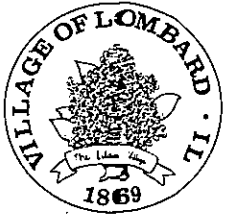


we
1/7/04**MEMORANDUM**

TO: William T. Lichter, Village Manager

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

DATE: January 15, 2004

SUBJECT: ST. CHARLES LOMBARD TIF 2 – EAST DISTRICT PUBLIC HEARING

Pursuant to Ordinance 5385 adopted by the Village Board on November 6, 2003 and pursuant to State Statutes, a public hearing is scheduled for the January 15, 2004 Village Board meeting to consider the creation of the proposed Lombard St. Charles Road TIF 2 - East Tax Increment Financing District.

In advance of the public hearing, a meeting of the Joint Review Board (JRB) was convened on November 25, 2003 to consider the creation of the District.

Attached for your reference is a copy of the following information:

1. The meeting agenda for the public hearing;
2. A copy of an opening statement from Counsel;
3. A draft copy of the Lombard St. Charles TIF 2 – East Redevelopment Plan and Project;
4. A copy of the JRB meeting minutes for the proposed TIF District that was convened on November 25, 2003; and
5. A letter of recommendation from the JRB to the Village Board recommending approval of the creation of the proposed TIF.

ACTION REQUESTED

Other than conducting the public hearing, no actions are requested from the Village Board at the January 15, 2004 meeting. Ordinances creating the proposed TIF District are tentatively scheduled for a first reading on February 5, 2004.

Attachments

H:\cdevapp\worduser\st. charles tif2- east\bd report public hearing.doc

**AGENDA FOR THE PUBLIC HEARING PORTION OF THE
JANUARY 15, 2004 VILLAGE BOARD MEETING RELATIVE TO
THE PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST)**

- A. Opening statement by Village Attorney relative to the history of the proposed St. Charles Road TIF District II (East) [Actions taken prior to the Public Hearing].
- B. Overview of the proposed St. Charles Road TIF District II (East) Eligibility Study [Robert Rychlicki of Kane, McKenna & Associates, Inc.]
- C. Overview of the proposed St. Charles Road TIF District II (East) Redevelopment Project and Plan [David Hulseberg, William Heniff and/or Robert Rychlicki]
- D. Joint Review Board meeting and Recommendation (Village Attorney)
- E. Public Comment
- F. Discussion by Village Board
- G. Adjournment of Public Hearing

**PUBLIC HEARING OPENING STATEMENT IN REGARD TO
THE PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST)
TAX INCREMENT FINANCING DISTRICT**

THE PUBLIC HEARING TONIGHT IS IN REGARD TO THE VILLAGE'S PROPOSAL TO ESTABLISH A TAX INCREMENT FINANCING DISTRICT ALONG ST. CHARLES ROAD, FROM GRACE STREET TO WESTMORE AVENUE TO BE KNOWN AS THE ST. CHARLES ROAD TIF DISTRICT II (EAST). IN ACCORDANCE WITH THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, THE VILLAGE HAS TAKEN THE FOLLOWING ACTIONS ON THE FOLLOWING DATES:

	<u>ACTION</u>	<u>DATE TAKEN</u>
1.	APPROVED AN ORDINANCE AUTHORIZING AN ELIGIBILITY STUDY AND REPORT.	JUNE 5, 2003
2.	MAILED NOTICES RELATIVE TO THE ORDINANCE AUTHORIZING AN ELIGIBILITY STUDY AND REPORT TO ALL TAXING DISTRICTS THAT WOULD BE AFFECTED BY THE TAX INCREMENT FINANCING DISTRICT DESIGNATION.	JUNE 9, 2003
3.	ANNOUNCED THE AVAILABILITY OF THE ELIGIBILITY REPORT AT A VILLAGE BOARD MEETING.	JULY 17, 2003
4.	MAILED NOTICES OF A HOUSING IMPACT PUBLIC MEETING TO ALL TAXING DISTRICT THAT WOULD BE AFFECTED BY THE TAX INCREMENT FINANCING DISTRICT DESIGNATION, ALL PARTIES REGISTERED ON THE VILLAGE'S TIF INTERESTED PARTIES REGISTRY, ALL RESIDENTIAL ADDRESSES WITHIN THE PROPOSED TAX INCREMENT FINANCING DISTRICT AND ALL TAXPAYERS OF RECORD WITHIN THE PROPOSED TAX INCREMENT FINANCING DISTRICT	AUGUST 25, 2003
5.	HELD THE HOUSING IMPACT PUBLIC MEETING	SEPTEMBER 10, 2003

6.	ADOPTED ORDINANCE NO. 5385 CALLING FOR A JOINT REVIEW BOARD MEETING AND A PUBLIC HEARING RELATIVE TO THE PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST)	NOVEMBER 6, 2003
7.	MAILED NOTICES RELATIVE TO THE AVAILABILITY OF THE ELIGIBILITY REPORT TO ALL RESIDENTIAL ADDRESSES WITHIN 750 FEET OF THE BOUNDARIES OF THE PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST) AND TO ALL PARTIES WHO WERE REGISTERED ON THE VILLAGE'S TAX INCREMENT FINANCING INTERESTED PARTIES REGISTRY.	NOVEMBER 10, 2003
8.	MAILED A COPY OF ORDINANCE NO. 5385, THE ELIGIBILITY REPORT AND THE PROPOSED REDEVELOPMENT PROJECT AND PLAN, ALONG WITH A NOTICE OF THE JOINT REVIEW BOARD MEETING AND THE PUBLIC HEARING, TO ALL TAXING DISTRICTS AFFECTED BY THE PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST) AND TO THE ILLINOIS DEPARTMENT OF COMMERCE AND COMMUNITY AFFAIRS (ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT).	NOVEMBER 10, 2003
9.	HELD A JOINT REVIEW BOARD MEETING.	NOVEMBER 25, 2003
10.	PUBLISHED NOTICE OF THE PUBLIC HEARING IN THE NEWSPAPER (THE LOMBARD SPECTATOR) TWICE.	DECEMBER 24, 2003 AND DECEMBER 31, 2003
11.	MAILED NOTICE OF THE PUBLIC HEARING TO EACH TAXPAYER OF RECORD WITHIN THE PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST)	DECEMBER 23, 2003

PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, THE VILLAGE MUST WAIT AT LEAST 14 DAYS FROM TODAY'S PUBLIC HEARING DATE BEFORE INTRODUCING OR TAKING ACTION ON THE ORDINANCES APPROVING THE PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST). AS SUCH, SAID ORDINANCES CANNOT BE ACTED UPON UNTIL THE VILLAGE BOARD'S REGULAR MEETING ON FEBRUARY 5, 2004.

