Condominium, including all Chicago & Northwestern Railroad right-of-way and all public rights-of-way adjacent to the above-described property all being in the Northeast Quarter of Section 7, Township 39 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois.

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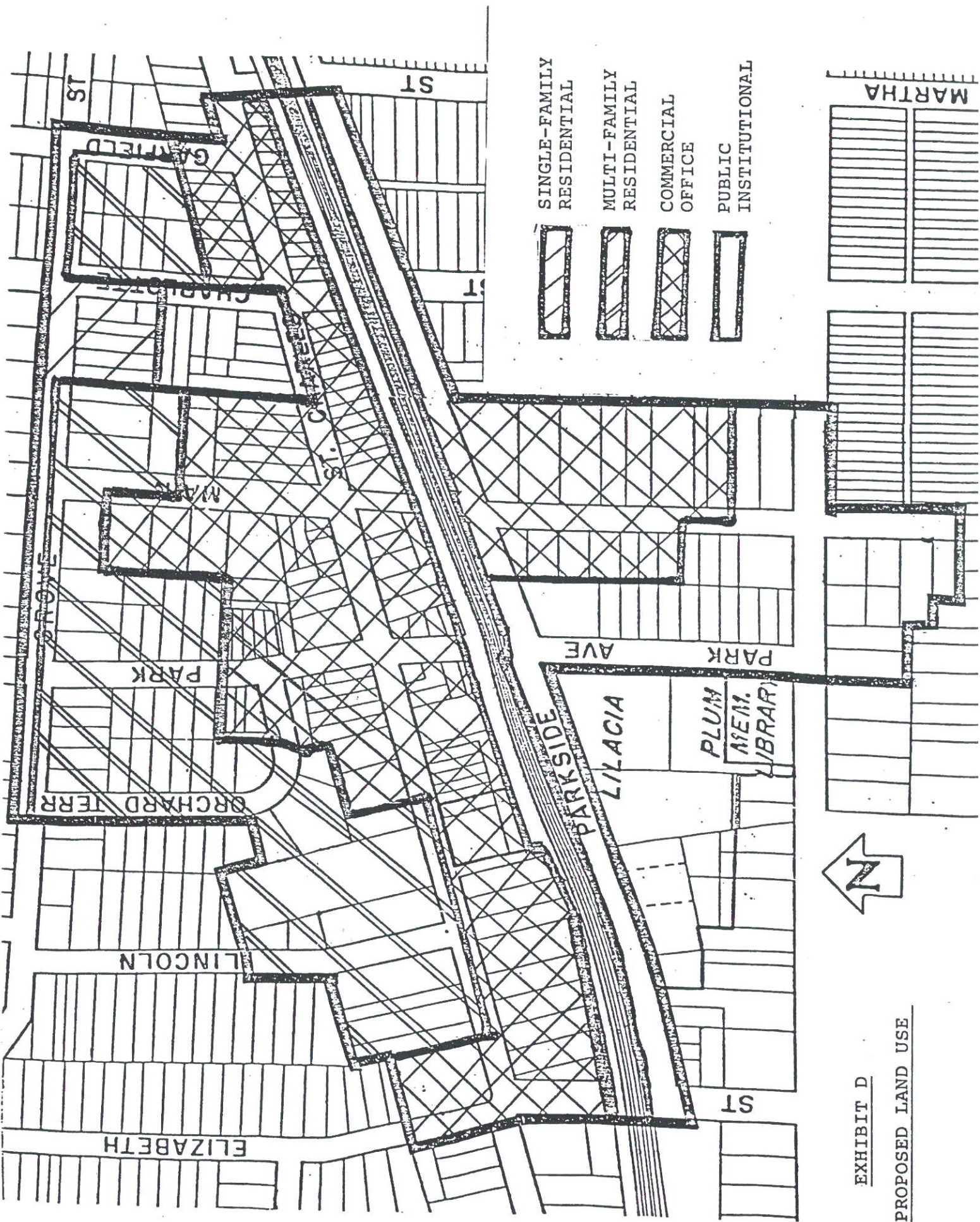
EXHIBIT C

DOWNTOWN REDEVELOPMENT PROGRAM  
(General Scope)

Property Acquisition	\$ 1,500,000
Relocation of Overhead Utilities Underground	\$ 1,400,000
Utility Replacement (Storm and Sanitary sewer and water)	1,000,000
Street (Re)construction	1,000,000
Streetscape (Pedestrian) Improvements	2,290,000
Professional and Administrative Costs	550,000
*Total . . . . .	\$ 7,740,000

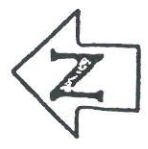
\*This total does not include or reflect any adjustment for inflation of the dollar over the period of the Redevelopment Plan (usually calculated at 4 per cent per year).





- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL OFFICE
- PUBLIC INSTITUTIONAL

