

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

_____ Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
_____ Recommendations of Boards, Commissions & Committees (Green)
 X Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 9, 2006 (B of T) Date: August 17, 2006

TITLE: Announcement of the availability of the Second Amendment to Village of Lombard
Downtown TIF Report

SUBMITTED BY: Department of Community Development *Dell*

BACKGROUND/POLICY IMPLICATIONS:

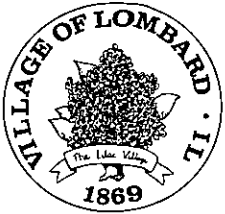
The Department of Community Development requests that the Village President make an announcement at the August 17, 2006 Village Board meeting that the Second Amendment to Village of Lombard Downtown TIF report will be available for public inspection at the Village of Lombard Department of Community Development offices on August 18, 2006. (DISTRICTS #1 and #4)

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W.T. Lichter* _____ Date *8/10/06*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *DAH*

DATE: August 17, 2006

SUBJECT: **Second Amendment to Village of Lombard Downtown TIF**

BACKGROUND

As the Board is aware, Village staff has been completing work relative to a proposed extension of the life of the existing Downtown Lombard Tax Increment Financing District. Pursuant to State Statutes, an extension of the life of the existing TIF District constitutes a substantial change to the nature of the development agreement. A number of public notification steps must be completed prior to consideration of this matter.

As a supplement, please find the attached draft copy of the TIF District time extension report as well as the 1989 Lombard Downtown Tax Increment Area Redevelopment Plan and Project. This document is being provided for informational purposes and will serve as the supporting documentation to the taxing bodies and the public for the TIF amendment. The final report, incorporating all proposed changes into the original TIF Redevelopment Plan and Project Document, will be made available to the public tomorrow.

RECOMMENDATION

Staff recommends that the President make an announcement at the August 17, 2006 Village Board meeting stating that the Second Amendment to Village of Lombard Downtown TIF report will be available at the Lombard Department of Community Development offices on August 18, 2006.

DRAFT dated August 7, 2006

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

_____, 2006

The Village of Lombard (hereinafter the "Village") Downtown TIF Redevelopment Plan and Project, as amended by the First Amendment thereto as provided by Ordinance No. 5145, adopted June 6, 2002, is hereby further amended as follows:

- 1) The "Introduction", (Section I), is amended by adding the following paragraph to the end thereof:

"The Second Amendment to the Redevelopment Plan and Project was prepared by the Village with the assistance of Kane, McKenna and Associates, Inc. The Second Amendment includes revisions to the Redevelopment Plan and Project budget, as well as other text revisions conformant with amendments to the Tax Increment Allocation Redevelopment Act (hereinafter the "Act") that have occurred since the Village's adoption of the original Redevelopment Plan and Project in 1989.

One of the major driving forces behind this amendment is the proposed redevelopment of the DuPage Theatre property. This redevelopment will include the preservation of a portion of the building as well as new ground floor commercial space, a community theater, and residential units on the upper floors. Due to the extraordinary costs associated with the redevelopment of this historic property, this will be a public-private partnership wherein the Village anticipates the need to assist with the costs of privately-obtained financing. Once, completed, the DuPage Theatre redevelopment will be one of the most significant properties within the downtown and an essential factor in its revitalization.

- 2) The "Downtown Redevelopment Project Area", (Section III) is amended to include the following additional goals and objectives:

"Since the Downtown Lombard Improvement Plan was approved in 1998, the Village has worked diligently to develop specific goals and objectives that reflect the community's desires. The Village of Lombard's Comprehensive Plan, developed from 1995 to 1997 and officially adopted in 1998, is the Village's official policy guide for future growth and development. This plan identified the following general objectives for the downtown:

1. Promote a healthy and mutually reinforcing mix of commercial, retail, residential, institutional, municipal and transportation-related uses in Downtown Lombard.
2. Expand the range of activities in Downtown Lombard which extends activities into the evening hours.
3. Support the continued development of a downtown organization that is capable of meeting the needs of downtown businesses and property owners in collaboration with the Village.
4. Set physical development and improvement boundaries for Downtown Lombard and further define the physical and economic relationship between Downtown Lombard and Main Street.
5. Ensure a compatible pattern of future land uses within transitional areas between Downtown and adjoining land use areas.

6. Maintain, and extend as appropriate, key Downtown appearance improvements, including the public right-of-way streetscape.
7. Ensure that new development and redevelopment of private properties is in scale and designed complementary to existing development.
8. Discourage residential uses on the first floor in the core of the Central Business District.

Many of the objectives set forth in the Comprehensive Plan have been achieved or are in the process of being completed. However, the development and improvement of the downtown will always be an ongoing process. In a Community Forum held on November 5, 2005, citizens and leaders from various community groups and agencies identified issues for the community to consider. Many of these issues relate to the downtown, as follows:

Downtown

1. Develop short- and long-range plans for the future direction of Lombard's downtown.
2. Preserve Lombard's history as a part of downtown development.
3. Examine downtown parking availability and uses.
4. Examine the results of downtown development efforts in terms of time, money, and effort.
5. Consider linking the conference center and Yorktown to the downtown.

DuPage Theatre

1. Bring closure to the DuPage Theatre issue.
2. All of the community should resolve the issue of the DuPage Theatre.

Library

1. Expand and relocate the library.
2. Make the library a part of downtown redevelopment.
3. Library expansion and a new community center should be considered together.

Recreation

1. Provide a youth/coffee house and other places for teens to go.
2. Promote arts and culture in the community.

Redevelopment

1. Prevent the further loss of green space when considering redevelopment of an area.
2. Consider population density and environmental impacts (water, air, commercial waste) when reviewing new development and redevelopment.

Senior Citizens

1. Address senior citizen needs.
2. Provide additional residential options for senior citizens

Traffic Congestion

1. Address traffic congestion and movement at St. Charles & Main and other major traffic areas.
 2. Improve traffic signal coordination.”
- 3) The “Downtown Redevelopment Project Area”, (Section III) is amended by adding the following to the end thereof: “Housing Impact”. It is found, and certified by the Village, in connection to the process required for the amendment of this Redevelopment Plan and Project pursuant to 65 ILCS Section 5/11-74.4-.3(n)(5) of the Act, that this Redevelopment Plan and Project will not result in the displacement of residents from ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan and Project does not include a housing impact study. If, at a later time, the Village does decide to displace residents from ten (10) or more inhabited residential units, this Redevelopment Plan and Project would have to be amended, and a housing impact study would be completed.”
- 4) The “Downtown Area Redevelopment”, (Section V) is amended as follows:
- A) Subsection A, entitled “Redevelopment Plan and Project Objectives”, is amended by adding the following thereto:
- Insert after Section V. A. 1. g. (p. 13)*
“g. community theater and cultural facilities”
- Add to the end of sentence in Section V. A. 2. (p. 13)*
“and the environmental cleanup activities necessary for the redevelopment of contaminated parcels.”
- B) Subsection B, entitled “Redevelopment Activities”, is amended as follows:
- Delete Section V. B. 1. e. (p. 14) and replace with:*
“e. The provision of public recreation areas and cultural facilities.”
- Add Section V. B. 1. i. (p. 14)*
“i. The provision of artwork on and along public ways”
- Insert after Section V. B. 4. (p. 16)*
- “5. Organization and Promotion
The Village of Lombard will provide assistance to property owner, business owners, and organizations within the Project Area to enhance the downtown as a whole, support the Redevelopment Project Plan, and to serve the needs of Lombard residents. Appropriate forms of assistance may include, but are not limited to:

- a. Forgivable Loans to encourage new or expanded restaurants within the Project Area to create more activity and generate pedestrian traffic.
- b. Grants to attract targeted retail businesses and assisting existing businesses that best complement the Lombard Downtown retail mix and help strengthen existing retail clusters within the Project Area.
- c. Grants to encourage the renovation and build-out of interiors within vacant storefront and upper-story spaces.
- d. Grants to assist with the advertising and promotion of individual businesses and organizations as well as activities and events throughout the Project Area.
- e. Financial and ideological support for nonprofit organizations dedicated to the creation and sustainment of the Project Area as a flourishing downtown business district.”

E) Subsection E, entitled “Additional Controls and Design Criteria” is amended by adding the following thereto:

Insert after Section V. E. 1. b. (p. 16)

“c. Where practicable, preservation of buildings, sites, structures, objects, and landscapes representative of downtown Lombard’s historic appearance and character shall be encouraged and supported.”

F) Subsection E, entitled “Estimated Redevelopment Project Costs is amended by deleting the existing subsection and adding the following thereto:

“E.2 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, as provided in the TIF statute, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement “Redevelopment Project Costs”, are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and survey, development of plans and specification, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; 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 three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;

- 1.1 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 area or approved a redevelopment plan;
 - 1.2 The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest 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. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs 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. Costs of the construction of public works or improvements, and 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 the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination the redevelopment plan, supported by information that provided that 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. Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
6. Financing 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 pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) 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. 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;
9. Costs of job training, 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 the Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village 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 agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code.
10. Interest costs 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 developer 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 pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund; and
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the (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.

11. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost.
12. None of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman.
13. The Village may, pursuant to the TIF Act, provide school tuition reimbursement costs.

Estimated costs are shown in Exhibit C, as amended. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.”

G) Subsection F, entitled”, “Sources of Funds to Pay Redevelopment Project Costs” is amended by adding the following to the end thereof:

“Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund established by the Village as provided by the Act. The exception to this provision will be to the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the Village will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

The Village may also provide for the allocation of incremental taxes between contiguous Redevelopment Project Areas for the payment of TIF eligible costs, as provided for in the Act.

Subsection G, entitled, “Nature and Term of Obligations to be Issued”, is amended by revising the fourth paragraph to read in its entirety as follows:

The Village has obtained authority for an extension to the term of this Redevelopment Plan and Project, pursuant to an amendment to 65 ILCS 5/11-74.4-3(n), and has exercised said authority. As such, all obligations issued by the Village pursuant to the

Redevelopment Plan and Project shall be retired within thirty-five (35) years from the date of the initial adoption of the Redevelopment Plan and Project.

Subsection H, entitled, "Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area", is amended to read in its entirety as follows:

The total base year equalized assessed valuation for the Redevelopment Project Area is \$8,544,430."

H) Subsection I, entitled, "Anticipated Assessed Valuation" , is 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, as approved by amendment to 65 ILCS 5/11-74.4-3(n), it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$143,995,784."

I) Subsection J entitled, "Termination of the Redevelopment Plan" is amended to read in its entirety as follows:

The date for completion of the Redevelopment Plan is no later than December 31st of the year in which the payment to the Village Treasurer, as provided for in subsection (b) of Section 11-74.4-8 of the Tax Increment Allocation Redevelopment Act, is to be made with respect to ad valorem taxes levied for the 2024 tax year.

J) A new subsection M, entitled, "Assessment of Fiscal Impact on Affected Taxing Districts", with said new subsection to read in its entirety as follows:

Assessment of Fiscal Impact on Affected Taxing Districts

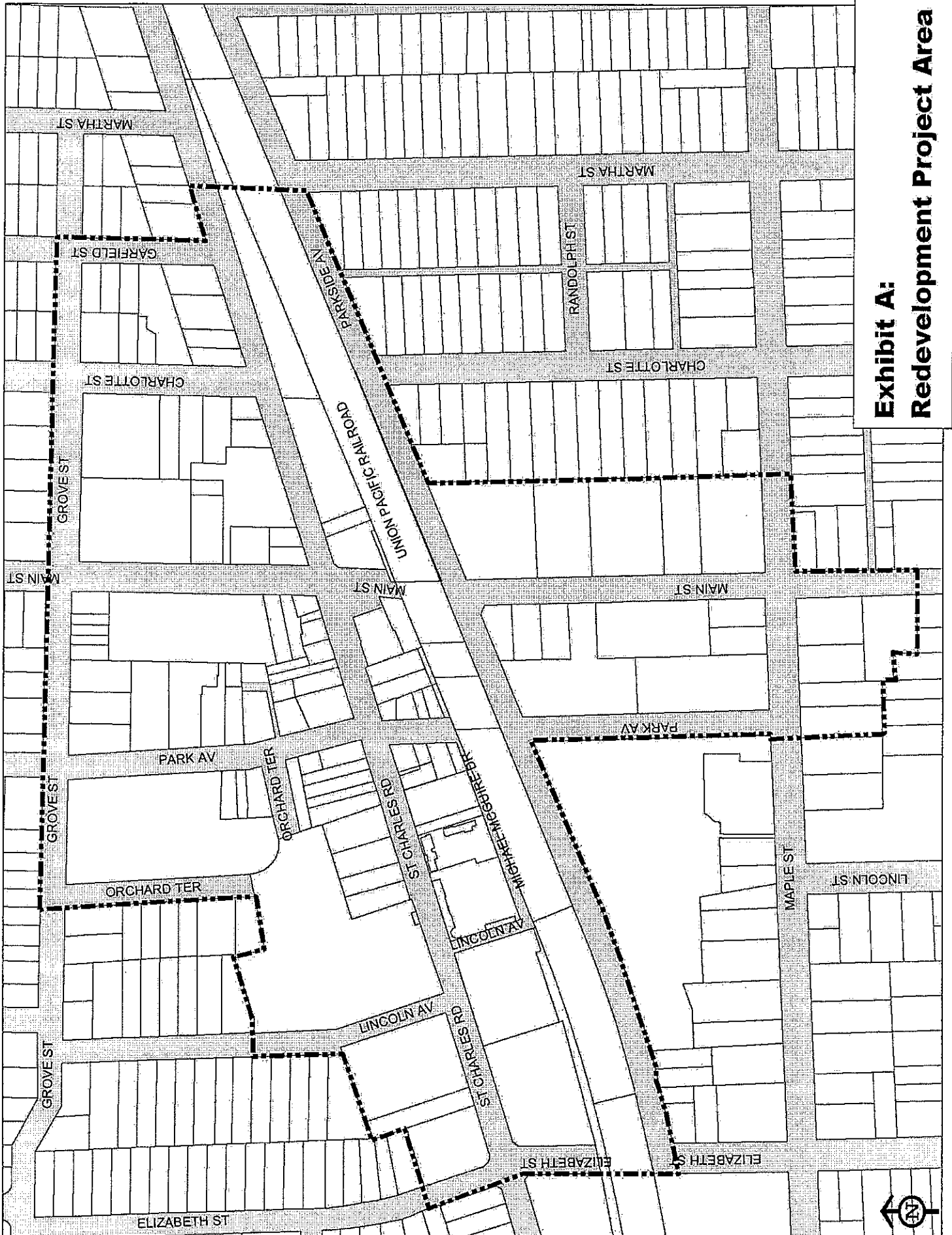
It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting inflation adjusted declines in assessed valuations.