**VILLAGE OF LOMBARD
ST. CHARLES ROAD TIF DISTRICT II (EAST)
REDEVELOPMENT PLAN AND PROJECT**

Jointly Prepared By:

Village of Lombard, Illinois

And

Kane, McKenna and Associates, Inc.

JULY, 2003

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LIST OF EXHIBITS

EXHIBITS

- Exhibit 1 - Legal Description
- Exhibit 2 - Boundary Map
- Exhibit 3 - Existing Land Use Map
- Exhibit 4 - Proposed Land Use Map and Proposed Acquisition Map
- Exhibit 5 - TIF Qualification/Designation Report
- Exhibit 6 - Housing Impact Study

I. INTRODUCTION

The Village of Lombard (the "Village") is a mature residential community located in DuPage County, Illinois, approximately twenty (20) miles west of the City of Chicago's "Loop". The Village lies adjacent to the municipalities of Glen Ellyn and Glendale Heights on the west, Addison on the north, Villa Park and Oak Brook to the east and Downers Grove to the south.

This Village was incorporated in 1869. The municipality developed from a rural setting rich in commercial and retail establishments. The Village is intersected by I-355 (North-South Tollway) and I-88 (East-West Tollway) on the west and south borders respectively.

The Village of Lombard, along with the St. Charles Road Corridor Ad Hoc Committee, drafted the St. Charles Road Corridor study dated January, 1994. This Plan, along with other planning documents, suggests guidelines for the Village's evolution and development in the coming years and has been included as part of the Village's Comprehensive Plan. In terms of business and industry, the Village intends to attract and encourage retail and commercial users to locate, upgrade, expand and/or modernize their facilities within the Village.

The area discussed in this Plan (the "Proposed Redevelopment Project Area" or "RPA") generally contains the frontage property located along St. Charles Road from Grace Street to the west to Westmore Avenue on the east. The area is generally bounded by Grace Street on the west, the Great Western Trail and certain parcels that front Western Avenue to the north, Westmore-Meyers Road to the east and the parcels that front St. Charles Road to the south. The RPA is contiguous to St. Charles Road TIF I (West) to the west. The area has approximately forty-four (44) buildings and fifty-two (52) tax parcels. The area is legally described in a subsequent section. A boundary map of the RPA is included as part of Exhibit 2.

The RPA is primarily commercial, industrial and retail in nature with some residential uses dispersed throughout. It appears that the majority of the area was constructed in the late 1950's and 1960's, and as such, includes conditions associated with age, deterioration and obsolescence. In order to conserve the RPA as a commercial center for the Village, specific problems need to be addressed.

Conditions of age, deleterious layout, obsolescence, lack of community planning, inadequate utilities, deterioration of structures and site improvements, and a decline in EAV present throughout the area. These factors have been documented pursuant to site visits, Village records and aerial photographs.

The RPA has diminished over the years in attractiveness for commercial and retail reuse due to the age of its structures, and related obsolescence and land-locked nature. Other sources of potential concern regarding the RPA include parking and loading/unloading limitations, the lack of available, attractive land, buffering to adjacent uses, underutilized lots, and public safety dangers due to dangerous traffic situations. These factors taken in combination tend to limit the opportunities for commercial and retail reuse of the site.

The RPA is suitable for redevelopment for mixed uses including commercial, retail and residential. The area's best opportunity for redevelopment may be related to the retention of viable businesses, the location along a highly traveled arterial and its proximity to major highway access. The Village has undertaken an initiative, through the designation of the RPA, to redevelop strategic areas within the Village and, in doing so, stabilizing and expanding benefits to the community and affected taxing districts.

The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing commercial, industrial and retail properties within the boundaries of the RPA and to stimulate and enhance private development within the RPA. Business retention, attraction and expansion are key components of the strategy. The needed private investment in the RPA may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Proposed Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial, industrial, retail and other Village redevelopments;
- Entering into redevelopment agreements in order to include the redevelopment of underutilized property and/or to induce new development to locate within the RPA.
- Creating a safe environment for pedestrian traffic, including improvements associated with the Great Western Trail and related redevelopment within the RPA;
- Improving area appearance through landscape, streetscape and signage programs;
- Coordinating land assembly in order to provide sites for more modern redevelopment plans; and
- Updating zoning guidelines so they are consistent with current zoning following the suggestions stated in the St. Charles Road Corridor Ad Hock report.

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has prepared this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the proposed area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable mixed-use retail and commercial uses within the area.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements that are substantially benefited by the redevelopment project. Also pursuant to the Act, the Study Area is not less than 1½ acres in size.

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 those taxing districts that encompass the RPA. Benefits will be in the form of a stabilized and expanded tax base, the creation of new businesses and the creation of new employment opportunities within the Village as a result of new private development in the area.

Summary

It is found and declared by the Village, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the development focus and resources provided under the Act, the development goals of the municipality would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Proposed Redevelopment Project Area for the payment of redevelopment project costs is of benefit to said taxing districts. This is because these taxing districts whose jurisdictions include in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

The redevelopment activities that will take place along the RPA will produce benefits that are reasonably distributed throughout the area. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by utilizing tax increment financing.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan and Project pursuant to 65 ILCS 5/11-74.4-3(n)(5), that this Plan and Project may result in the displacement of 10 or more inhabited residential units, and that the RPA contains less than 75 inhabited residential units. Therefore, this Plan and Project does include a housing impact study. The study is Exhibit 6 of this Report.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit 1.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in accordance with the Village's Zoning Ordinance, the comprehensive planning process, and the St. Charles Road Corridor Study. The Redevelopment Plan and Project also conforms to the Village's comprehensive planning process.