EXHIBIT D  
PROPOSED LAND USE





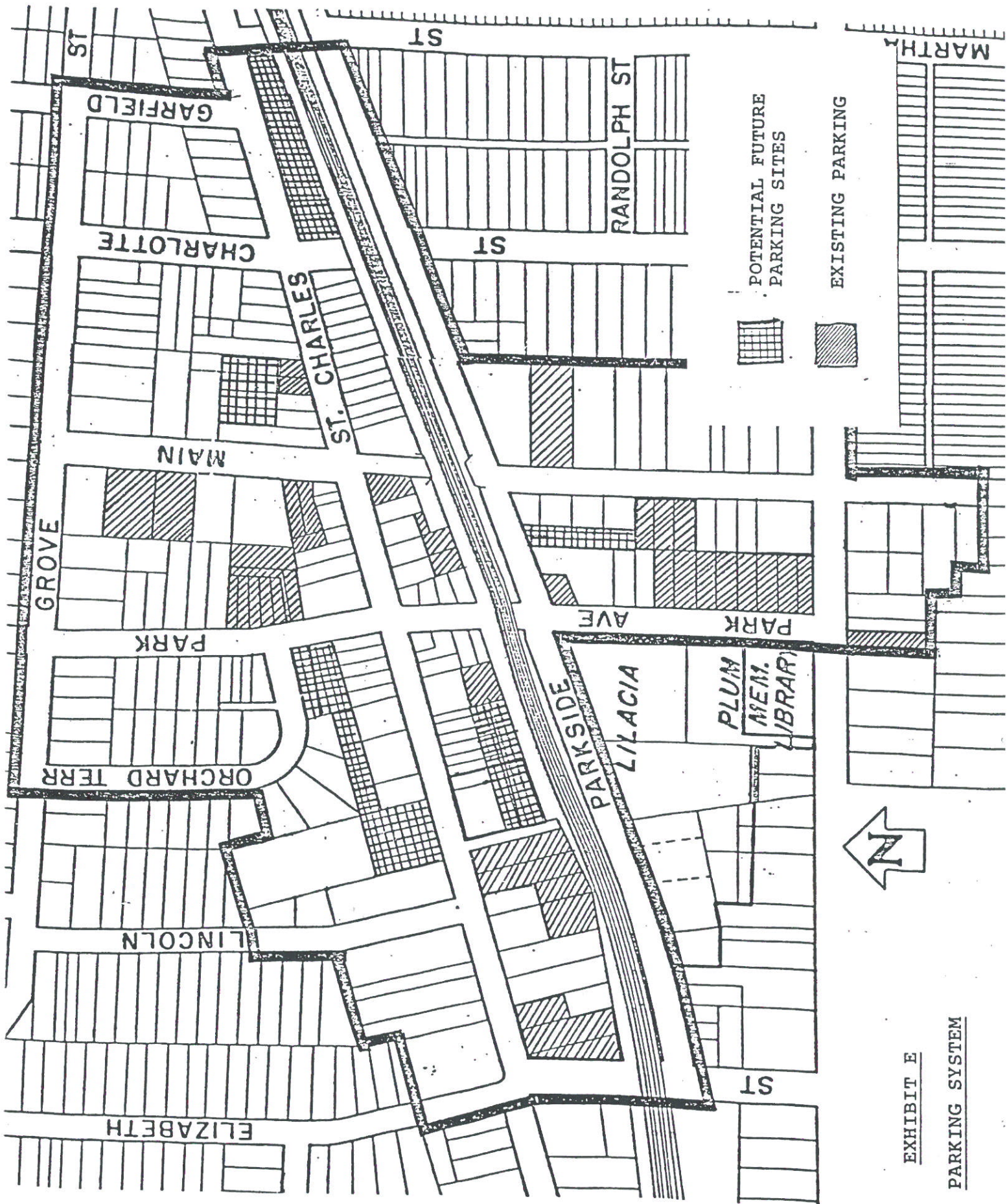


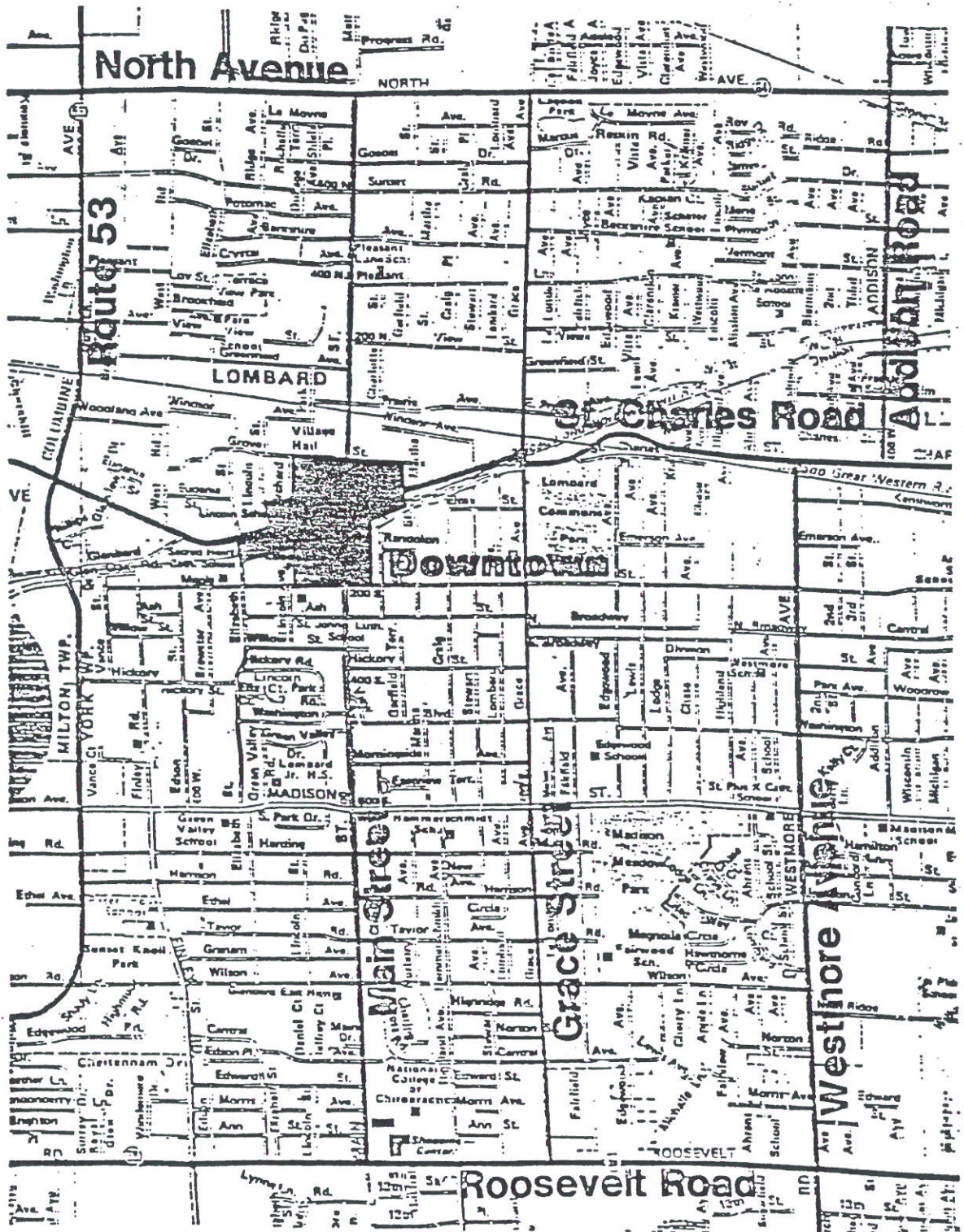
EXHIBIT E

PARKING SYSTEM



Downtown Lombard Improvement Plan

<u>Figure</u>	<u>Description</u>
1	Location Map
2	Planning Factors
3	Urban Design Plan
4	Typical Urban Streetscape
5	Parking Lot/Service Area Screening
6	Conceptual Plans
7	Plaza Sketch