Given that there is the potential for new development, the Village may permit new residential development to occur within the RPA. As such, there could be an increased burden placed on the area's school districts. To the extent that such development does occur, and school age children result from new community arrivals, the elementary and high school taxing districts could potentially be affected. The Village has made allowances in this plan and project for revenue distributions to such taxing districts and will follow the guidelines provided by the Act to compensate the district at levels dictated by the precise increase in students. Additionally, should the Village achieve success in attracting private investment which does result in the demonstrated need for increased services from any other taxing district, the Village would consider declaring sufficient

TIF related surpluses, which funds are neither expended or obligated for redevelopment activities, as provided by the Act, to assist such taxing districts in paying the costs for any increased services.

Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (as long as those funds are not already obligated to the TIF), to assist affected taxing districts in paying the costs for the increased services.

- 5) Exhibit A is deleted and replaced in its entirety with the following:



**Exhibit A:
Redevelopment Project Area**

- 6) Exhibit C is is deleted and replaced in its entirety with the following:

Exhibit C

**VILLAGE OF LOMBARD
DOWNTOWN TIF REDEVELOPMENT PROJECT
ESTIMATED PROJECT COSTS**

Program Actions/Improvements	Estimated Costs (A)
1. Land Acquisition and Assembly Costs and Relocation Costs	\$ 2,567,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 445,000
3. Utility Improvements including, but not limited to, water, storm sewer, sanitary sewer, the service of public facilities, and road improvements	\$ 10,875,000
4. Rehabilitation	\$ 13,011,000
5. Interest Costs Pursuant to the Act	\$ -
6. Planning, Legal, Engineering, Administrative, and Other Professional Services	\$ 2,464,000
7. Job Training	\$ 886,000
8. Estimated School Tuition Costs	\$ -
TOTAL ESTIMATED PROJECT COSTS	\$ 30,249,000

(A) All project cost estimates are in year 2006 dollars and pursuant to the Act, such cost estimates may increase by 5%, after adjustment for inflation from the date the plan was adopted, or in this case, the date from which this Plan was amended. In addition to the above stated costs, any bonds issued to finance a phase of the Project may included an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the

redevelopment of the Redevelopment Project Area, provided the total amount of payment for Eligible Redevelopment Project Costs shall not exceed the overall budget amount outlined above. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

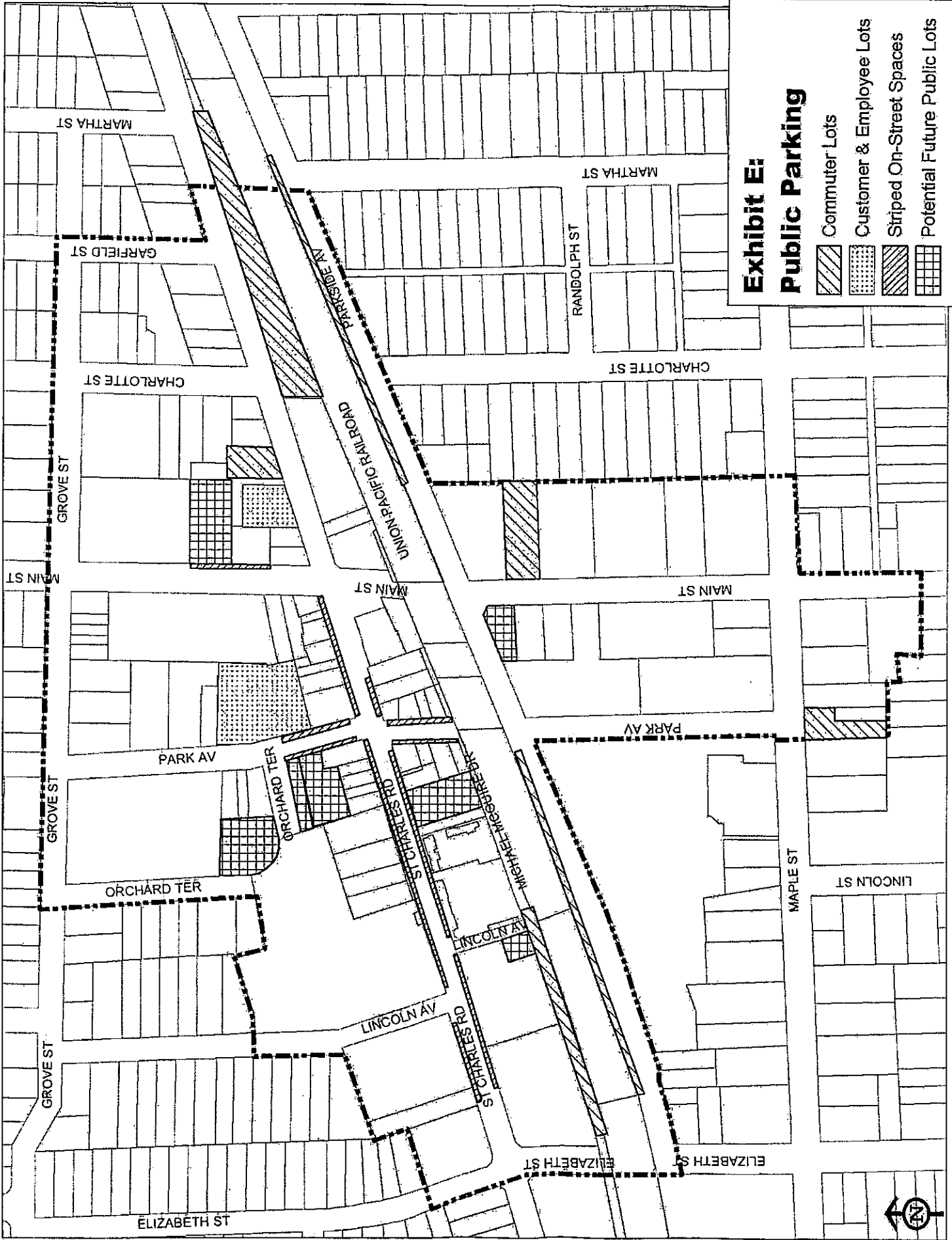
- 7) Exhibit D, entitled, " Proposed Land Use", is deleted and replaced by amended Exhibit D attached hereto and made part hereof.

8) Exhibit E, entitled, "Parking System Maps", is deleted and replaced by amended Exhibit E attached hereto and made part hereof.

Exhibit E:

Public Parking

- Commuter Lots
- Customer & Employee Lots
- Striped On-Street Spaces
- Potential Future Public Lots



9)Exhibit F, entitled, "Downtown Lombard Improvement Plan", is deleted and replaced by amended Exhibit F attached hereto and made part hereof.

Exhibit F

Downtown TIF Projects

Downtown TIF Projects

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Introduction

This document is a compilation of the various projects that have been proposed or envisioned for the downtown. As opposed to an official policy guide or strategic plan, this document is meant to share the Village of Lombard's vision for the downtown area. It provides suggestions that aim to guide growth and development toward the goals and objectives already adopted by the Board of Trustees.

Long-Range Plan

Elements of this "plan" fall into three categories: redevelopment/reuse projects, efforts to create and maintain a positive downtown atmosphere, and transportation enhancements.

Redevelopment/Reuse Projects

A number of sites have been singled out for redevelopment or reuse. Some of these projects are only at the concept stage and may or may not materialize, while others have already been approved by the Board or are under construction.

100-104 W. St. Charles Road

PINS: 06-07-204-032, -033

SIZE: 0.20 acres total

EXISTING ZONING: B5

EXISTING USE: Effigy Salon, Brix

PROJECT STATUS: Brix WoodFired Pizza has been awarded a Downtown Retail Business Grant and a Downtown Improvement and Renovation Grant to occupy the space at 104 W. St. Charles Road. Since the parking lots on both sides of Park Avenue currently make up a physical and visual barrier that separates the businesses on North Park Avenue from those along St. Charles Road, a building addition could help tie these businesses into the rest of the downtown by providing some visual continuity.



Train Station

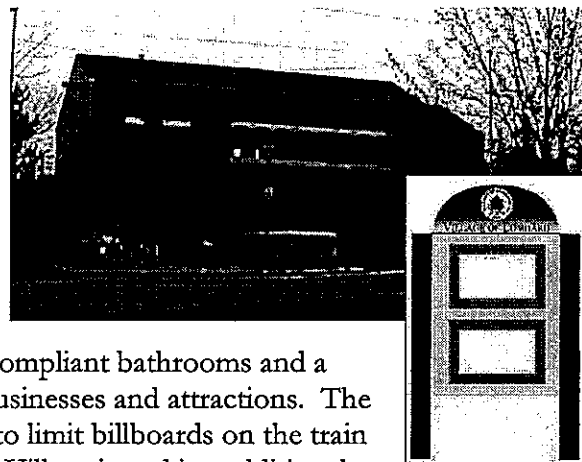
PINS: 06-07-505-007 to -013

EXISTING ZONING: B5

EXISTING USE: Train station

REVELOPMENT COST TO TIF: \$80,000
(\$8,750 for kiosk alone)

PROJECT STATUS: The Village would like to assume control of the train station in order to make the property a bigger asset to the downtown. Improvements could include ADA-compliant bathrooms and a directory kiosk with information on downtown businesses and attractions. The Village has worked out an agreement with Metra to limit billboards on the train platform. Coffee vendor lease under negotiation; Village is seeking additional funding from outside sources.



101 W. St. Charles Road

PINS: 06-07-209-017

SIZE: 0.10 acres

EXISTING ZONING: B5

EXISTING USE: vacant restaurant space,
Slick & BJ's, Action Cycles

REVELOPMENT COST TO TIF: \$500,000

PROJECT STATUS: This historic building
constructed in 1908 could be renovated and
returned to its original use as a hotel. Staff also
has a concept for the reuse of the building as a
restaurant. The former Café 101 restaurant is
now up for sale.



134 W. St. Charles Road

PINS: 06-07-204-024

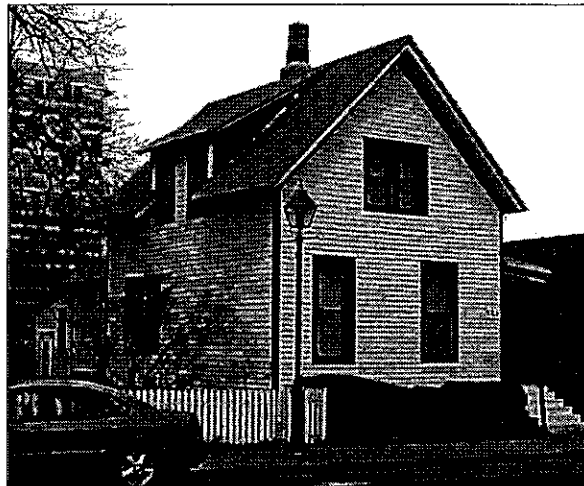
SIZE: 0.24 acres

EXISTING ZONING: B5

EXISTING USE: Legal non-conforming
single family residence

REVELOPMENT COST TO TIF: \$300,000

PROJECT STATUS: This home could be
redeveloped as a mixed use or commercial
building. Other possibilities include razing the
building for a park or other public open space.



14 W. St. Charles Road (Ken's TV)

PINS: 06-07-206-020

SIZE: 0.09 acres

EXISTING ZONING: B5

EXISTING USE: former TV repair store

REVELOPMENT COST TO TIF: \$25,000;

possible façade and/or restaurant grant

PROJECT STATUS: O'Neill's Pub has applied
for a Downtown Restaurant Forgivable Loan
and a Downtown Improvement and
Renovation Grant for conversion of the Ken's
TV space into a full-service restaurant/pub
with outdoor dining. O'Neill's is receiving
façade design assistance from Illinois Main
Street.



7-37 E. St. Charles Road (West end of Hammerschmidt property)

PINS: 06-08-108-005, -008, -009, -011

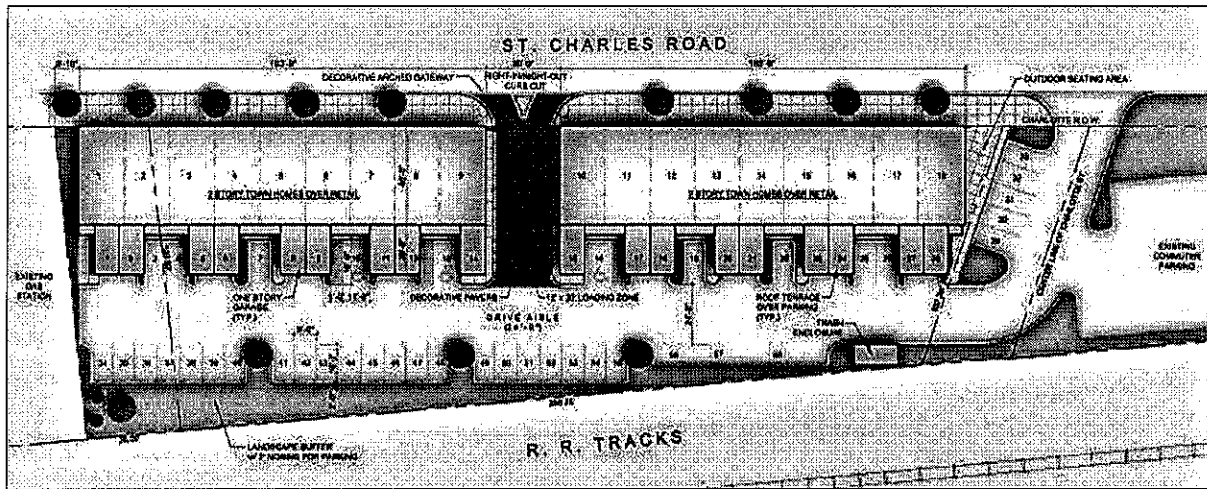
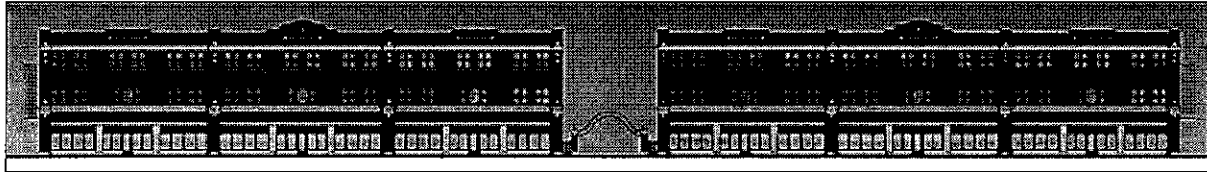
SIZE: 0.97 acres total

EXISTING ZONING: B5

EXISTING USE: Vacant land

REVELOPMENT COST TO TIF: Property has been purchased by the Village and razed.