General Goals of the Village

- 1) To limit the effects of piecemeal development by encouraging unified, cohesive development.
- 2) To limit the impact of non-resident uses on adjacent residential uses by providing adequate buffering and screening.
- 3) To develop a strong and positive image and appearance which establishes a unified image and sense of place; and which reinforces and supports commercial and economic activity along the RPA.
- 4) To identify preferred land uses along the RPA
- 5) To improve current pedestrian traffic by limiting oversized driveways, regaining Village control of the pedestrian rights-of-way and encouraging separation of business activity from sidewalk areas.
- 6) Identify appropriate tools for implementation of economic redevelopment.
- 7) Enhance the current infrastructure and associated utilities.

Specific Objectives for the RPA

- 1) Encourage consolidation of lots where appropriate.
- 2) Encourage cross access, thereby reducing the number of curb cuts onto St. Charles Road
- 3) Encourage existing uses to comply as much as possible with the requirements of the Zoning Ordinance with respect to required transitional landscaping or fencing.
- 4) Encourage compatible, well designed development in the corridor with an emphasis on quality site design and building orientation, and site improvements.
- 5) Explore creating an attractive "gateway" into downtown Lombard.
- 6) Encourage adequate screening of outdoor storage and parking lots.
- 7) Provide a safe environment for those pedestrians coming from the residential area adjacent to the RPA, including coordination of proposed improvements to the Great Western Trail.
- 8) To protect pedestrians from the railroad crossing.
- 9) Encourage the placement of utilities underground.

Redevelopment Objectives

The purpose of the RPA designation will allow the Village to:

- a) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- b) Reduce or eliminate negative factors present within the area;
- c) Accomplish redevelopment over a reasonable time period;
- d) Provide for high quality development within the RPA;
- e) Provide for an attractive overall appearance of the area; and
- f) Help existing viable businesses.

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The implementation of the RPA will provide new employment opportunities for community residents.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the RPA

As found in Exhibit 5 of this Plan, the RPA has suffered from the lack of coordinated development, older building stock, and the lack of community planning. The area has not, over recent years, benefited from significant private investment and/or development. As a result, it has demonstrated minimal growth when compared to other portions of the Village.

The lack of coordinated private investment at various points in time has led to the stagnation of equalized assessed valuation (EAV) for the area. The minimal increase of the EAV for the RPA in comparison to the Village as a whole over the last five (5) years is reflected below.

The RPA EAV

<u>Assessment Year</u>	<u>Equalized Assessed Valuation</u>	<u>%increase (decrease) over previous year</u>
2002	\$3,867,300	21.21%
2001	\$3,190,610	5.39%
2000	\$3,027,300	14.28%
1999	\$2,648,990	-7.83%
1998	\$2,873,890	3.93%
1997	\$2,765,130	--

The increase in EAV for the balance of the Village over the past five (5) years is reflected below.

The Village of Lombard EAV

<u>Assessment Year</u>	<u>Equalized Assessed Valuation</u>	<u>%increase (decrease) over previous year</u>
2002	\$1,148,181,949	9.69%
2001	\$1,046,711,931	7.11%
2000	\$977,248,588	5.52%
1999	\$926,112,972	4.36%
1998	\$887,397,767	4.96%
1997	\$845,440,542	--

Source: York Township, DuPage County Assessor and the Village of Lombard.

Over a five (5) year period, there occurred a lag in EAV within the RPA in comparison to the Village's EAV over the same five (5) year period. When compared to the Village's annual growth, the RPA has experienced lower growth in three (3) out of the five (5) years equalized assessed valuation.

The Village believes that there is no evidence that the RPA's lack of growth will abate without inducement of private investment by the Village through an active economic development program.

B. 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 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.

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.

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 to be 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.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under Illinois law. Refer to the TIF Qualification/Designation Report, (Exhibit 5) which is attached as part of this plan.

Eligibility Survey

The RPA was evaluated in November, 2002 and May, 2003 by representatives of Kane, McKenna and Associates, Inc., (KMA). Analysis was aided by certain reports obtained from the Village of Lombard and York Township, interviews with Village staff, aerial photographs and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the retention and expansion of existing businesses, and the attraction of users to redevelop vacant land and underutilized sites that are available within the RPA.
- 2) By constructing public improvements which may include (if necessary):
 - i. St. Charles Road and sidewalk improvements (including reducing oversized driveways, improving pedestrian railroad crossing and limiting business activity near pedestrian areas associated with proposed Great Western Trail improvements)
 - ii. Utility improvements (including, but not limited to, the burying of overhead utility lines)
 - iii. Signalization, traffic control and lighting
 - iv. Off-street parking (if applicable)
 - v. Landscaping, streetscaping and beautification (including the coordination of signage, facade, and parking improvements)
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.
- 4) By providing for land acquisition, site preparation, clearance, and demolition, including grading and excavation.
- 5) By the redevelopment of existing building inventory through necessary rehabilitation and improvement of structures.
- 6) Exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly and Relocation

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also undertake relocation activities.

Public Improvements

The Village may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems;
- Parks and related improvements; and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and façade related work as well as interior related work.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on an annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan

Existing land use generally consists of a mix of retail, industrial and commercial with some limited residential uses. Existing land uses are shown in Exhibit 3, attached hereto and made a part of this Plan. Exhibit 4, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area that continue to include mixed use retail, light industrial, commercial and limited residential. Approved acquisition map is also included in Exhibit 4. The proposed land uses will conform to the Zoning Ordinance and the Comprehensive Plan of the Village of Lombard as either may be amended from time to time.

D. Additional Design and Control Standards for Community Development in the Village of Lombard

The appropriate design controls, as set forth in the Village's Zoning Ordinance shall apply to the RPA.

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, 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;
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 rehabilitation of public works or improvements;
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 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 this 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 this Act.

11. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be eligible redevelopment project costs.

Estimated costs are shown in the next section. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

**VILLAGE OF LOMBARD
RPA REDEVELOPMENT PROJECT
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition and Assembly Costs, Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 15,360,180
2. Utility Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements	\$ 1,910,000
3. Streetscape, landscape, sidewalks curbs and gutters, signage, streetlights, traffic and related public improvements	\$ 0
4. Public facilities, including parking and Great Western Trail improvements	\$ 551,000
5. Façade Design/Rehabilitation Program	\$ 1,775,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 768,000
7. Interest Costs Pursuant to the Act	\$ 0
8. Job Training	\$ 0
9. School Tuition Costs Pursuant to the Act	\$ 0
TOTAL ESTIMATED	\$ 20,364,180

(A) All project cost estimates are in year 2003 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include 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 RPA, 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.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2002 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate. The Village may also utilize tax increment revenues from the adjacent St. Charles Road TIF I (West) in order to assist redevelopment activities, and utilize tax increment revenues from the St. Charles TIF II (East) in order to assist redevelopment activities in contiguous TIF Districts.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

G. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance, including tax increment revenues available from the adjacent St. Charles Road TIF I (West), as determined by the Village.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The most recent estimate of equalized assessed valuation (EAV) for 2002 of the property within the RPA is approximately \$3,867,300 for the RPA. The Boundary Map, Exhibit 2, shows the location of the RPA.

I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$37,017,000. The estimate assumes a current York Township average equalization factor of 1.0.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

Demolition and Site Preparation: Certain properties may be demolished in the RPA in order to redevelop the site.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses. Great Western Trail improvements may also be included.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention ponds may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to St. Charles Road and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices, which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment costs

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) calendar years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which the ordinance approving the RPA is adopted

VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT 1

LEGAL DESCRIPTION

LOMBARD ST. CHARLES ROAD TIF DISTRICT (EAST)

All that part of the Southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian, the Northeast 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, the West 1/2 of the Southwest 1/4 of Section 4, Township 39 North, Range 11, East of the Third Principal Meridian and the West 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 11, East of the Third Principal Meridian, including all lots, blocks, tracts, parcels and rights-of-way, located within the following legally described boundaries:

Beginning at the intersection of the Northerly line of the Great Western Trail right-of-way and the centerline of Grace Street in the Southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian; thence Easterly along the Northerly line of the Great Western Trail right-of-way to its intersection with the Northerly line of the Union Pacific Railroad right-of-way; thence Southwesterly along the Northerly line of the Union Pacific Railroad right-of-way to the East right-of-way line of Grace Street; thence South along the East right-of-way line of Grace Street to its intersection with the Southerly line of the Union Pacific Railroad right-of-way; thence Northeasterly along the Southerly line of the Union Pacific Railroad right-of-way to a point on said Southerly line of the Union Pacific Railroad right-of-way which is 45 feet East (as measured along the Southerly line of the Union Pacific right-of-way) of the Northwest corner of Lot 3 in B.D. Kramer Resubdivision (Doc. No. R1973-052562) of part of the Southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian; thence Southeasterly along a line drawn parallel with and 45 feet East of the West line of Lot 3 in B.D. Kramer Resubdivision, aforesaid, to the intersection of said line with the Northerly right-of-way line of Wester Avenue; thence Northeasterly along the Northerly right-of-way line of Western Avenue to its intersection with the Northerly extension of the West line of Lot 15 in Block 5 in Sunnyside Addition to Lombard (Doc. No. 191820), a subdivision of part of the Southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian; thence South along the Northerly extension of the West line of said Lot 15 in Block 5 in Sunny side Addition to Lombard, aforesaid, and the West lines of Lots 15, 14, 13, 12, 11, 10, 9, 8 and 7 in Block 5 in Sunnyside Addition to Lombard, aforesaid, to the Southwest corner of Lot 7 in Block 5 in Sunnyside Addition to Lombard, aforesaid; thence Easterly along the South line of Lot 7 in Block 5 in Sunnyside Addition to Lombard, aforesaid, to the Southeast corner of said Lot 7 in Block 5 in Sunnyside Addition to Lombard, aforesaid; thence Easterly, along a straight line, to the Northwest corner of Lot 84 in Robertson's St. Charles Road Addition to Westmore (Doc. No. 157522), a subdivision of part of the Southwest 1/4 of Section 4, Township 39 North, Range 11, East of the Third Principal Meridian; thence West along the North lines of Lots 84, 83, 82 and 81 in Robertson's St. Charles Road Addition to Westmore, aforesaid, to the Northeast corner of Lot 81 in Robertson's St. Charles Road Addition to Westmore, aforesaid; thence Easterly, along a straight line, to the Southwest corner of Lot 1 in Karban's Resubdivision (Doc. No. R1986-019922) of part of the Southwest 1/4 of Section 4, Township 39 North, Range 11, East of the Third Principal Meridian; thence East along the South line of Lot 1 in Karban's Resubdivision, aforesaid, to Southeast corner of said Lot 1 in Karban's Resubdivision, aforesaid, (said Southeast corner of Lot 1 also being the Northeast corner of Lot 3 in Karban's Resubdivision, aforesaid); thence South along the East line of Lot 3 in Karban's Resubdivision, aforesaid, to its intersection with the North line of Lot 1 in Rose's Plat of Consolidation (Doc. No. R1987-135515)