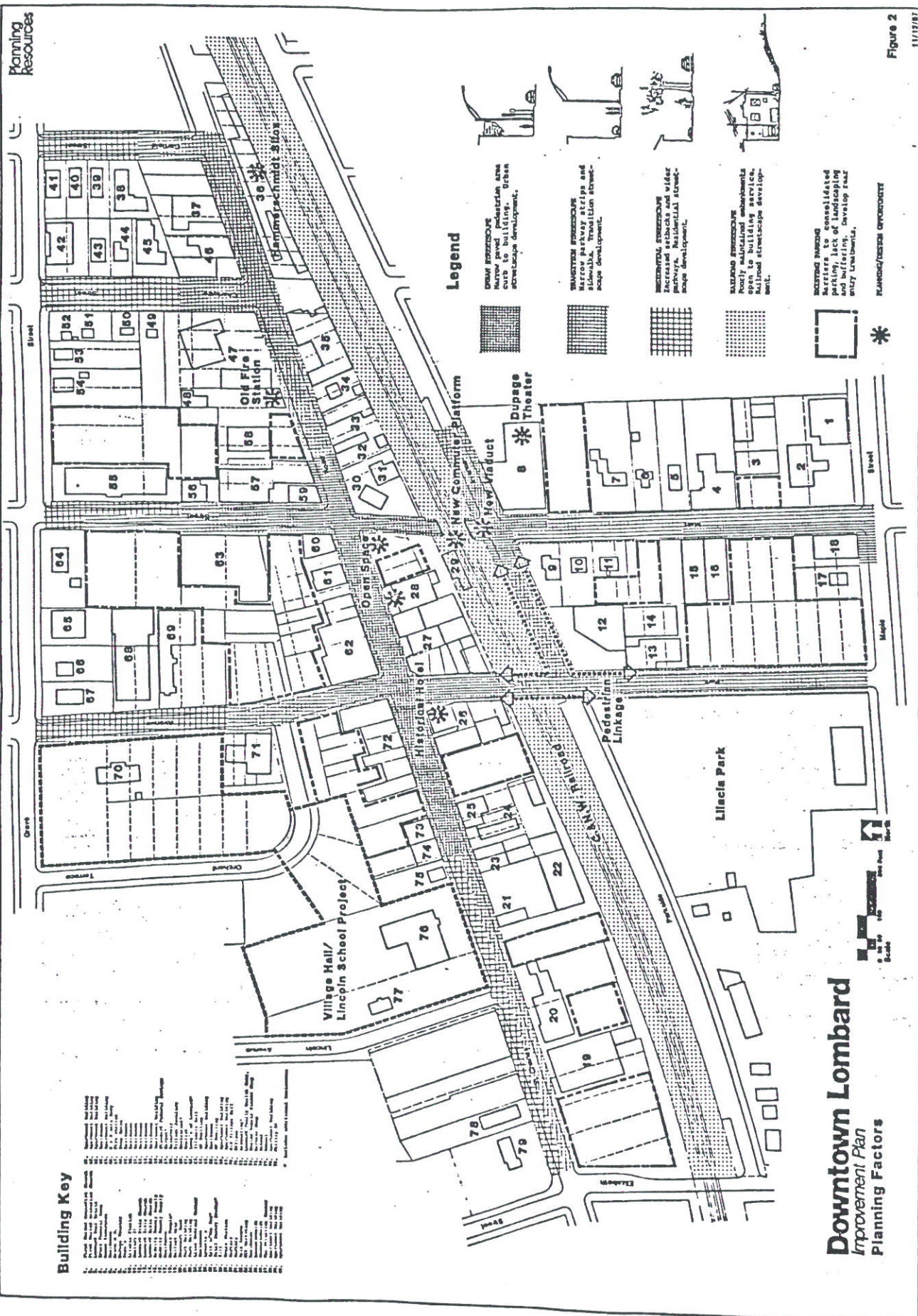


**Location Map**

Figure 1







Planning Resources

**Building Key**

Building Number	Description
1	Commercial Building
2	Commercial Building
3	Commercial Building
4	Commercial Building
5	Commercial Building
6	Dupage Theater
7	Commercial Building
8	Commercial Building
9	Commercial Building
10	Commercial Building
11	Commercial Building
12	Commercial Building
13	Commercial Building
14	Commercial Building
15	Commercial Building
16	Commercial Building
17	Commercial Building
18	Commercial Building
19	Commercial Building
20	Commercial Building
21	Commercial Building
22	Commercial Building
23	Commercial Building
24	Commercial Building
25	Commercial Building
26	Commercial Building
27	Historical Hotel
28	Commercial Building
29	New Computer Platform
30	Commercial Building
31	Commercial Building
32	Commercial Building
33	Commercial Building
34	Commercial Building
35	Commercial Building
36	Commercial Building
37	Commercial Building
38	Commercial Building
39	Commercial Building
40	Commercial Building
41	Commercial Building
42	Commercial Building
43	Commercial Building
44	Commercial Building
45	Commercial Building
46	Commercial Building
47	Old Fire Station
48	Commercial Building
49	Commercial Building
50	Commercial Building
51	Commercial Building
52	Commercial Building
53	Commercial Building