PROJECT STATUS: New Urban Communities will construct a three-story mixed-use building with 10,000 sq. ft. of retail/ restaurant space on the first floor and 18 two-story townhomes above. All parking and stormwater detention will be provided on-site.



**Lincoln Place Condominiums
(141 W. St. Charles Road (retail) &
1 S. Lincoln (residential))**

PINS: 06-07-230-001 through -082

SIZE: 0.81 acres

EXISTING ZONING: B5PD

EXISTING LAND USE: 39-unit
condominium building with
storefronts along St. Charles Road

PROJECT STATUS: Completed.

Tonic Café has been awarded a Downtown Restaurant Forgivable Loan to operate a tapas/ martini bar concept in the eastern half of commercial space.



DuPage Theater & South Lot (101 S. Main Street)

PINS: 06-08-111-031 and 033

SIZE: 2.5 acres

EXISTING ZONING: B5PD

EXISTING USE: Vacant theater and retail building; temporary commuter parking lot and vacant land

REVELOPMENT COST TO TIF: \$900,000

PROJECT STATUS: Possible redevelopment of theatre into a performing arts center with retail uses. A proposal to extend the Downtown TIF District is now making its way through the Illinois legislature.



Grove Park Condos (27 W. Grove Street)

PINS: 06-07-206-001, -002

SIZE: 0.59 acres total

EXISTING ZONING: R6

EXISTING USE: Single-family homes adapted for multiple dwelling units

REVELOPMENT COST TO TIF: none

PROJECT STATUS: Four-story building to have parking on first floor and 18 condominiums on upper floors. Building will meet all underlying Zoning Ordinance requirements and has submitted for permits.



10 W. St. Charles Road (Former Dr. Doll's site)

PINS: 06-07-206-032

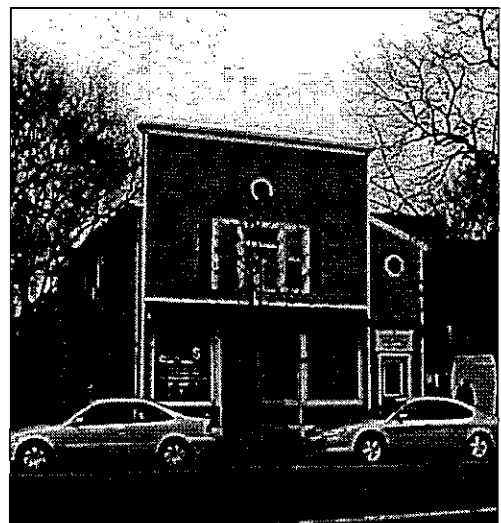
SIZE: 0.09 acres

EXISTING ZONING: B5

EXISTING USE: First floor retail; 2nd-floor apartment

REVELOPMENT COST TO TIF: n/a; should occur as market-rate activity

PROJECT STATUS: Concept proposal for redevelopment of site, including existing vacant lot east of building. The Village should negotiate cross access for pedestrians to Main Street from the Park Avenue public parking lot.



Walgreens

PINS: 06-07-208-015, 06-07-208-016, 06-07-208-020, 06-07-208-021

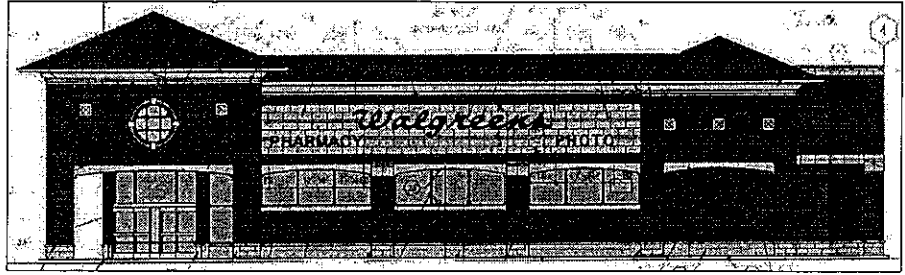
SIZE: 1.03 acres total

EXISTING ZONING: B5A

PREVIOUS USE: Gas station/auto repair facility on corner, office building and parking lot

REVELOPMENT COST TO TIF: n/a - outside TIF

PROJECT STATUS: New pharmacy/drug store with drive through window. Store is open and sculpture has been installed in front of the property.



The Pointe at Lombard (218 & 226 W. St. Charles Road)

PINS: 06-07-203-021, 06-07-203-035

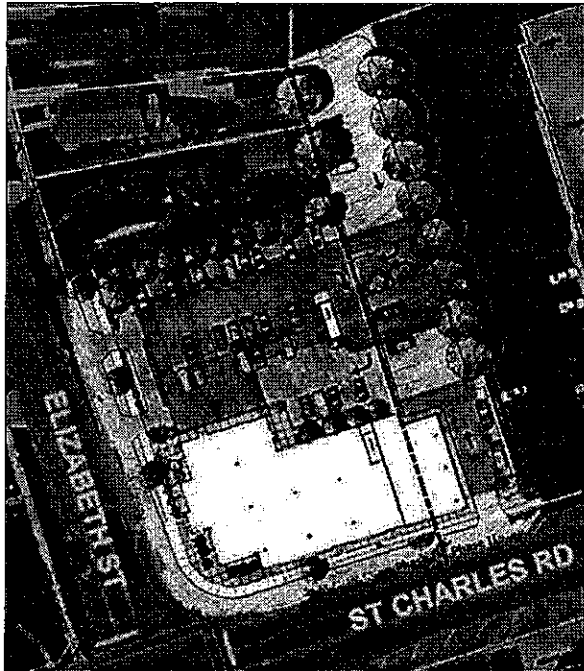
SIZE: 1.02 acres total

EXISTING ZONING: B5 (on corner) and R6 (interior lot)

EXISTING LAND USE: Auto repair facility (Lord's) and apartment building

REVELOPMENT COST TO TIF: to be determined

PROJECT STATUS: The Pointe at Lombard will be a 78-unit senior housing building with 5,800 sq. ft. of ground-floor restaurant and retail space. This case (PC 05-42) has been approved by the Board of Trustees.



Elmhurst Memorial Lombard Health Center

PINS: 06-07-213-011, 06-07-213-012, 06-07-213-014, 06-07-213-016

SIZE: 2.7 acres

EXISTING ZONING: B5

EXISTING USE:

Outpatient health clinic
PROJECT STATUS: As part of PC 03-33, Mid-City Beauty Supply and the Lombard Masonic Building



were demolished and replaced with a three-story, 50,000-sq. ft. medical office and urgent care facility. This development also led to the construction of the new 113-space Hammerchmidt commuter parking lot at 115 E. St. Charles Road.

Praga Expansion (225-241 W. St. Charles Road)

PINS: 06-07-209-020

SIZE: 1.5 acres

EXISTING ZONING: B5

EXISTING USES: Lombard Chamber of Commerce, Praga Restaurant, Joseph Wanders DDS, Video by R & R Concepts, Kindercare Learning Center

PROJECT STATUS: This project would involve reallocating the tenant spaces within the 225-241 W. St. Charles building to allow Praga to expand its restaurant into the space currently occupied by the Lombard Chamber of Commerce. Renovation and relocation expenses will be assisted by the Downtown Restaurant Forgivable Loan Program.

Creating an Atmosphere

Outdoor Dining

A few downtown restaurants (including Praga, Amazing Graze, The Texan BBQ, and Café 101) offer outdoor dining in the spring and summer months. Additional outdoor dining establishments should be encouraged to make restaurants more visible and to promote an active, pedestrian-friendly atmosphere.

Village-Administered Programs

Downtown Relocation Grant Program

The Downtown Relocation Grant Program is intended to ensure that businesses are able to remain in the downtown in the event that the properties they currently occupy are redeveloped. Depending on the size of the business and its relocation costs, applicants that are impacted by a TIF redevelopment are eligible to receive a percentage of their eligible expenses for rent differentials, moving costs, and other related expenditures. Businesses occupying up to 1,000 square feet may receive up to \$8,960, while larger businesses may be awarded up to \$14,560.

Façade Grant Program

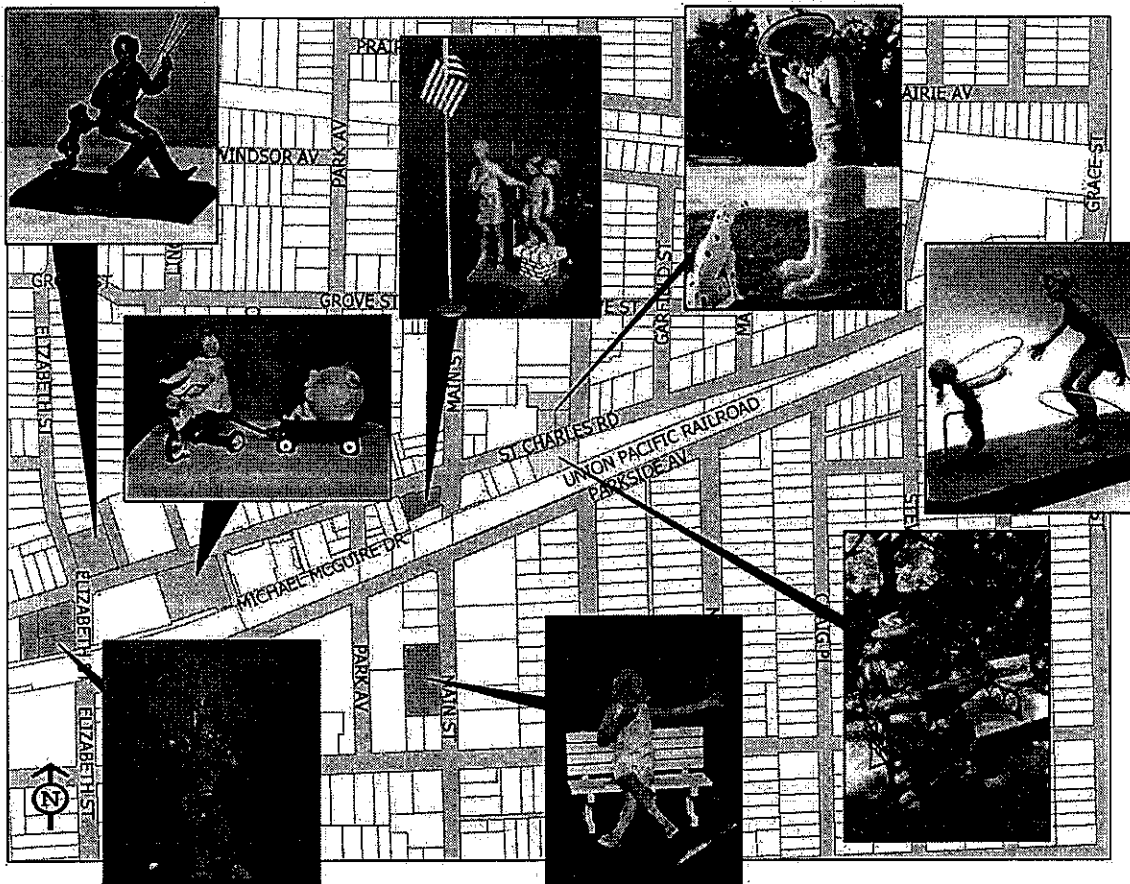
The Downtown Improvement and Renovation Grant Program provides up to 50% of the cost of eligible improvements to downtown buildings, up to a maximum grant amount of \$50,000. Eligible structures must be at least 20 years old, and all improvements must meet or exceed the minimum design criteria outlined in the 1987 Downtown Lombard Improvement Plan.

To ensure that Village funds are used to make Downtown Lombard a more vibrant place, preference would be given to businesses that generate weekend and evening activity, such as dining, retail, and entertainment establishments. Businesses that generate minimal foot traffic (e.g., offices and service businesses) would be less likely to receive grant funds.

Public Art Program

Public art benefits an area by creating visual appeal as well as helping to establishing a unique sense of place. One way to achieve this would be to form a "100 Friends of Sculpture" group to encourage the placement of sculpture and other art in public spaces within the downtown. Staff is discussing the idea of a sculpture loan program with Elmhurst Art Museum that would site art within Lilacia Park.

The Village has approved a Public Art Program that provides funding for the purchase of artwork to be displayed on and around Village-owned property. Lombard artist Bud Swanson has proposed several pieces that are now under consideration, including: children at the Main & St. Charles Volunteer Plaza, a seated girl at Elmhurst Memorial Hospital Lombard Health Center, and a girl pushing her grandfather on a swing in front of The Pointe at Lombard. Another project is planned for the front of Fifth/Third Bank.



Downtown Restaurant Forgivable Loan Program

In an effort to encourage more restaurants in the Downtown, the Village has approved the Downtown Restaurant Forgivable Loan Program. The program provides forgivable loans of up to one-third (1/3) of the total costs associated with the project with a maximum loan amount of \$100,000. Funding is made available from the Village's Tax Increment Financing District fund.