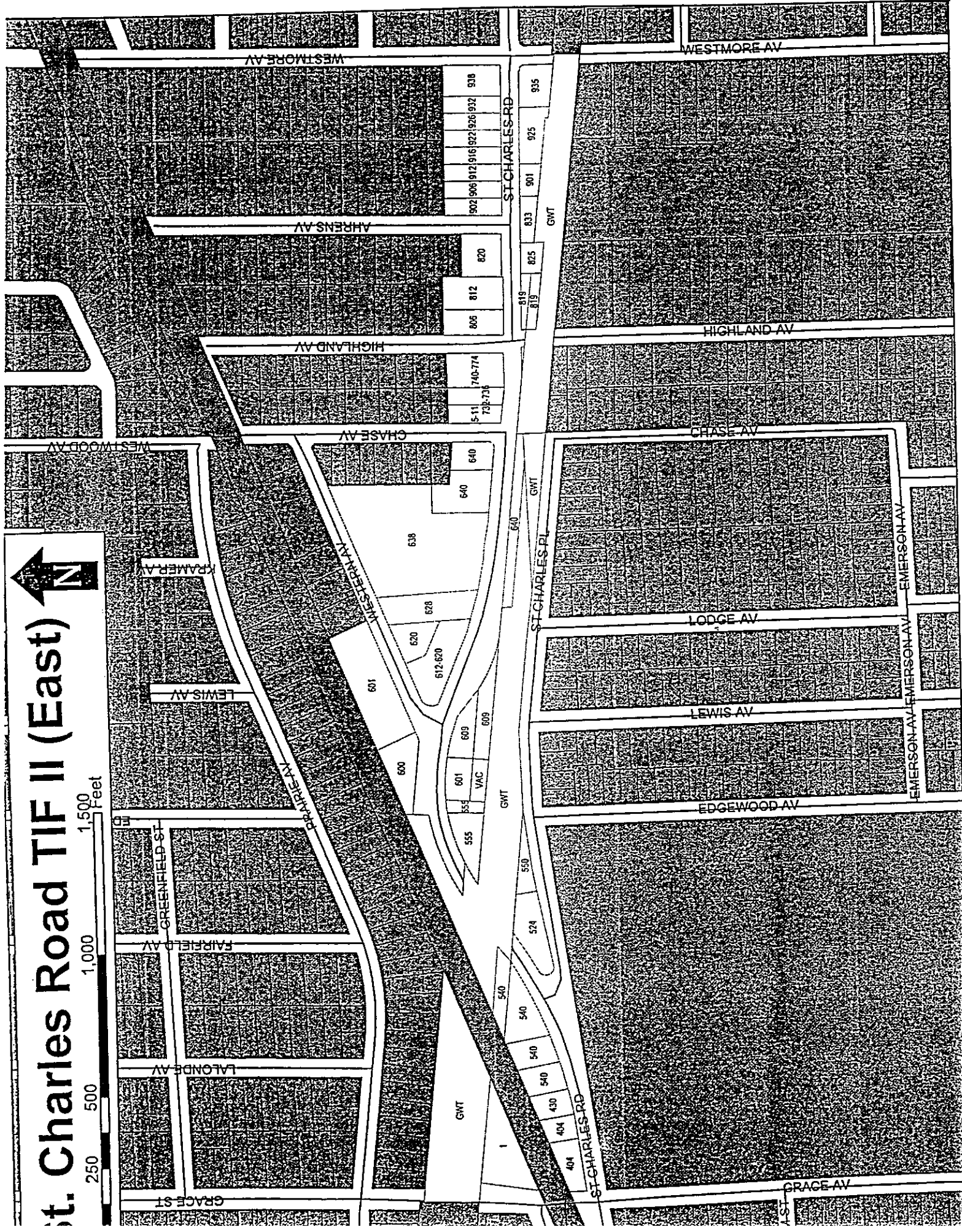
of part of the Southwest 1/4 of Section 4, Township 39 North, Range 11, East of the Third Principal Meridian; thence East along the North line of Lot 1 in Rose's Plat of Consolidation, aforesaid, to its intersection with the West right-of-way line of Ahrens Avenue; thence North along the West right-of-way line of Ahrens Avenue to its intersection with the Westerly extension of the South line of Lot 29 in Robertson's St. Charles Road Addition to Westmore, aforesaid; thence East along the Westerly extension of the South line of Lot 29, the South line of Lot 29, the South line of Lot 19 and the Easterly extension of the South line of Lot 19, all in Robertson's St. Charles Road Addition to Westmore, aforesaid, to the intersection of the Easterly extension of the South line of Lot 19 in Robertson's St. Charles Road Addition to Westmore, aforesaid, with the centerline of Westmore Avenue (Westmore/Meyers Road); thence South along the centerline of Westmore Avenue (Westmore/Meyers Road) to the intersection thereof with the Southerly line of the Great Western Trail right-of-way; thence Westerly along the Southerly line of the Great Western Trail right-of-way to the intersection of the Southerly line of the Great Western Trail right-of-way and the Northerly extension of the East right-of-way line of Edgewood Avenue; thence South along the Northerly extension of the East right-of-way line of Edgewood Avenue to its intersection with the South right-of-way line of St. Charles Place; thence West along the South right-of-way line of St. Charles Place and the South right-of-way line of St. Charles Road to the intersection of the South right-of-way line of St. Charles Road and the centerline of Grace Street; thence North along the centerline of Grace Street to its intersection with the North line of the Great Western Trail right-of-way, said point of intersection also being the point of beginning; all in DuPage County, Illinois;

P.I.N.'s: 06-05-427-001, -002 and -003; 06-05-426-001, -002, -003, -004, -006 and -007; 06-05-423-002, -006, -009, -010, -012 and -013; 06-05-421-002 and -007; 06-05-424-005, -006 and -007; 06-05-425-015, -016 and -021; 06-05-428-001; 06-04-309-025, -026 and -029; 06-04-310-045, -046 and -047; 06-04-311-037, -038, -039, -040, -041, -042, -043 and -044; 06-08-200-002 and -003; 06-09-100-001; Pt. 06-09-104-117; 06-09-101-009, -010, -012, -013, -015, -017 and -018; 06-08-218-001;

Commonly known as: 1 North Grace Street; 404, 430, 540, 555, 600, 601, 606, 609, 612, 626, 638, 640, 730, 736, 740 to 774, 806, 812, 819, 820, 825, 833, 901, 902, 906, 912, 916, 922, 925, 926, 932, 935 and 938 East St. Charles Road; 619 East Western Avenue; and 506, 524 and 550 East St. Charles Place; all in Lombard, Illinois.