54	Commercial Building
55	Commercial Building
56	Commercial Building
57	Commercial Building
58	Commercial Building
59	Commercial Building
60	Commercial Building
61	Commercial Building
62	Commercial Building
63	Commercial Building
64	Commercial Building
65	Commercial Building
66	Commercial Building
67	Commercial Building
68	Commercial Building
69	Commercial Building
70	Commercial Building
71	Commercial Building
72	Commercial Building
73	Commercial Building
74	Commercial Building
75	Commercial Building
76	Commercial Building
77	Commercial Building
78	Commercial Building
79	Commercial Building

**Legend**

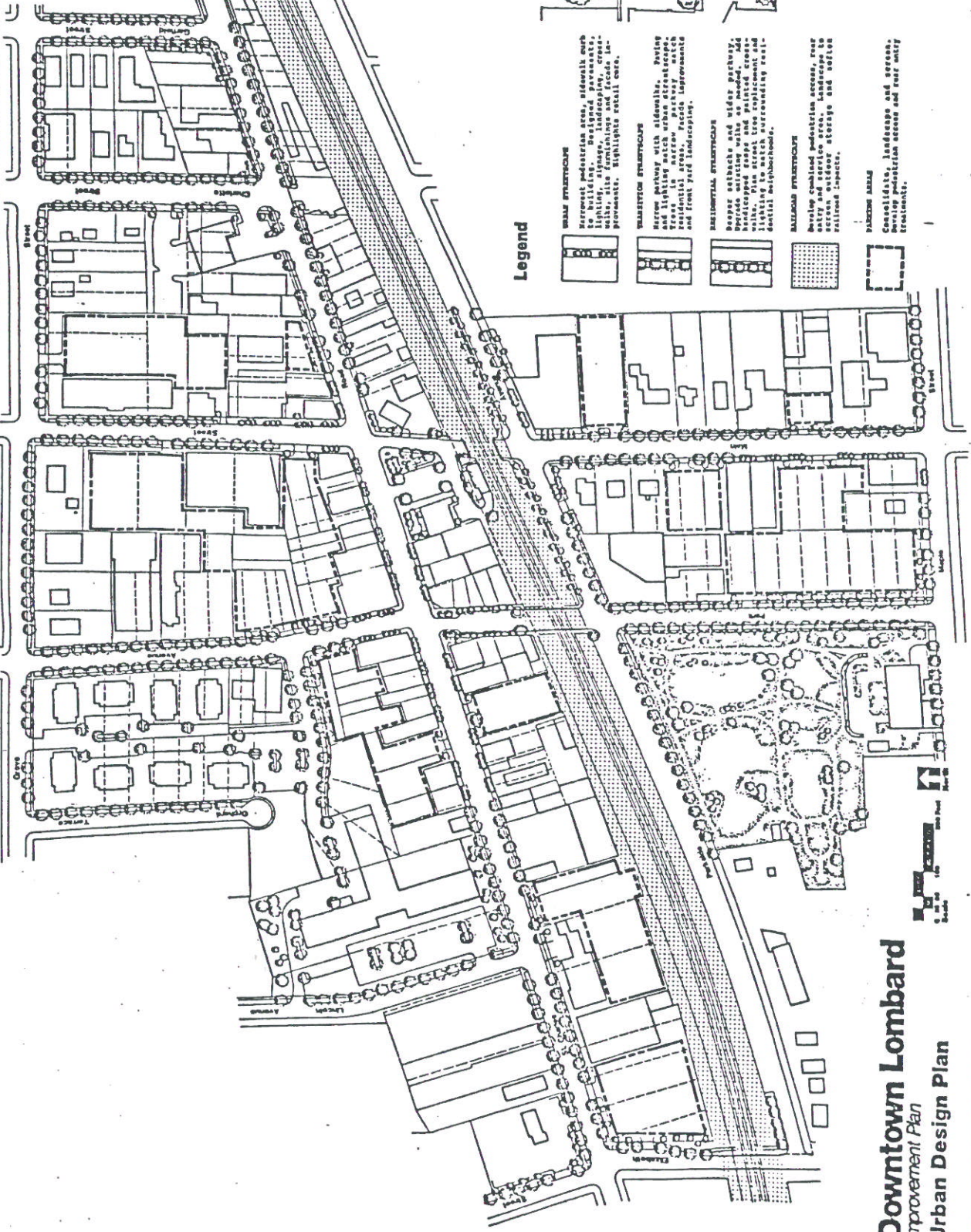
- Dotted pattern: Dotted pattern indicates areas where narrow alleyways are to be eliminated. Urban streetscape development.
- Vertical line pattern: Vertical line pattern indicates narrow alleyway strips and narrow streets. Transition streetscape development.
- Horizontal line pattern: Horizontal line pattern indicates increased setbacks and wider parways. Residential streetscape development.
- Grid pattern: Grid pattern indicates poorly maintained sidewalks. Plans to building service. Mixed streetscape development.
- Asterisk: Asterisk indicates barriers to consolidated parking, lack of landscaping and buffering. Develop rear entry facilities.
- Arrow: Arrow indicates planned/deferred opportunity.