A landlord or lessee may apply for the grant program. Eligible businesses must provide sit-down food service and earn at least 70% of their gross income from food and beverage sales. Recipients of the loan are required to maintain the property as a sit down restaurant for a period of ten years, at which time the loan is forgiven. A lien is placed on the subject property as a guarantee for the loan. Eligible expenses include: code required and life/safety improvements; floor, wall, and ceiling repairs; upgrading/retrofitting mechanical systems; demolition work/space reconfiguration; installation of permanent fixtures; finishing work (i.e. painting, floor coverings), and soft costs (i.e. permits, floor plans). The program does not cover costs associated with trade fixtures or equipment specific to the business.

Downtown Retail Business Grant Program

The purpose of the Downtown Retail Business Grant Program is to increase the economic viability of Downtown Lombard by attracting targeted retail businesses and assisting existing businesses in the Downtown. The program offers a 50% matching grant for eligible expenditures associated with helping the start-up of new businesses or the expansion of existing businesses in the Downtown.

Targeted businesses include: clothing stores, produce market, CD/music stores, design/decoration/furniture, electronics, home improvement, specialty foods, crafts/toys/hobbies, custom jewelry, kitchen/home accessories, children's products, entertainment venues (which complement restaurants in the downtown), specialty retail, computer store, shoe store, and art shops/galleries. Resale stores and service businesses are not eligible for the Program. Other types of stores may be eligible, subject to review by the Economic and Community Development Committee.

Newspaper Boxes

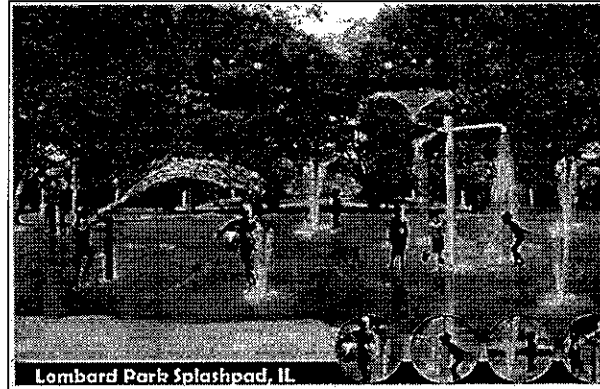
To remove visual clutter and present a better image, newspaper boxes (like those outside the Grove Restaurant) should be placed in desirable locations throughout the downtown to discourage the placement of stand-alone boxes. An additional set of boxes has been installed at the northwest corner of Park Avenue & St. Charles Road, with potential future locations at Elmhurst Memorial Hospital Lombard Health Center and the DuPage Theater.



Parks and Recreation

Sprinkler Park

Popular for families with small children as a fun way to cool off in the summer, sprinkler parks are becoming more commonplace in downtown settings. The Park District has begun construction on a new sprinkler park on the eastern corner of the Fifth/Third Bank property.

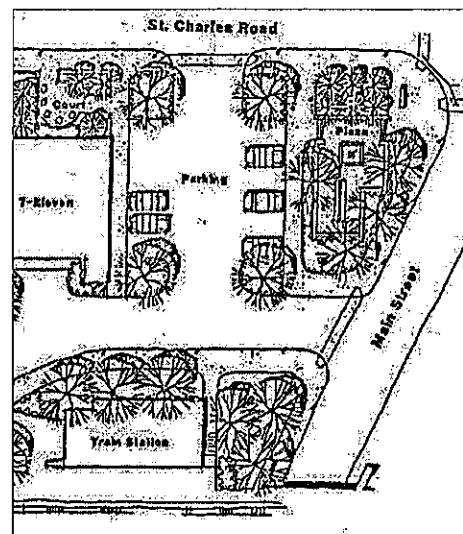


Pocket Parks

As part of the Allied Drywall property redevelopment, the Village would like to see a tot lot installed to serve an area that currently has limited recreational facilities within walking distance. A small pocket park will be installed at Grace Street and St. Charles Road as part of the Oak View Estates condominium development.

Main & St. Charles/Volunteer Plaza

In 2004, 7-Eleven dedicated the property east of their parking lot as Village right-of-way. This area has been developed as a public plaza and is now the site of the holiday tree. In 2006, a sculpture will be added at the southern end of the plaza as part of the Public Art Program.



Organizations/Events

Lombard Town Centre

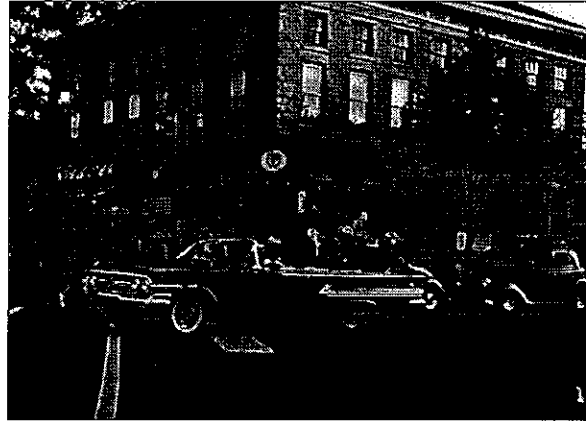
For years, the Village has been supportive of Main Street, a state-run program that guides local groups in their efforts to maintain and enhance their downtowns. In 2004, a group of dedicated residents and property owners formed Lombard Town Centre, which received full designation as an Illinois Main Street program in April 2006. In addition to providing support functions, the Village will fund the Lombard Town Centre program budget for the first three years to allow the organization sufficient time to build its membership base.



Throughout the summer of 2006, Lombard Town Centre is sponsoring a number of dog-themed events as part of its Lombard Unleashed promotion. A public art attraction includes 20 decorated "Buddy" sculptures along the sidewalks of St. Charles Road and Main Street. Some of the scheduled events include a 5K run, pet parade, fashion show luncheon, dog show, "pug" crawl, wine tasting, and art show.

Cruise Nights

Since 1999, the Village has sponsored Cruise Nights on Saturday evenings during the summer. This popular event features dozens of classic cars and live entertainment. A highlight of the 2005 season was the performance of American English, one of the world's best-known Beatles cover bands. The 2006 season begins on June 3.



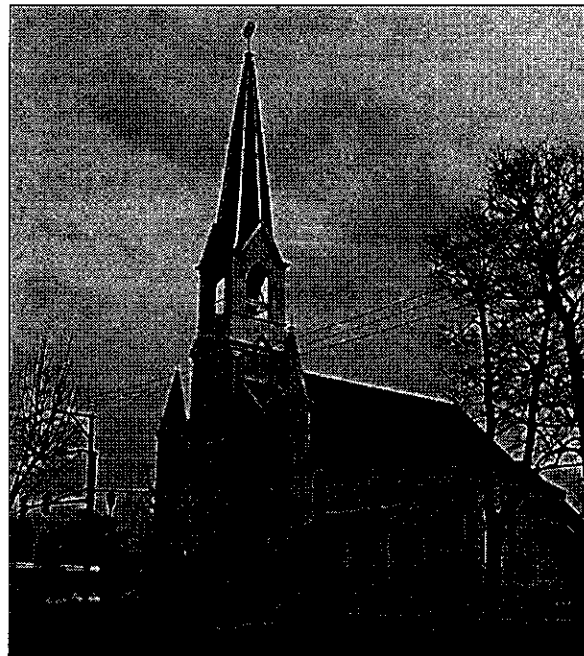
French Market

The French Market opened in 2002 between the Park West and Parkview Pointe buildings, offering an assortment of vendors every Saturday morning from May until October. The French Market is now operating in a larger, more visible location on East St. Charles Road at the new Hammerschmidt parking lot.



Maple St. Chapel

The Main Street Chapel Preservation Society runs and maintains the historic Main Street Chapel, which is one of only two Lombard buildings on the National Register of Historic Places. Although the Society currently hosts weddings and several annual concert series, this significant landmark could be better tied in to downtown events. A recent church addition west of the chapel now provides bathrooms that can be utilized by chapel visitors.



Signage

Entry Signage

“Welcome to Downtown Lombard” signs will be placed at entry points into the downtown. The new Walgreens will feature an entry sign on St. Charles Road immediately west of Elizabeth, and signs could also be placed at Grace & St. Charles, Main & Grove, and Main & Ash.

Identity Plaques

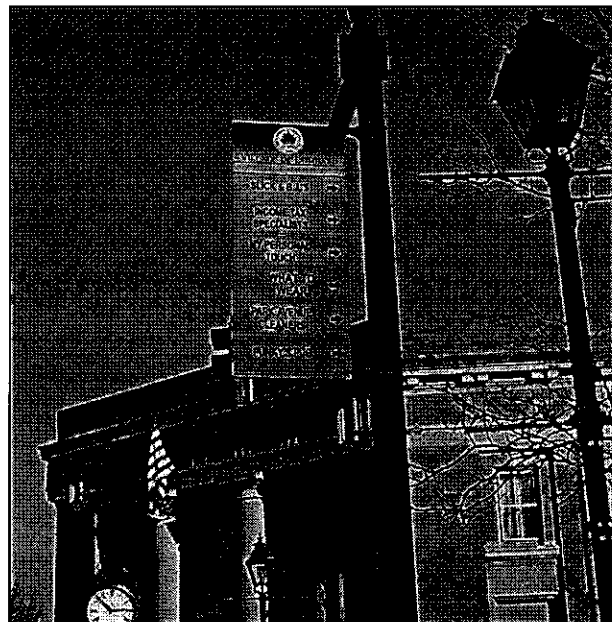
To emphasize Lombard’s history, bronze markers/plaques could be installed throughout the downtown identifying historic buildings, locations of former notable buildings, and sites of significant events.

Downtown Directory Kiosk

The Village would like to install a downtown directory kiosk, possibly on the train station platform to provide commuters, Lilacia Park attendees, and other visitors with information about goods, services, and events available in downtown Lombard.

Wayfinding Signage

The Village has installed signs at the northwest, southwest, and southeast corners of St. Charles Road and Park Avenue to direct customers to the businesses along north and south Park.



Banners

There are currently seasonal banners on the light posts along St. Charles Road. A permanent, changeable copy banner could be installed across St. Charles Road or Main Street to advertise upcoming events.

Removal of Freestanding Signs

To preserve a traditional, pedestrian-oriented appearance, the Lombard Sign Ordinance restricts freestanding signs within the downtown to a maximum of 20 square feet and 6 feet in height. In keeping with the overall desired appearance of the downtown, the Village would like to see the large freestanding signs at 7-Eleven and the southeast corner of Elizabeth & St. Charles removed and replaced with signs that are more appropriate.

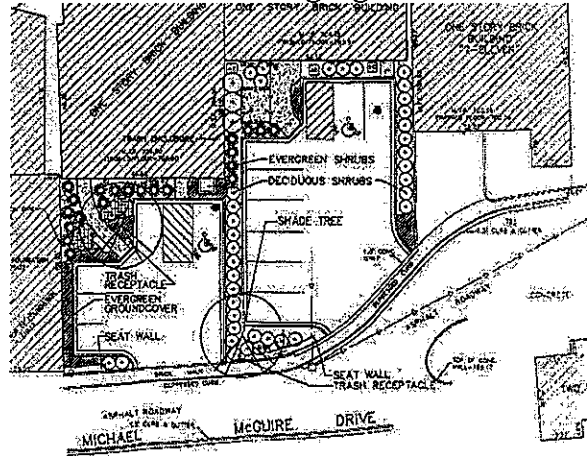
Transportation Enhancements

Parking

The roughly 782 public parking spaces in the core downtown area are shared by business patrons, residents, business owners, commuters, and library patrons. The Village is constantly working to improve the parking situation by providing additional parking spaces (such as the new 108-space Hammerschmidt commuter parking lot) and better enforcement of existing regulations.

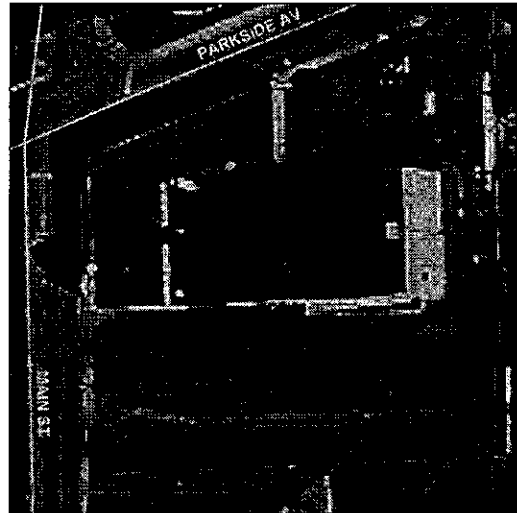
15-19 W. St. Charles Parking Lot

This project involves work to the parking area behind Sweet Street and Ts N Taps. The Village has approved a 50% reimbursement for the improvement of this existing parking lot, for a reimbursement of \$25,000 of the total \$50,000 project cost.



DuPage Theater Commuter Parking

This lot contains 91 commuter parking spaces. Metra could pay for the construction of a new lot, which would encumber the property and impact redevelopment opportunities.



TCF Bank (23 N. Main Street)

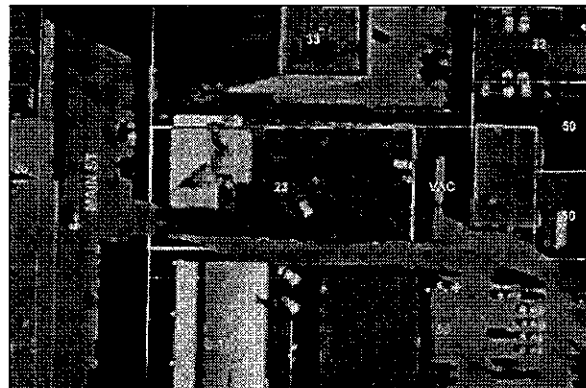
PIN: 06-08-100-007

EXISTING ZONING: B5

EXISTING USE: Vacant bank building

REVELOPMENT COST TO TIF: none

PROPOSED USE: TCF Bank has put the property up for sale. The building could be razed for a surface parking lot connecting to the adjacent customer and commuter lots.



Orchard Terrace Commuter Lot

This parking lot at the end of Orchard Terrace is part of the Park Avenue Condominiums property. The Village has asked for this lot to be donated for commuter parking as part of a TIF incentive package, but the homeowners association is not interested at this time.