EXHIBIT 2
BOUNDARY MAP

St. Charles Road TIF II (East)



WESTMORE AV
AHRENS AV
HIGHLAND AV
CHASE AV
WESTWOOD AV
KRAMER AV
LEWIS AV
WESTPORT AV
HOSPITAL AV

ST CHARLES RD

ST CHARLES PL

ST CHARLES RD

EMERSON AV

GREENFIELD ST
FAIRFIELD AV
LALONDE AV
GRACE ST

WESTMORE AV

AHRENS AV

HIGHLAND AV

CHASE AV

WESTWOOD AV

KRAMER AV

LEWIS AV

HOSPITAL AV

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825

806

812

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5-11

740-774

738-738

640

640

638

628

620

612-620

601

609

609

VAC

555

555

540

540

540

540

540

430

404

404

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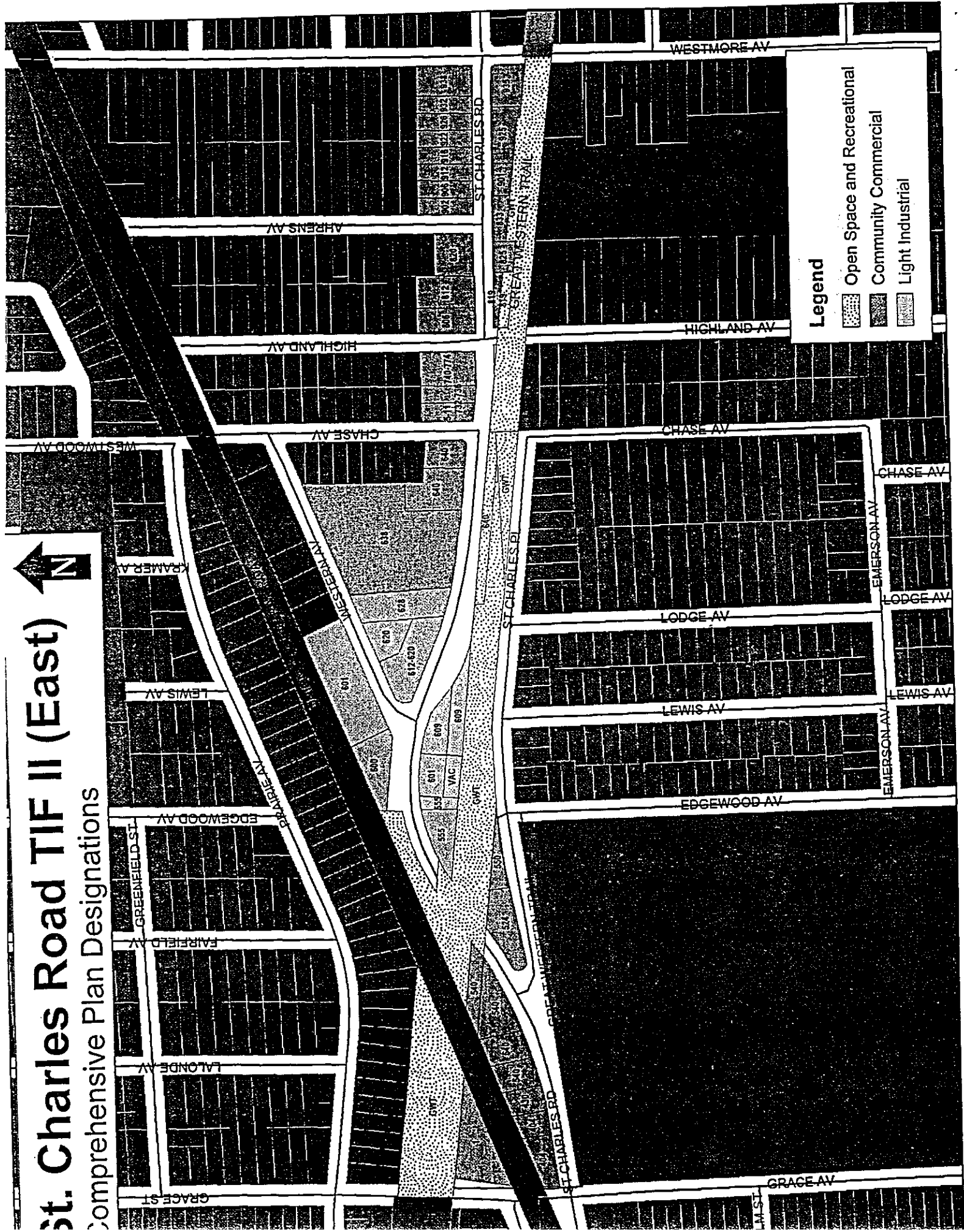
EXHIBIT 3
EXISTING LAND USE MAP

EXHIBIT 4




PROPOSED LAND USE MAP AND PROPOSED ACQUISITION MAP

St. Charles Road TIF II (East)

Comprehensive Plan Designations



Legend

-  Open Space and Recreational
-  Community Commercial
-  Light Industrial

St. Charles Road TIF II (East)