**Downtown Lombard  
Improvement Plan  
Planning Factors**






Figure 2  
11/12/87



Planning Resources



**Legend**

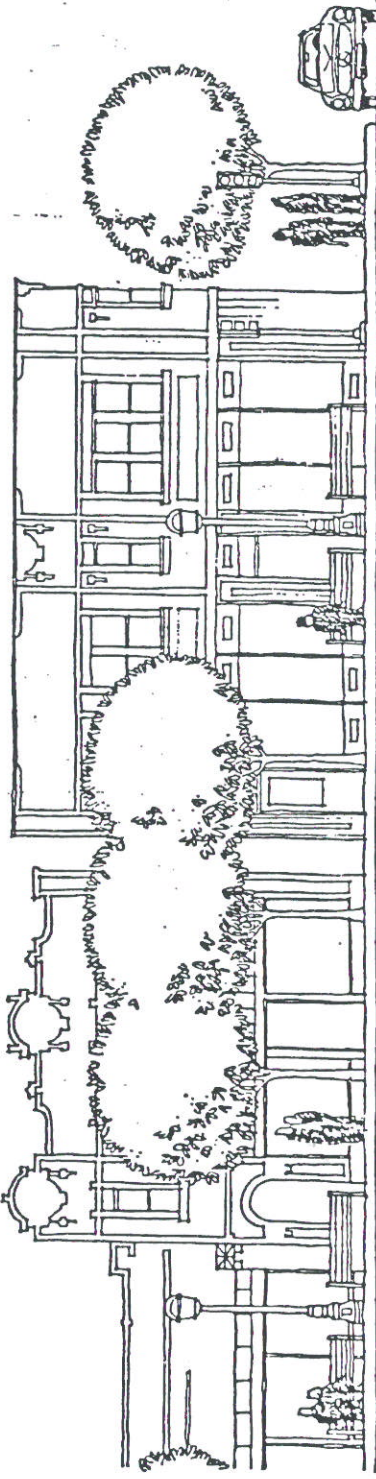
-  **MAIN STREETS**  
Narrowest pedestrian area, sidewalk curb to building. Designed pavements, lighting, signage, landscaping, crosswalks, street furniture, improvements. Highlights retail core.
-  **TRANSITION STREETS**  
Narrower roadway with sidewalks. Better lighting with urban streetlights. Trees in narrow roadway match trees in main streets. Improvements and front yard landscaping.
-  **RESIDENTIAL STREETS**  
Wider setbacks and wider roadway. Provide setbacks with as needed. Add landscaping with trees and shrubs. Plan street trees related to existing landscaping to match surrounding residential neighborhoods.
-  **ALLOTMENT STREETS**  
Develop combined pedestrian access, rear yard setbacks, landscaping, signage, storage and utility related impacts.
-  **PLACEMAKING AREAS**  
Consolidate, landscape and terrace. Develop pedestrian access and rear utility setbacks.