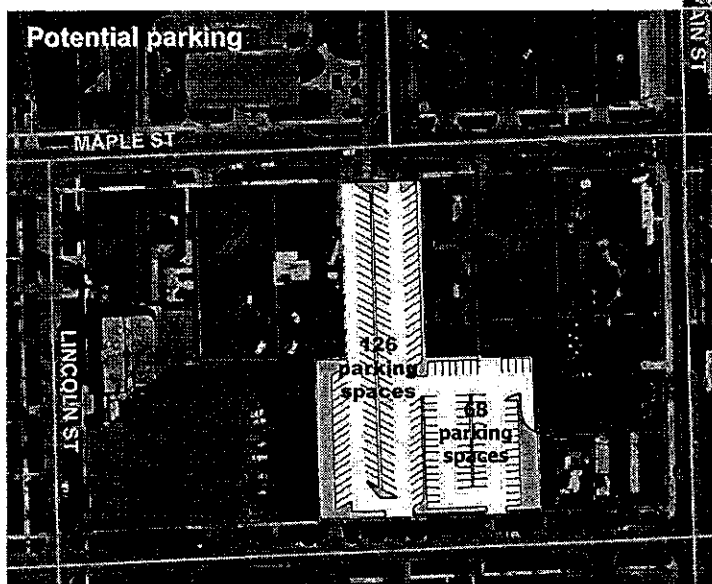
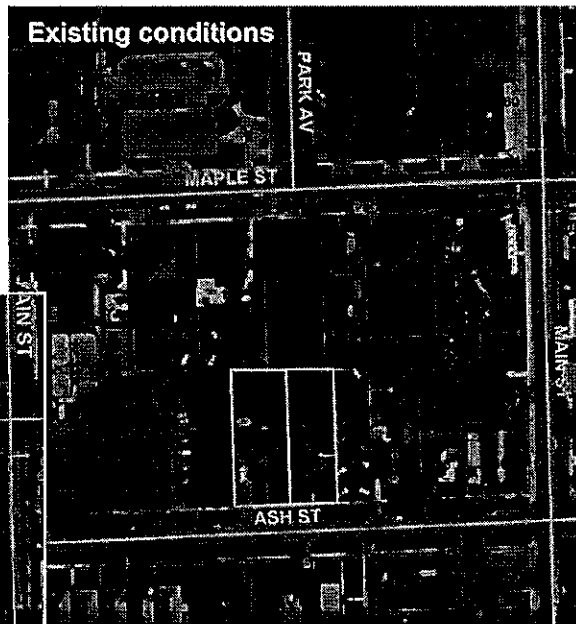
Parking between The Texan BBQ & Parkview Pointe

This property, currently a private parking lot, will be converted into a public downtown customer parking lot. The lot may be donated to the Village once the developer has obtained a No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency.



28 W. Ash Street (DuBrovin property)

This home is entirely surrounded by non-residential land uses, including three churches and a municipal parking lot. Should this property be sold, the site could be used to address parking deficiencies for the various institutional uses in the area.



Orchard Terrace Customer Parking

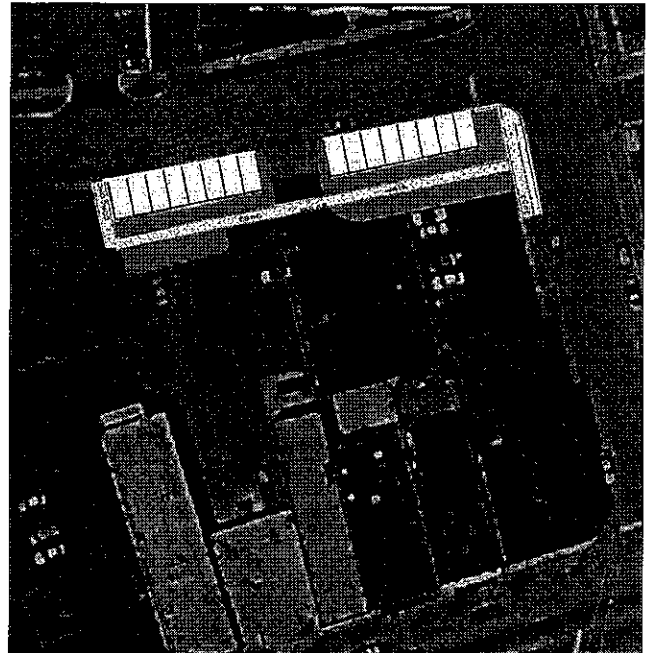
PINS: 06-07-204-028 to -031

EXISTING ZONING: B5

EXISTING USE: Private parking

REVELOPMENT COST TO TIF: Land acquisition at 4-5 per SF; construction cost of \$3,000 per space

PROPOSED USE: This parking area is comprised of four parcels of land that serve the businesses at 106-112 W. St. Charles Road. The Village has purchased the rear portion of the parking lot immediately adjacent to Orchard Terrace. Construction of new on-street parking spaces is scheduled for fall 2006. The Village would like to acquire the remainder of the lot so that it can be reconfigured with a more efficient parking design. Property owners would retain parking rights for their establishments, but the rest of the spaces would be made available for downtown customer parking.



West Suburban Bank (100 S. Main Street)

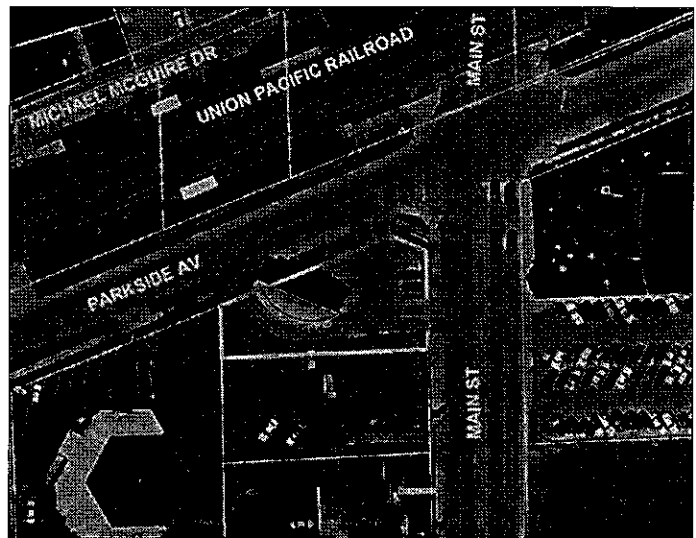
PIN: 06-07-213-015

EXISTING ZONING: B5

EXISTING USE: Bank w/ drive-through

REVELOPMENT COST TO TIF: none

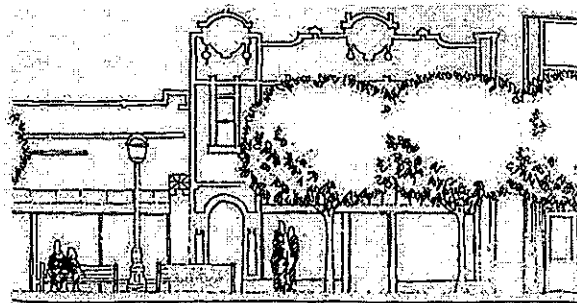
PROPOSED USE: West Suburban Bank has demolished its building at Main/ Parkside. The vacant lot could be temporarily used as a location for public parking.



Street Improvements

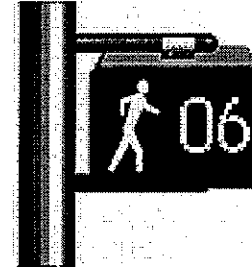
S. Main Streetscape

Public Works has nearly finished the installation of streetscape improvements along South Main Street from Parkside to Maple. This work mirrors the improvements previously installed along St. Charles Road, and uses approximately \$365,000 to \$388,000 of TIF money.



KLOA traffic study

KLOA, the Village's traffic consultant, has done a preliminary study of the downtown peak-hour traffic conditions on and around St. Charles Road. Although the roads are busy at times, they are not filled to capacity. The consultants have suggested altering traffic signal timing to improve the flow during the morning and evening rush hours when traffic is heaviest. Improvements have begun with the installation of new pedestrian count down crosswalk signalization on Main Street at Parkside and on St. Charles Road at Main, Park, and Elizabeth (see Appendix B).



Trail Improvements

Although not traditionally considered a part of the downtown, the Great Western Trail runs through the TIF 1 West area and serves as an entry point into the downtown for pedestrians and bicyclists. Street signs have been added to all intersections and kiosks are located at various intersections to provide trail users with maps and information about Lombard. Additional improvements could increase use of the trail and also increase the number of trail users who venture into the downtown for its shopping, dining, and services.

Bridges

A bridge has already been planned for the busy Great Western Trail crossing over St. Charles Road and Union Pacific Railroad. Additional bridges over busy streets could prevent dangerous crossings in addition to improving the trail for recreational users. Engineering is underway with construction anticipated for 2008.

Trail Lighting

In 2004, the Village completed the installation of lights along the Illinois Prairie Path to promote nighttime utilization of the path as well as enhance public safety for path users and abutting property owners. The Village would like to see similar lighting extended along the Great Western Trail to provide the same benefits for trail users and residents on the north side of town.

Public Transportation

Downtown-Yorktown Circulator

A regional transit center is proposed at Yorktown that will serve as the bus transit hub for DuPage County. Regular shuttle service between the downtown and Yorktown Mall could boost general awareness of the downtown and increase the amount of foot traffic by providing a much-needed link between Downtown Lombard and the south side of town. The Village is now conducting a feasibility study for this proposal.

Appendix A – Zoning Designations

Appendix B – KLOA Traffic Study

MEMORANDUM

To: William T. Lichter, Village Manager
From: Wes Anderson, P.E., Director of Public Works
David Hulseberg, AICP, Director of Community Development
Date: December 22, 2004
Subject: Downtown Traffic Improvement Study

This memorandum reviews measures to improve Traffic in the W. St. Charles Corridor (Crescent to Main).

Background:

Pursuant to a request from former Trustee DeStephano and the 2002 Strategic Plan, staff and KLOA Traffic Consultants conducted a traffic study to determine what improvements could be made in the downtown. The traffic study analyzed vehicular and pedestrian movement at various times of the day. This data was then computer modeled. The modeling and recommendations of the study were presented to the Village's management team on June 10, 2004 and then to the Traffic and Safety Committee on July 8, 2004.

Specifically, the W. St Charles (Elizabeth to Main) traffic pattern was analyzed to determine what signalization and other improvements could be made to improve traffic flow through the Downtown area. The study was conducted in summer 2004.

Study Results:

- During the morning rush hour eastbound traffic on St Charles backs up from Main Street to the north leg of Lincoln Ave. This backup is the result of a lack of synchronization between Park Ave and Main Street lights, and the spacing between the two lights.
- During the evening rush hour, westbound traffic backs up from Park Avenue to Main Street. This backup is the again the result of the lack of synchronization and the spacing between the two lights. Additionally this causes westbound turning traffic from Main Street to back up beyond the turn lane storage area.
- Park Ave intersection during the weekday evening rush hour has a level of service rating of D. This is the lowest acceptable grade for peak hour traffic conditions in an urban environment. (Best level of service is "A", lowest level of service is "F") All other intersections in that area have a level of service of at least C.
- Northbound Elizabeth traffic backs up onto the railroad tracks when drivers do not manage space properly. The firm conducting the study observed this problem.
- Westbound St. Charles Road in the vicinity of Walgreen's is two lanes.

-
- There are 4 parking spaces on westbound St. Charles between Elizabeth and Lincoln (North Lincoln).
 - Lack of synchronization limits opportunities for Walgreen's customers to turn into their parking lot on North and southbound Elizabeth as well as westbound St. Charles.
 - Due to the creation of the Hammerschmidt Lumberyard Commuter Lot the consultant was also asked to provide recommendation on pedestrian signal improvements. The consultant reviewed the intersections at throughout the downtown based upon PM traffic and pedestrian movements and found that adequate walk time was provided for pedestrian crossing at the various intersections. Count down pedestrian head crossing signals are recommended to be implemented at St. Charles and Main and also Parkside and Main.

Recommendation:

1. Approve and budget for Budget Year 2005-2006 to **synchronize the lights** on St. Charles Road between Crescent and Main Street to improve traffic flow through the area. (\$43,000)
2. Provide lead phase movement for westbound traffic on W. St. Charles Road at Elizabeth Street. (Part of **synchronize the lights**)
3. Re-evaluate the split phase traffic light for north and southbound traffic on Elizabeth Street so as to decrease lost time. (part of **synchronize the lights**)
4. Eliminate the 4 parking spaces on the westbound side of St. Charles between Lincoln (North leg) and Elizabeth during peak movement periods. (Part of **synchronize the lights**)
5. Install new Count Down Pedestrian Head crosswalk signalization in FY 2005-06. (\$21,400)
6. No right turn from westbound E. Parkside onto north bound Main Street in the PM peak. (\$100) Completed.
7. Remove the most eastern parking stall on the north side of W. St. Charles Road closest to N. Main Street. (\$50).
8. As part of the Walgreen's development, the developer will be required to install a signal activation device which will give priority to N. Elizabeth Road at St. Charles when a vehicle sits on the tracks for 3 seconds. (\$2,000). Section 11 of the development agreement provides that the Developer shall install traffic signs and other devices as required by the Village for proper control of vehicles and pedestrians on the Property. These control devices shall meet the specifications of the Village Engineer. In lieu of Developer performing any off site road work improvements or installing any traffic signals, Developer agrees to pay the Village up to, but not to exceed, \$8,500.00, to reimburse the Village for the actual cost incurred by the Village for installing or altering the existing traffic signal at St. Charles Road and Elizabeth Street as such alterations relate to a queuing sensor installation

Summary:

While the level of service will not improve as a result of these improvements, there will be notable safety improvements. Further, there will be greater efficiency that is brought to the movement of traffic throughout the downtown.