Potential Acquisition Sites

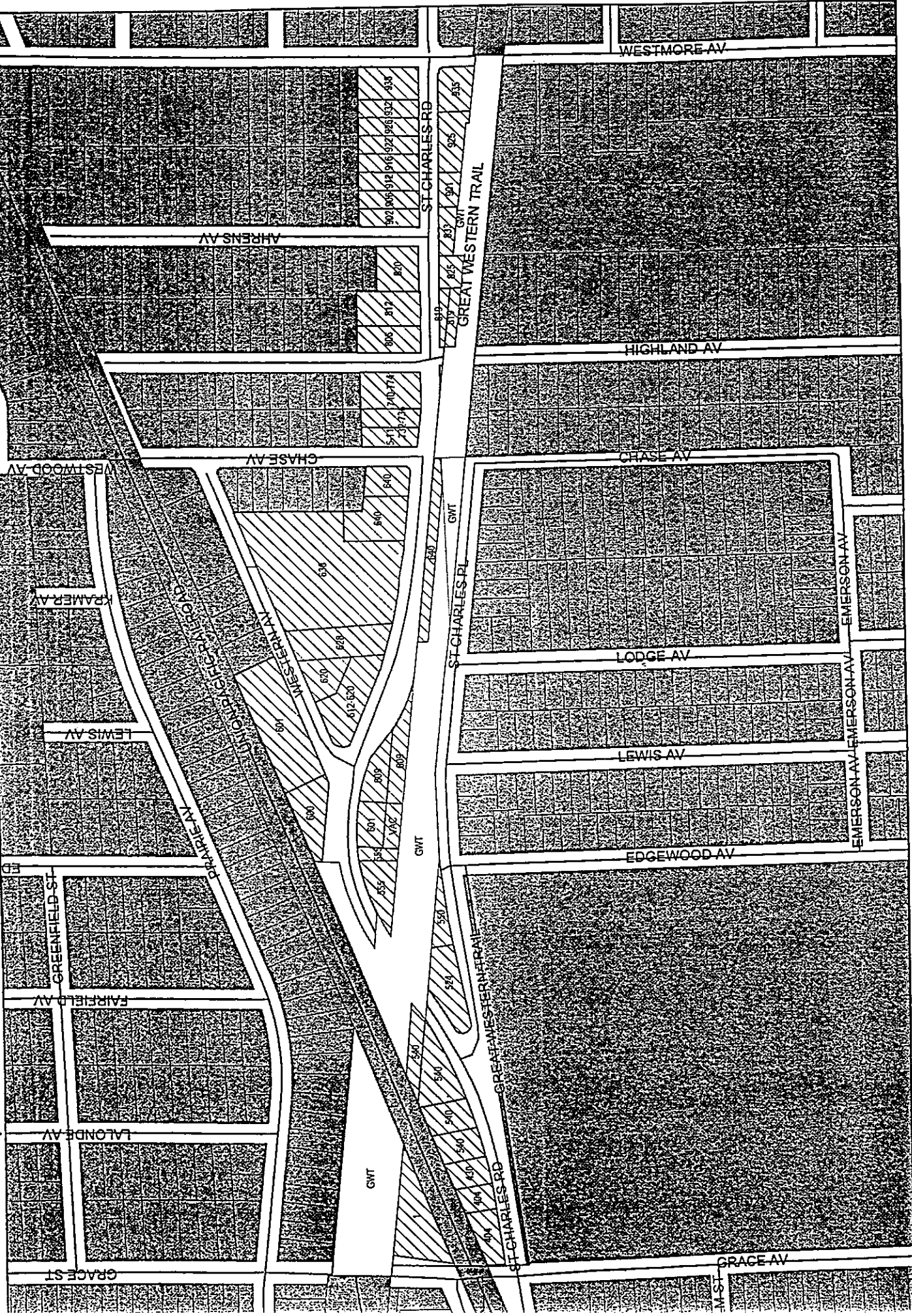


EXHIBIT 5

TIF QUALIFICATION/DESIGNATION REPORT

**VILLAGE OF LOMBARD
QUALIFICATION/DESIGNATION REPORT
PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST)**

A study to determine whether all or a portion of an area located in the Village of Lombard qualifies as a conservation area as set forth in the definition in the Tax Increment Allocation Redevelopment Act of 65 ILCS Section 5/11-74.4-1, et seq. of the Illinois Compiled Statutes as amended (the "TIF Act").

Prepared For: Village of Lombard, Illinois

Prepared By: Kane, McKenna and Associates, Inc.

July, 2003

**VILLAGE OF LOMBARD
QUALIFICATION REPORT
PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST)**

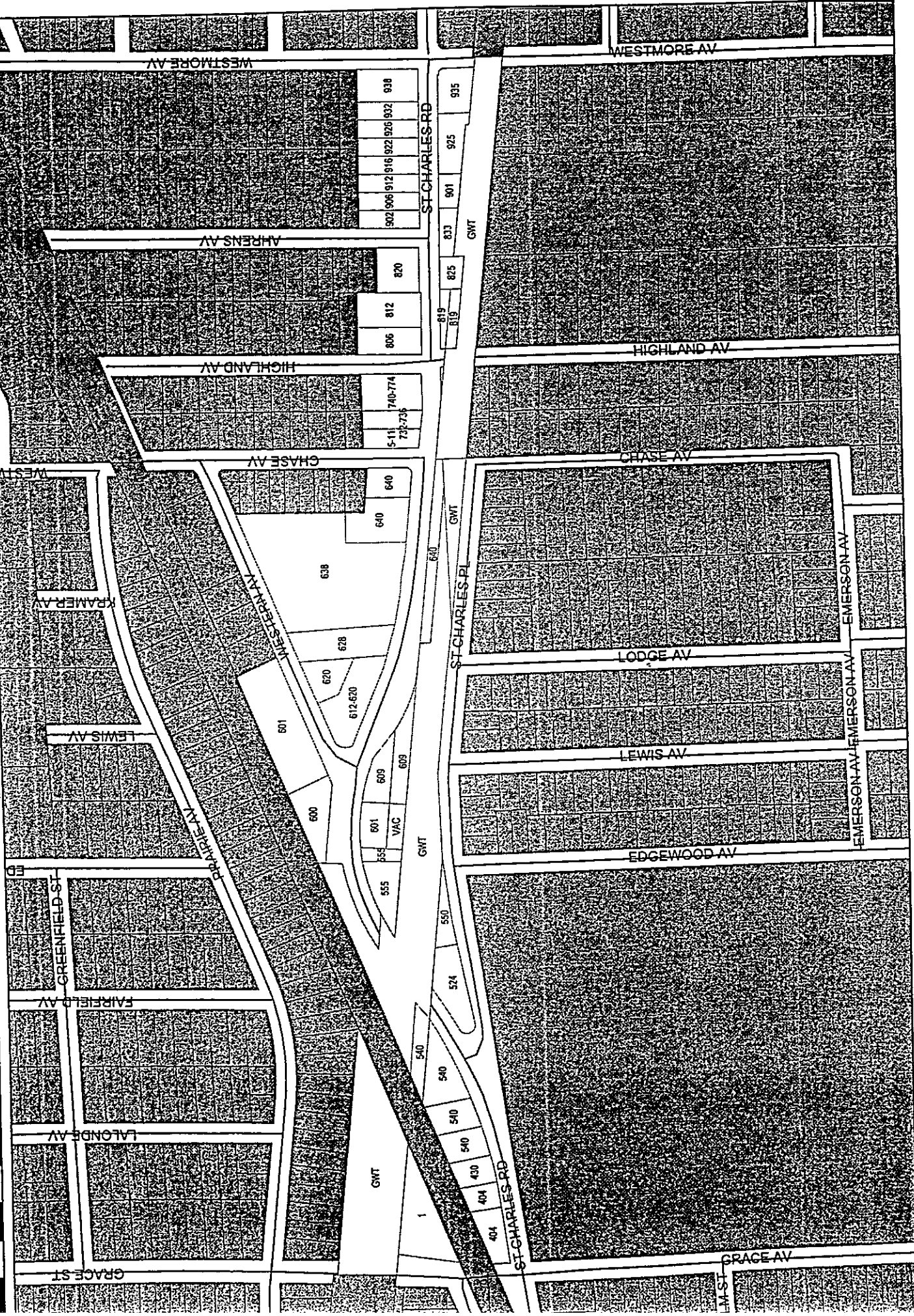
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MAP