**Downtown Lombard**  
Improvement Plan  
Urban Design Plan

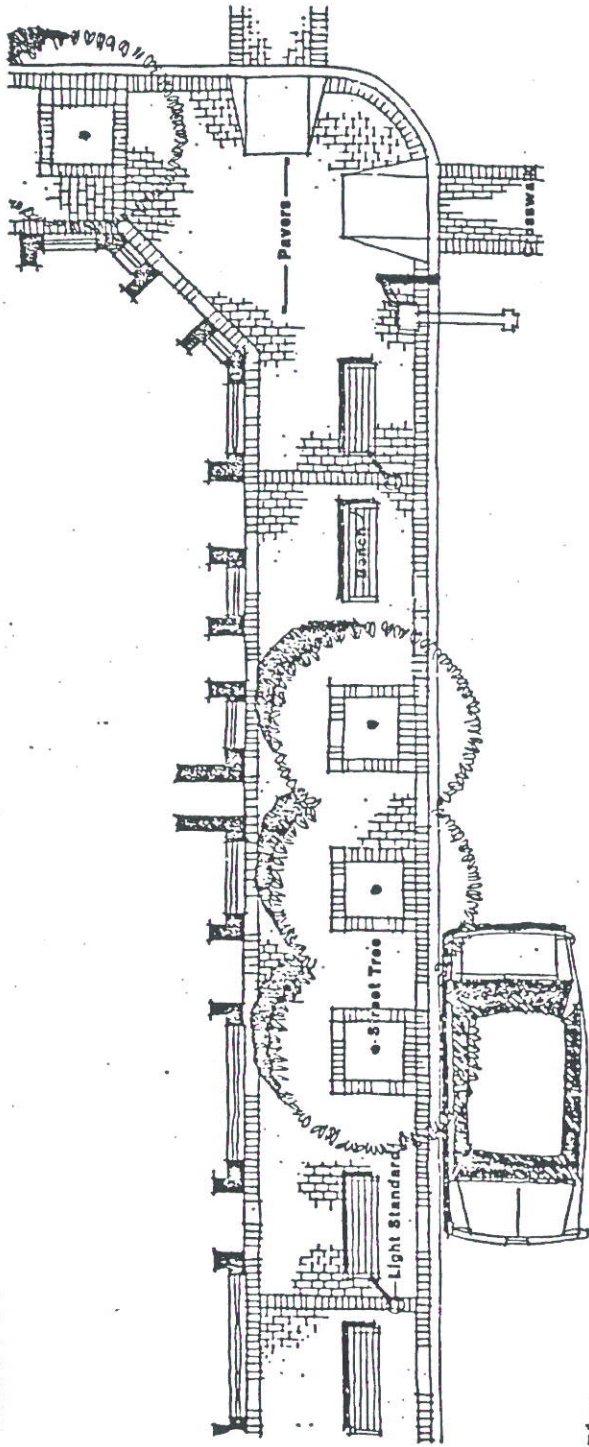


Figure 3



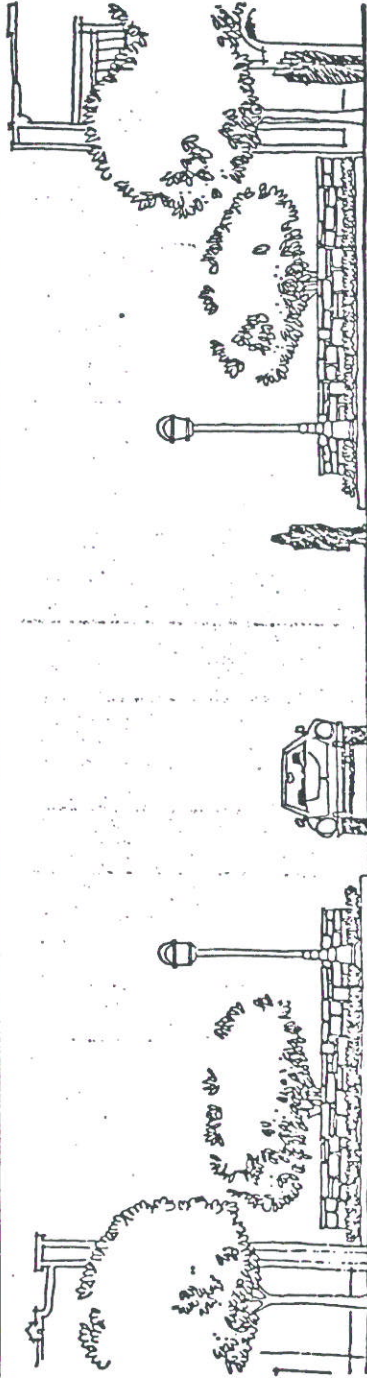


Elevation  
Scale: 1/4"=1'-0"

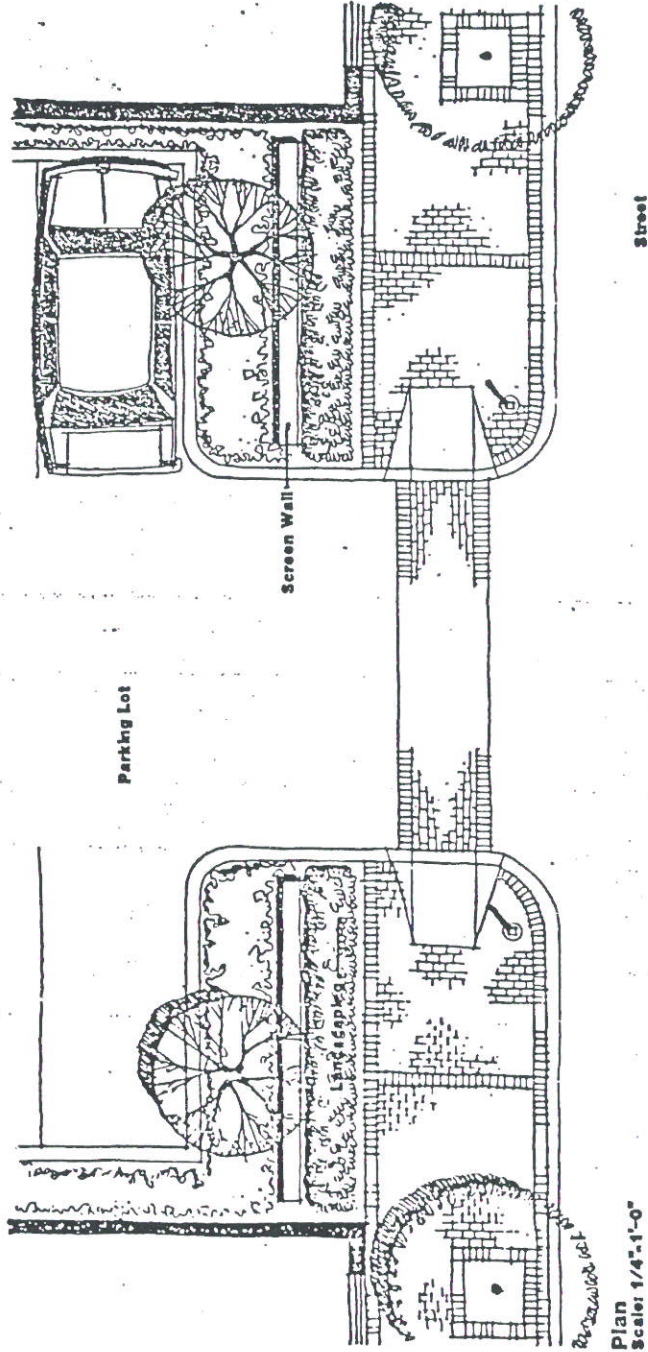


Plan  
Scale: 1/4"=1'-0"

**Downtown Lombard**  
*Improvement Plan*  
**Typical Urban Streetscape**



Elevation  
Scale: 1/4" = 1'-0"