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

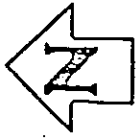
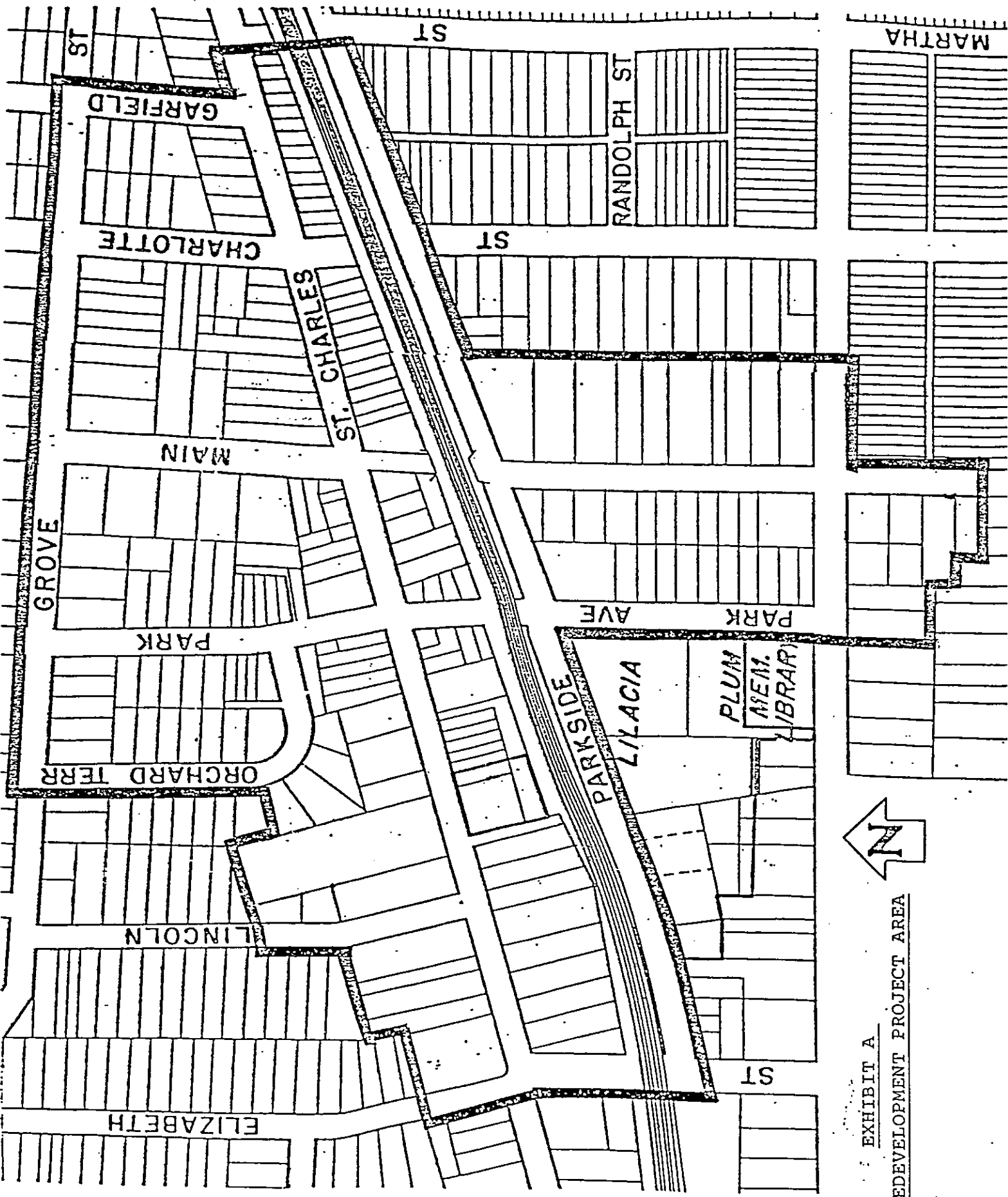


EXHIBIT A
REDEVELOPMENT PROJECT AREA

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.

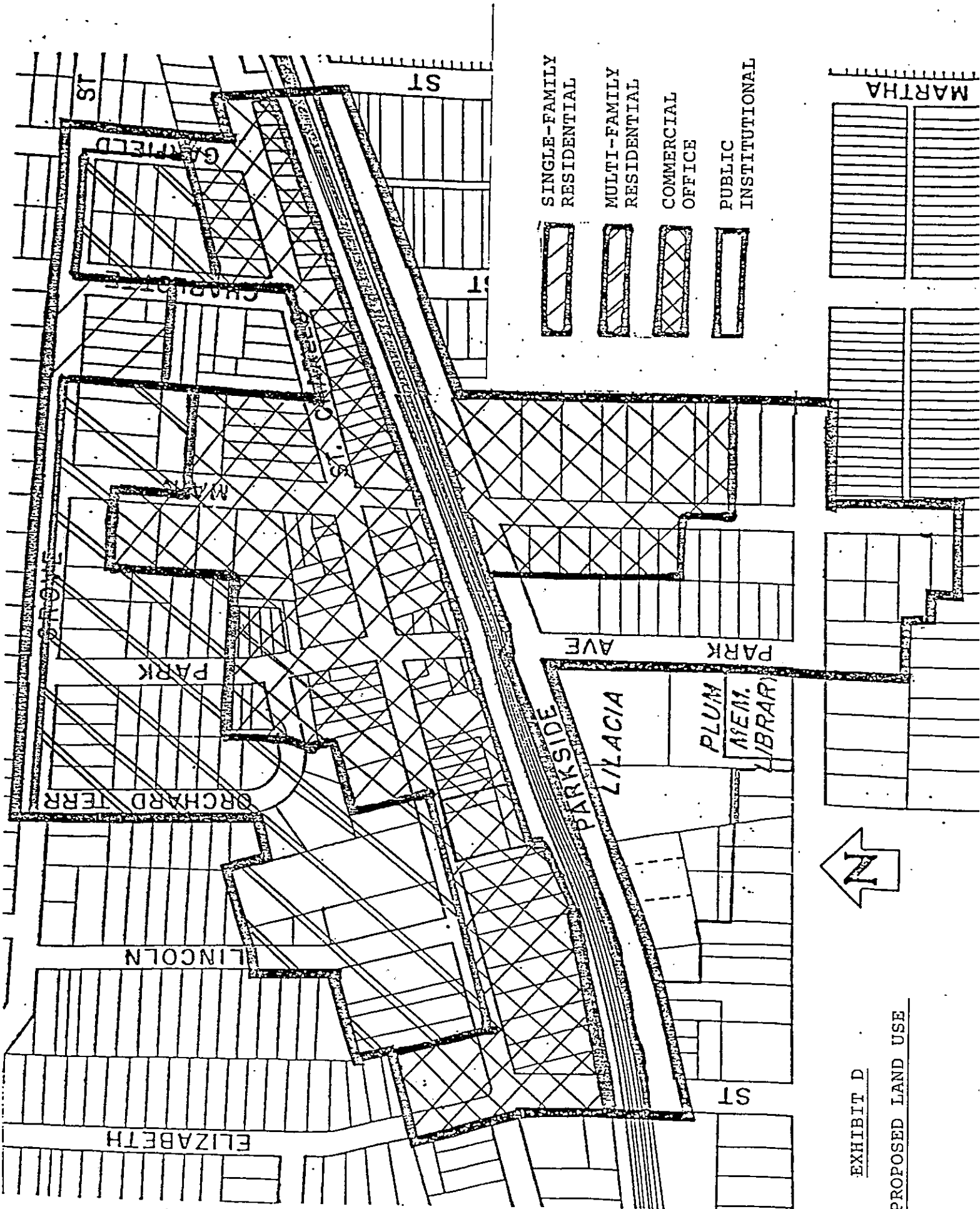
Of that part of Block 22 of the Original Town of Lombard described by beginning at a point on the East line of Main Street, 499.0 feet North of the Southwest corner of said Block 22 and running thence Easterly to a point on the center line of said Block 22 that is 386.6 feet to the Southerly line of 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.

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

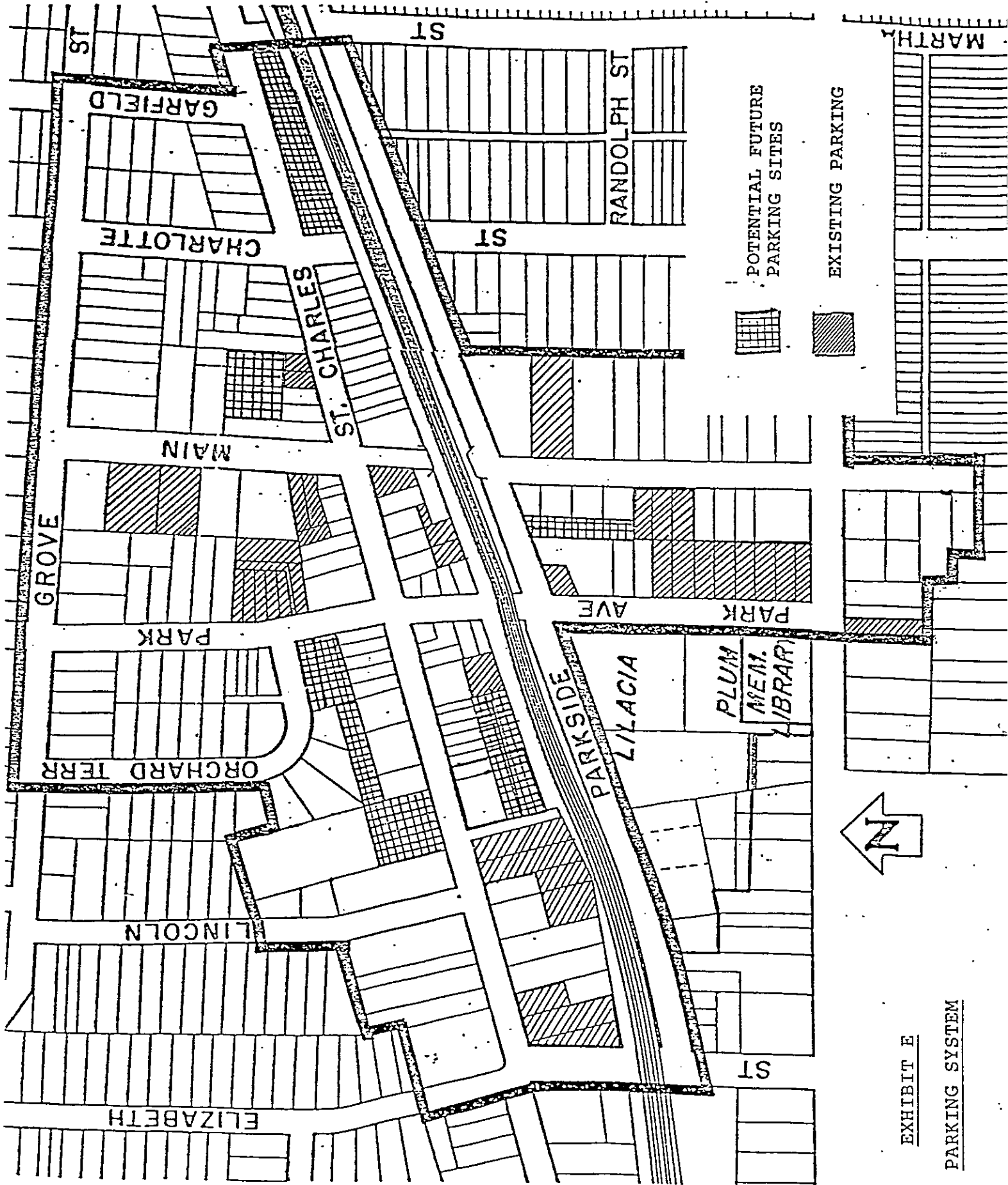
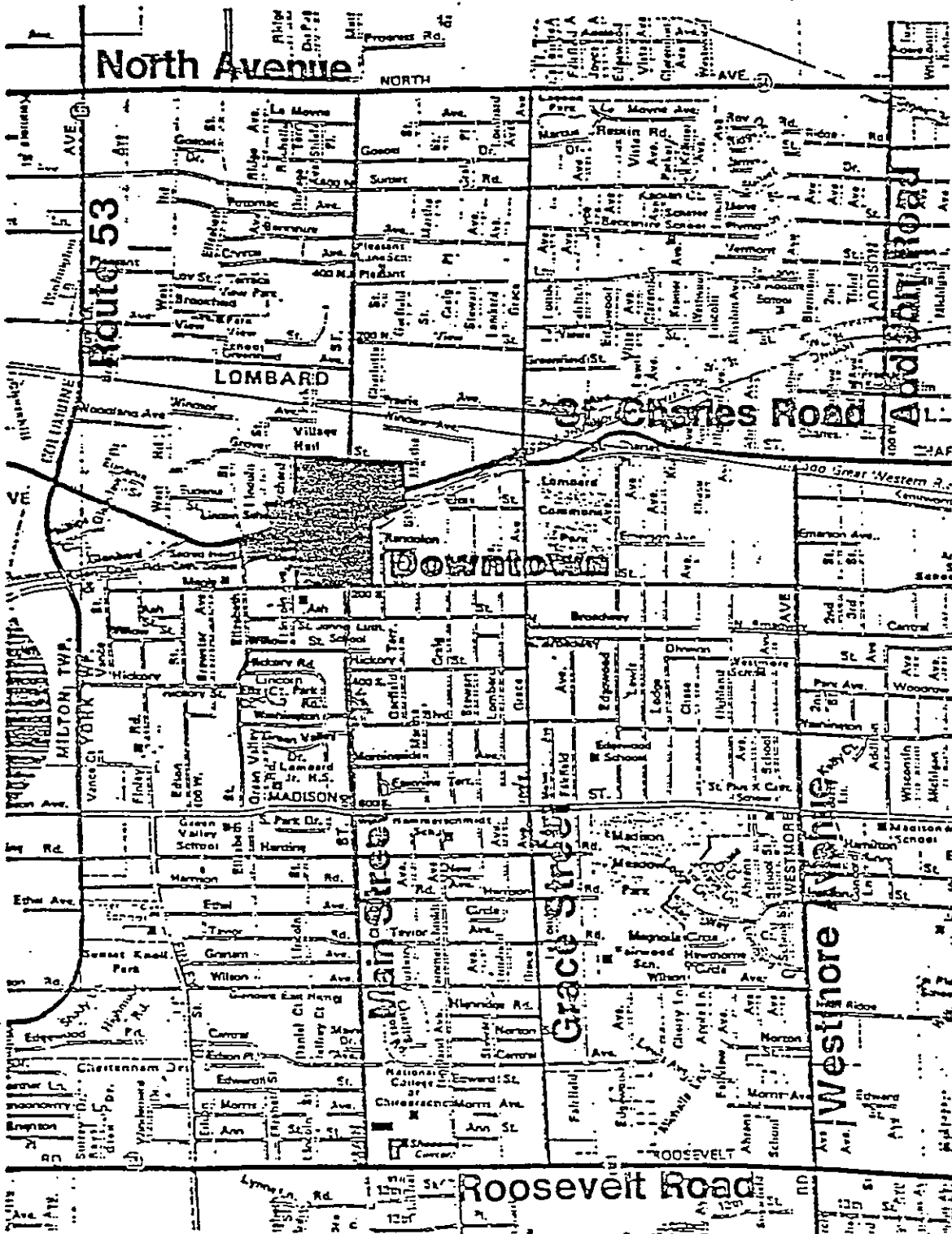