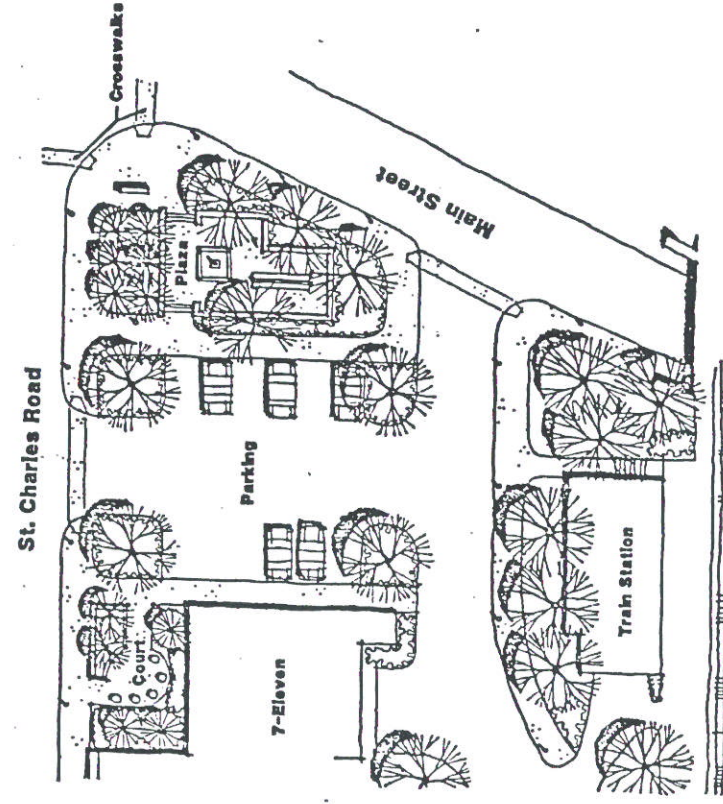


Parking Lot

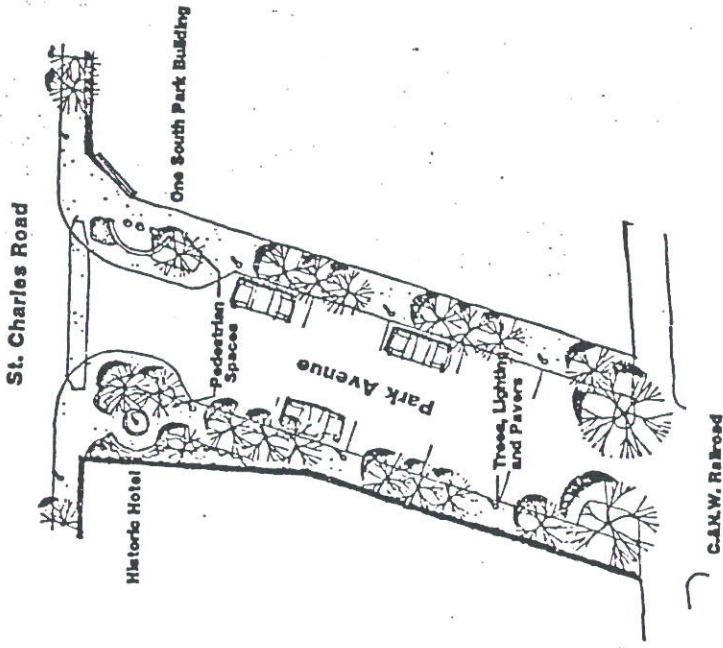
Plan  
Scale: 1/4" = 1'-0"

**Downtown Lombard**  
 Improvement Plan  
 Parking Lot/ Service Area Screening





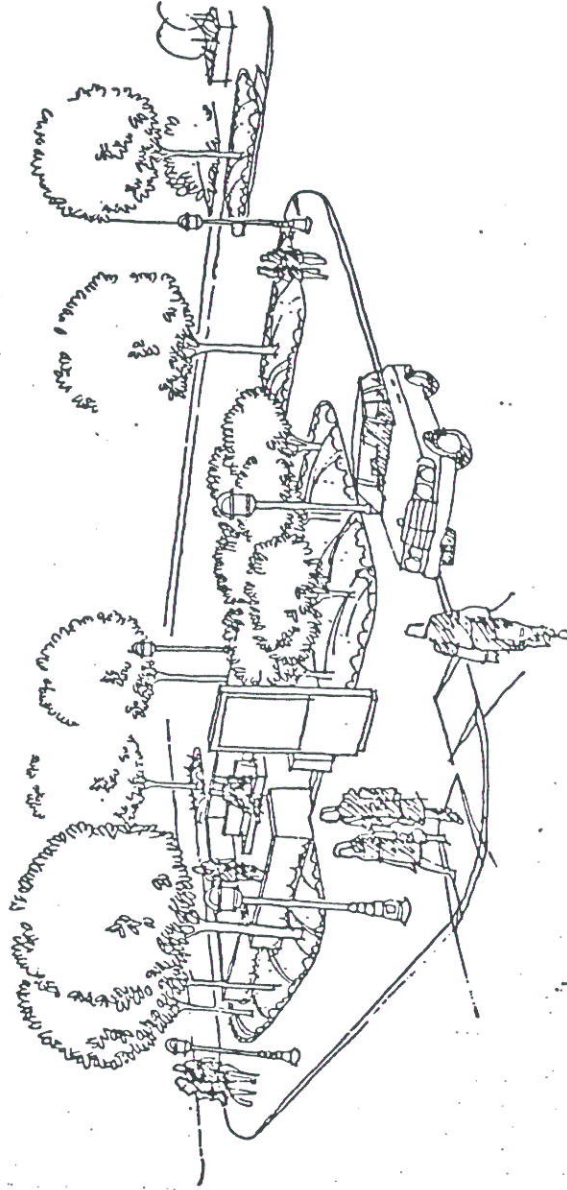
Main Street/St. Charles Road Plan  
Scale: 1"=20'



Park Avenue Plan  
Scale: 1"=20'

# Downtown Lombard

Improvement Plan  
Conceptual Plans



**Downtown Lombard**  
Improvement Plan  
Plaza Sketch



LEGAL DESCRIPTION  
REDEVELOPMENT PROJECT AREA

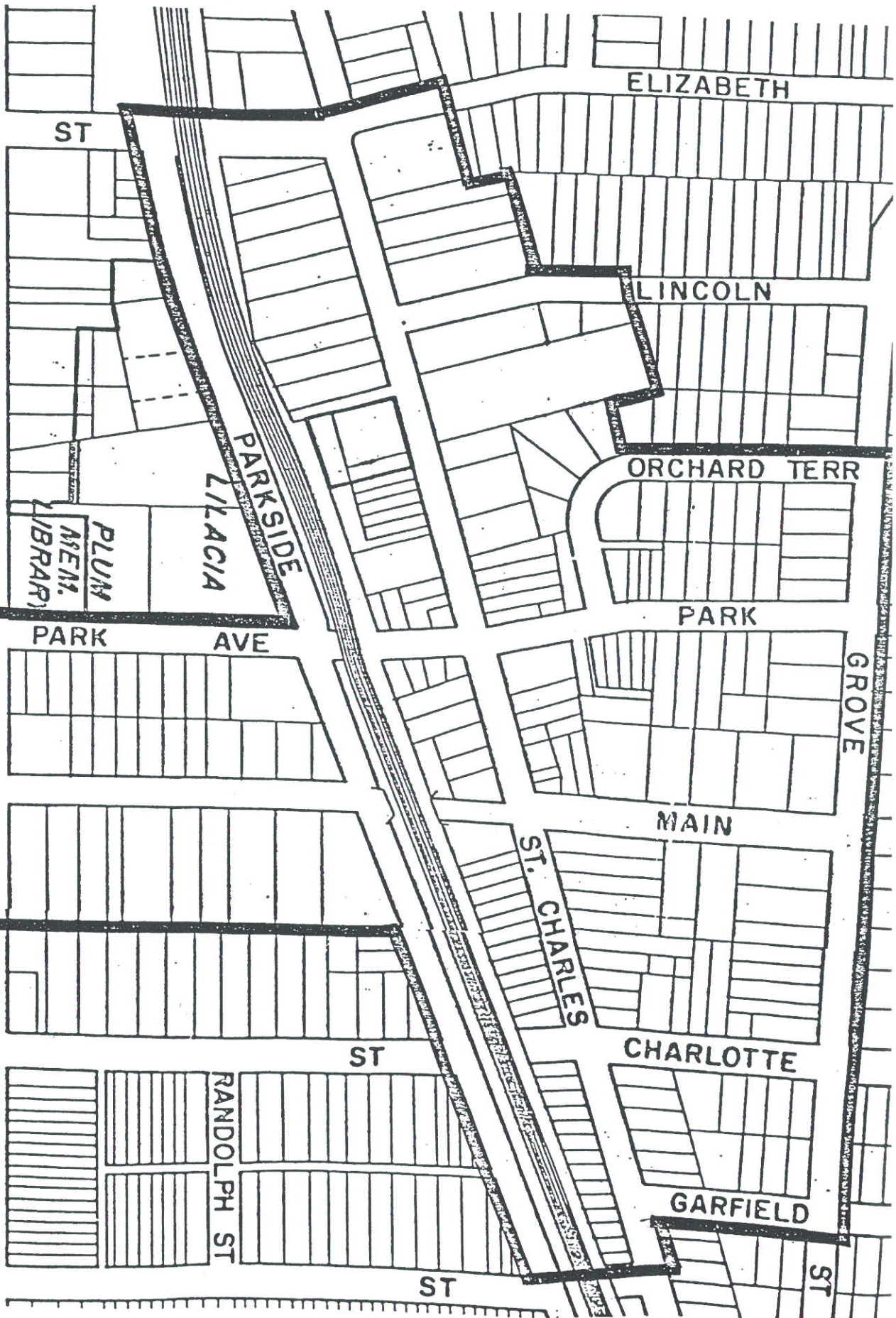
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REDEVELOPMENT PROJECT AREA

EXHIBIT A



MARTHA

RANDOLPH ST

PARK

PLUM MEM. LIBRARY

ELIZABETH

LINCOLN

ORCHARD TERR

PARK

MAIN

CHARLOTTE

GARFIELD

GROVE

ST. CHARLES

ST

ST

ST

ST

PARKSIDE  
LILACIA

PARK AVE



STATE OF ILLINOIS)  
                                  ) SS.  
COUNTY OF DU PAGE)

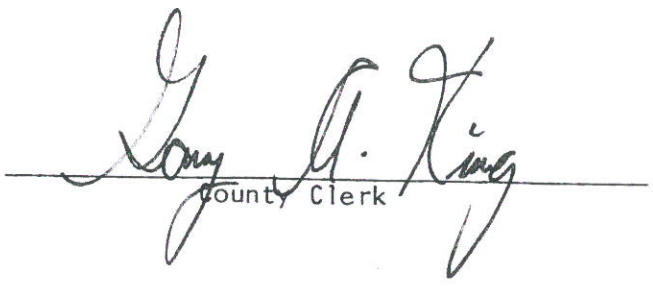
I, Gary A. King, County Clerk in and for the County and State  
aforesaid, and keeper of the records pertaining to valuations and taxes,  
DO HEREBY CERTIFY that on the 3rd day of February A.D., 1989  
the following document was filed in my office:

ORDINANCE NO. 3123  
AN ORDINANCE ADOPTING TAX INCREMENT FINANCING  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

DATED: February 2, 1989

All of which appears from the records on file in my office  
remaining.

Given under my hand and the official seal of my office at Wheaton,  
Illinois, this 20th day of June A.D., 1990.

  
\_\_\_\_\_  
County Clerk