EXHIBIT E

PARKING SYSTEM

Downtown Lombard Improvement Plan

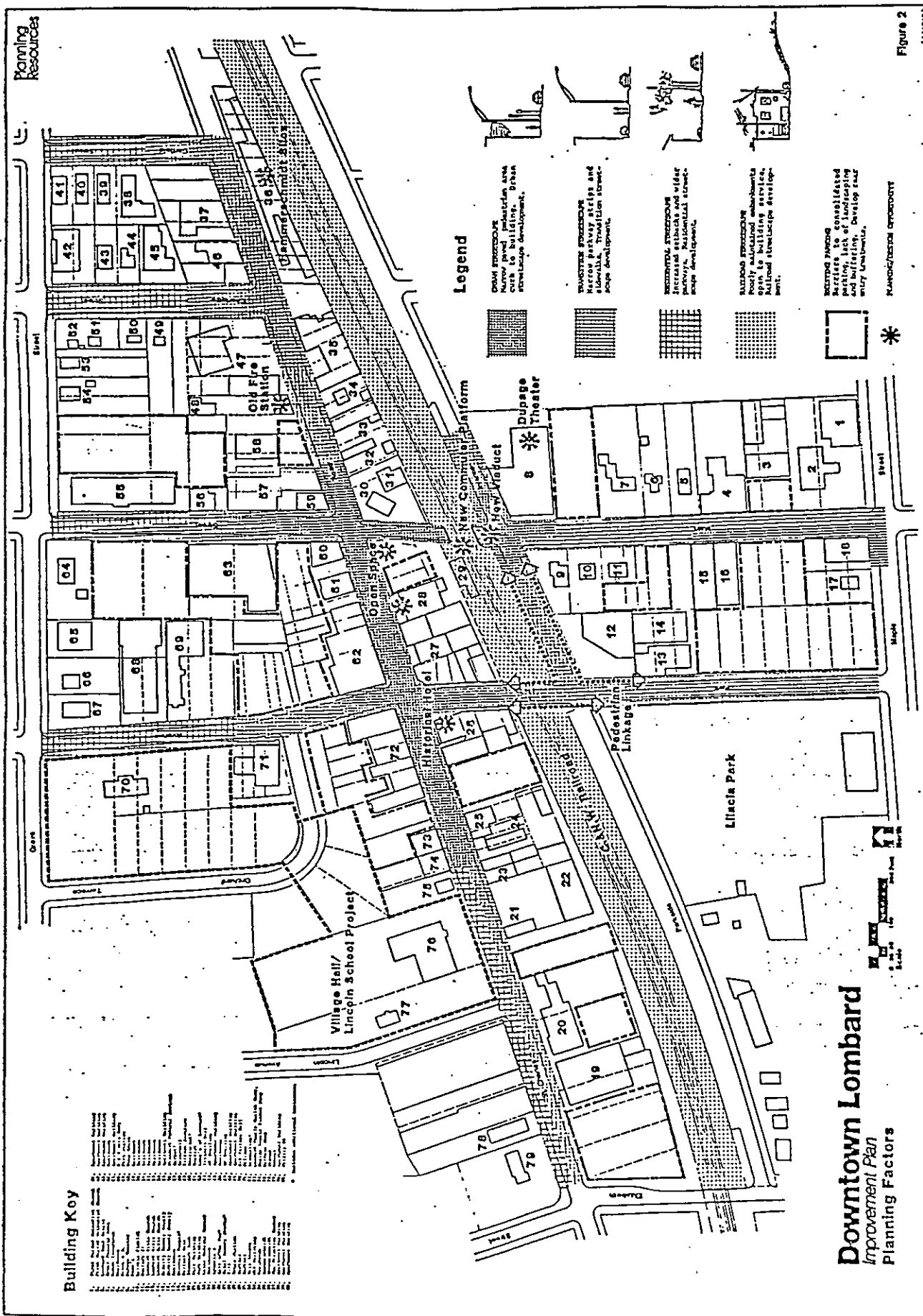
<u>Figure</u>	<u>Description</u>
1	Location Map
2	Planning Factors
3	Urban Design Plan
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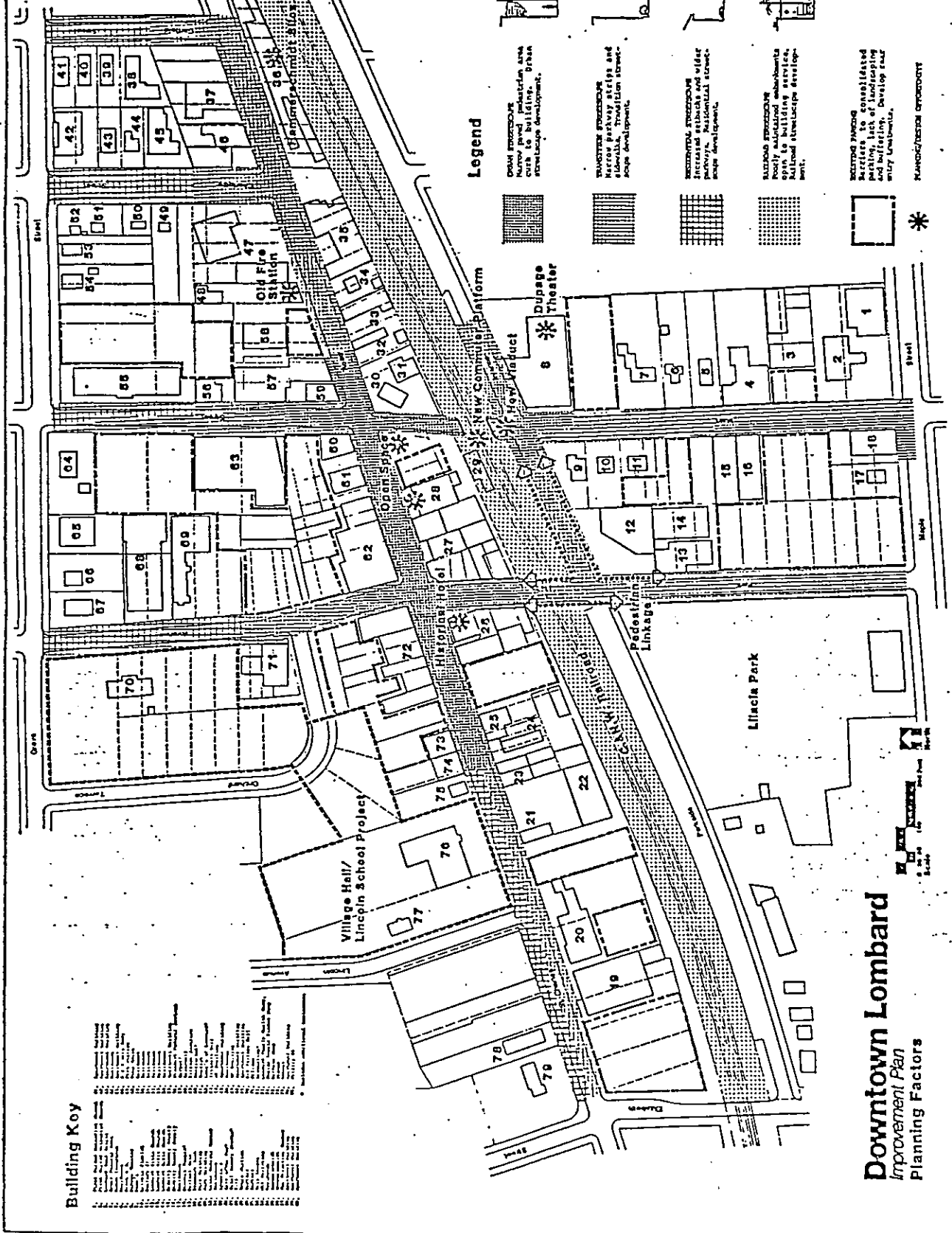
Location Map

Figure 1





Planning Resources



Building Key

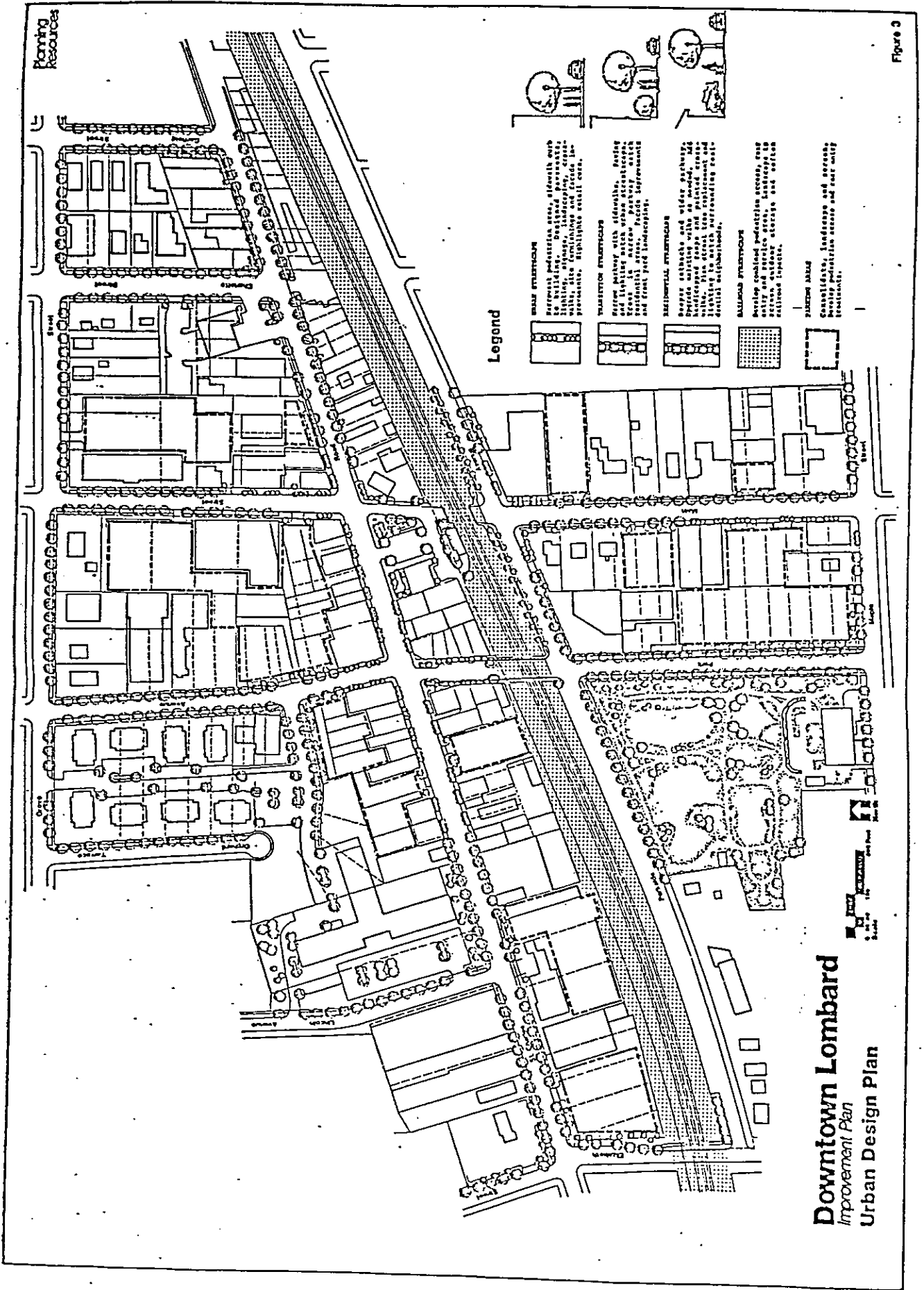
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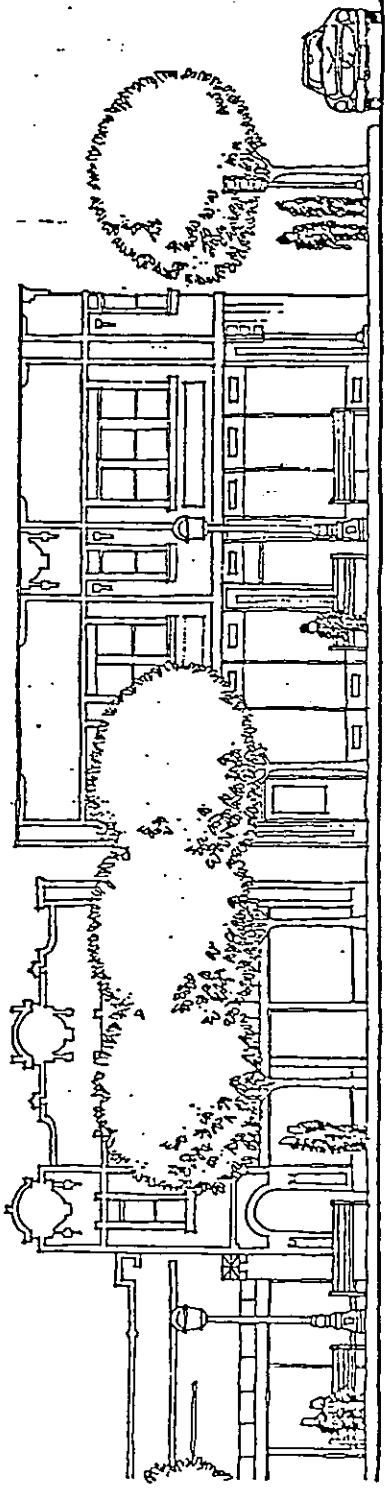
Legend

- DOWN STREETS: New paved sidewalks and street lighting development.
- TRANSIT STATIONS: Metro Parkway stops and sidewalks, traditional street-scape development.
- RECREATIONAL STREETS: Increased setbacks and older building development.
- BUSINESS STREETS: Newly constructed buildings open to building services, railroad street-scape development.
- HISTORIC ZONING: Setbacks to consolidated structures to encompass and buffer, develop early landmarks.
- MANUFACTURING ZONING: * (asterisk symbol)

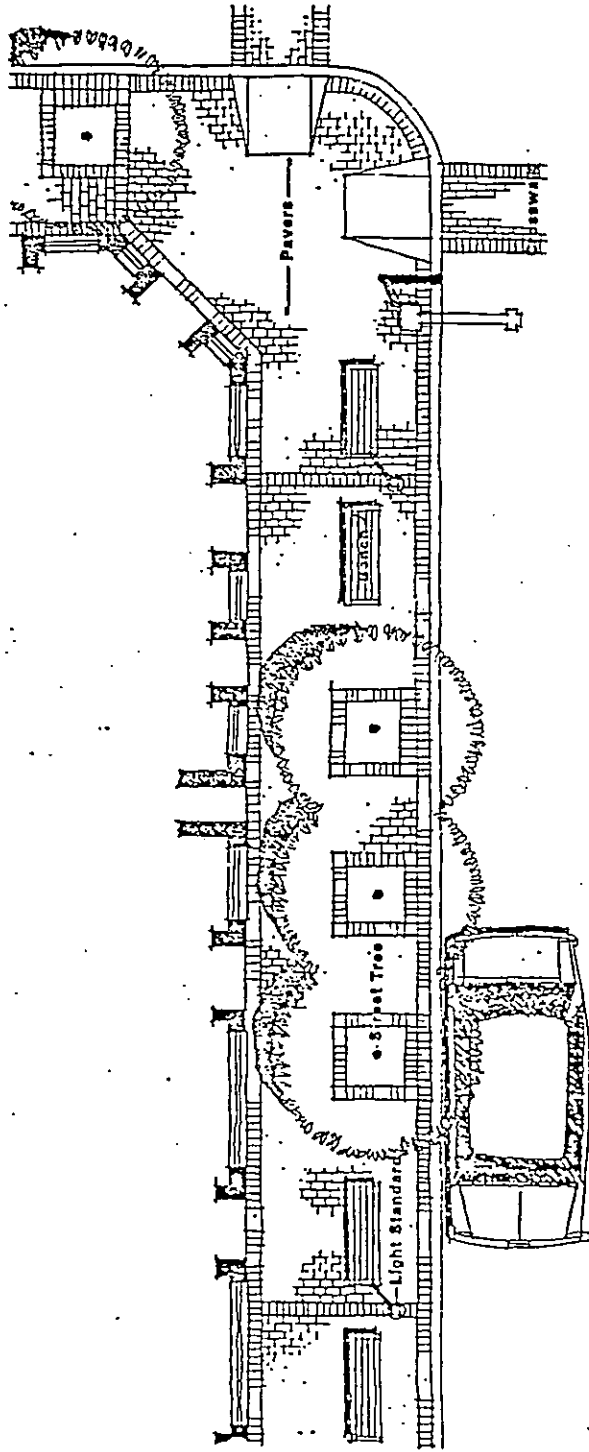
**Downtown Lombard
Improvement Plan
Planning Factors**

Figure 2
11/11/82





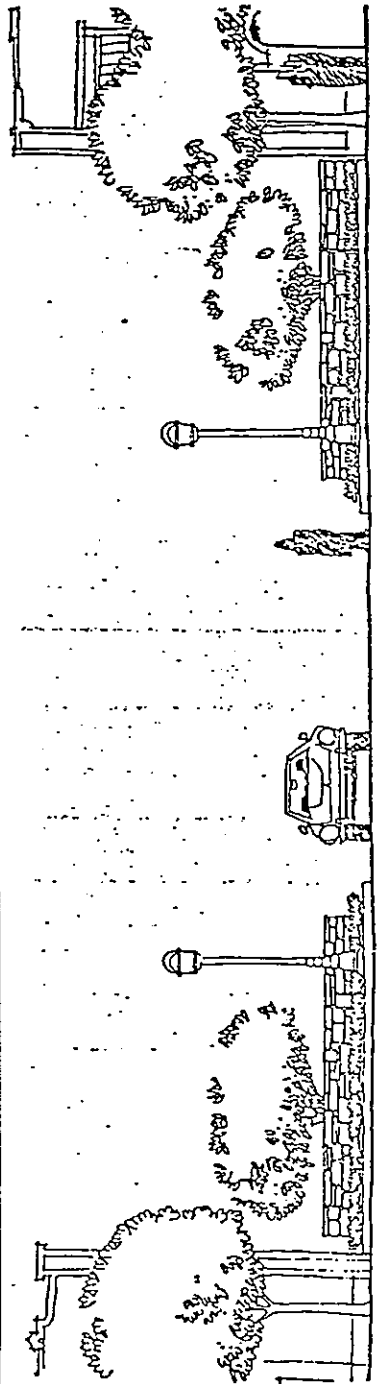
Elevation
Scale: 1/4"=1'-0"



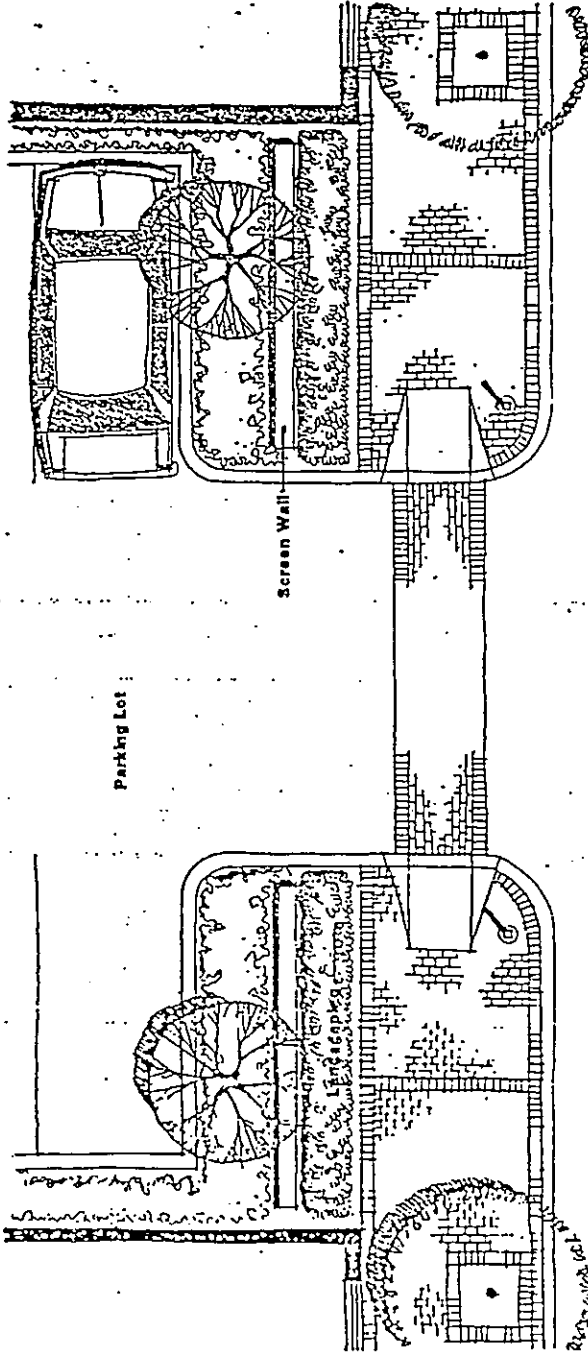
Plan
Scale: 1/4"=1'-0"

Downtown Lombard
Improvement Plan
Typical Urban Streetscape

Street



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



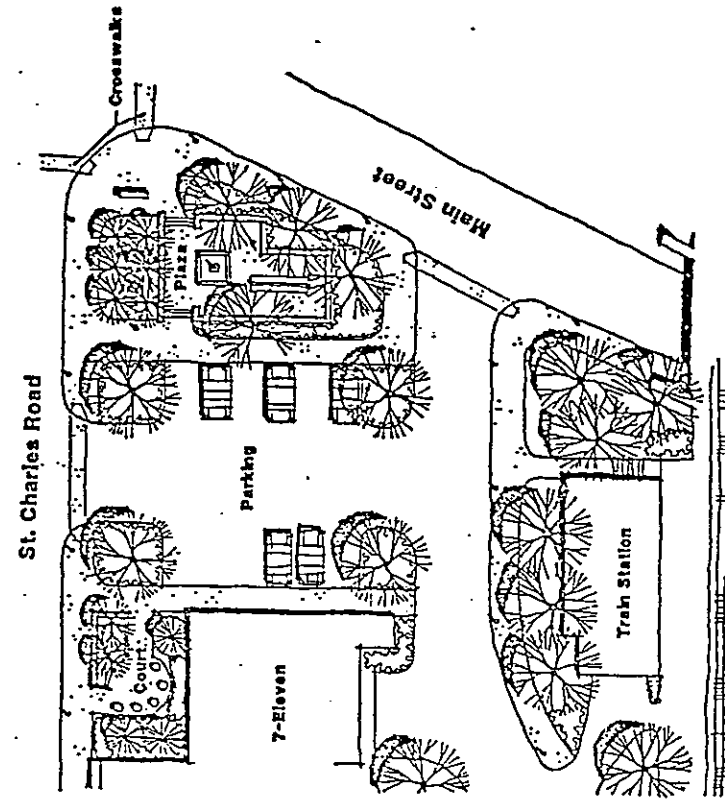
Parking Lot

Screen Wall

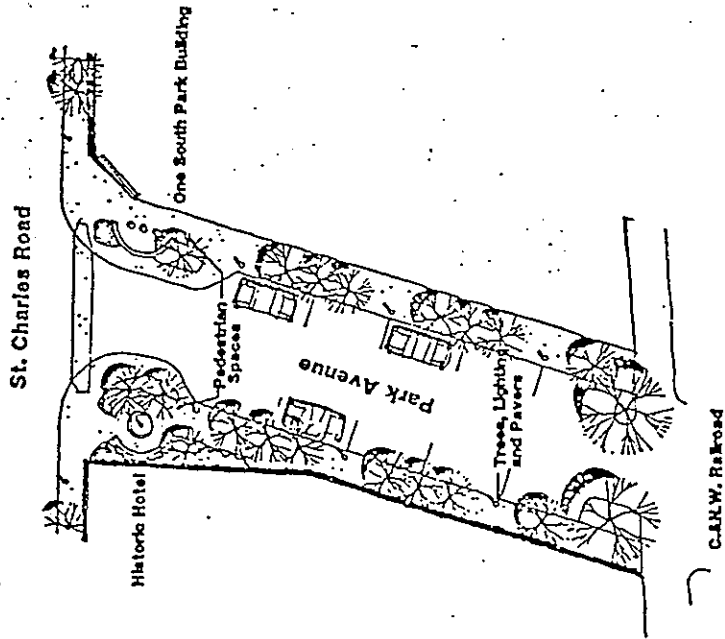
Street

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

Downtown Lombard
 Improvement Plan
 Parking Lot/ Service Area Screening

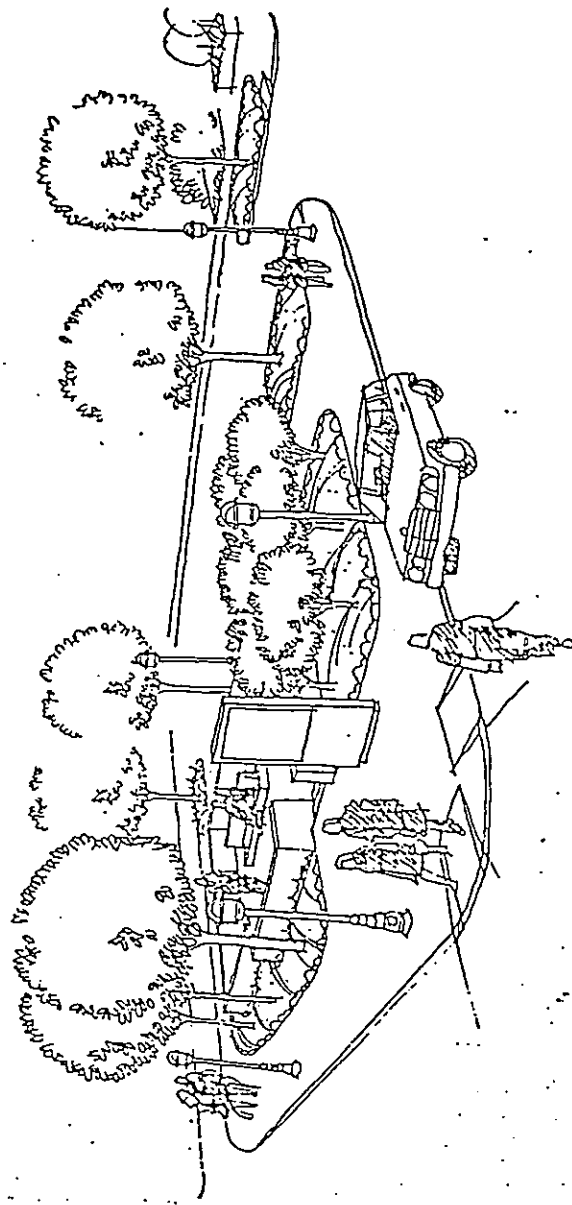


Main Street/St. Charles Road Plan
Scale: 1"=20'



Park Avenue Plan
Scale: 1"=20'

Downtown Lombard Improvement Plan Conceptual Plans



Downtown Lombard
Improvement Plan
Plaza Sketch