Proposed RPA Boundary Map

St. Charles Road TIF II (East)



I. INTRODUCTION AND BACKGROUND

In the context of planning for the Proposed Redevelopment Project Area (the "RPA"), the Village of Lombard (the "Village") has authorized the study of the area in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing ("TIF") District. Kane, McKenna and Associates, Inc. ("KMA") has agreed to undertake the study of the area. The Proposed RPA generally contains the frontage property located along St. Charles Road from Grace Street to the west and Westmore Avenue to the east. The area is generally bounded by Grace Street on the west, the Great Western Trail and certain parcels that front Western Avenue to the north, Westmore-Meyers Road to the east and the parcels that front St. Charles Road to the South. For the purpose of this Report, this area will be called the "St. Charles Road TIF II (East)" ("St. Charles Road TIF East"). KMA undertook a study of the St. Charles Road TIF East in November of 2002 and May of 2003, and as a companion study to the proposed St. Charles Road TIF I (West).

The St. Charles Road TIF East, also referred to in this Report as the Proposed RPA, is contiguous to the St. Charles Road TIF I (West). The Proposed RPA contains approximately fifty-one (51) tax parcels and approximately forty-two (42) structures. The Village is desirous of TIF designation to provide a potential resource to help foster the successful implementation of the Village's redevelopment plans for the entire St. Charles Road Corridor.

The St. Charles Road Corridor Ad Hoc Committee Report, dated January, 1994 outlines seven (7) goals which will improve the Corridor. These goals suggest that: a) development along the Corridor needs to be unified, b) adequate buffering needs to be provided between mixed uses, and c) a positive unified image of the buildings and businesses needs to be maintained. The creation of a safer environment for pedestrian traffic, enhancement of current infrastructure and utility service, and the identification of appropriate economic development implementation tools are also addressed in the report. The identification and utilization of such tools are important to the success of the redevelopment along the Corridor.

Considered a gateway into the Village of Lombard, the St. Charles Road Corridor is not only a principal business thoroughfare for the neighboring areas, it is the home for many of the Village's business. The St. Charles Road Corridor provides an important arterial to Village businesses and residents containing some of the Village's longest-operating and most resilient businesses. The St. Charles Road Corridor is located near the Village's Downtown TIF District.

The Village feels that the St. Charles Road TIF East is an important asset for the community which needs to be maintained and upgraded due to its potential for further development and redevelopment. In order to conserve the St. Charles Road TIF East as a community center for the Village, specific problems need to be addressed.

Public Safety Portions of the St. Charles Road TIF East lack adequate public walkways. Currently, the Village is in the process of repairing sidewalks throughout the St. Charles Road Corridor. Portions of the area's sidewalks are scattered and disconnected. Traffic flow is also high as it relates to curb-cut accessibility and frequency. Vehicles backing onto moving lanes, stopping for turn-offs and crossing numerous lanes of traffic present potentially dangerous traffic situations. The Village has made some roadway improvements in order to address some of these issues.

Parking Many of the parking lots are not interconnected between properties and thus negatively impacts traffic movement as well as discourages patrons from visiting other businesses. In addition, several properties lack adequate parking or have inefficient lot configurations.

Buffering Transitional areas between business uses and adjacent residential areas are minimal at best. For example, the block that contains the Lombard Auto Wreckers, Kohler's, Nofsingers and Seamless Gutter lies adjacent to neighboring residential properties with no buffering separating the mixed uses. Development throughout portions of the St. Charles Road TIF East has often occurred in a disorganized and incongruent manner.

Aesthetics While some of the properties within the St. Charles Road TIF East are attractive and well maintained, many are not. Numerous properties within the St. Charles Road TIF East lack landscaping leaving frontage property poorly maintained. In many cases, excessive business signage exasperates the situation. Many buildings suffer from a lack of maintenance. As a result, sections of the St. Charles Road TIF East look run-down and outdated.

The Proposed RPA is evaluated as a "conservation area" under the Act. A conservation area, as described in the Act, is an area that contains evidence of certain blighting factors which, if left unchecked, could lead to the area declining into a blighted state. The area consists of approximately fifty-two (52) tax parcels and forty-four (44) structures. Over sixty percent (60%) of these buildings are thirty-five (35) years of age or greater according to data provided by the York Township office.

The creation and utilization of a TIF redevelopment plan is being investigated by the Village to help provide the assistance required to address conditions that are detrimental to successful redevelopment of the Proposed RPA.

Objectives

The Village's redevelopment objectives propose to enhance mixed use retail, residential and commercial redevelopment opportunities for the St. Charles Road TIF East. This will be done in order to conserve where possible, the mixed use nature of the area.

To achieve these objectives, the Village proposes the following guidelines:

- o To encourage grouping of similar and compatible uses.
- o To coordinate redevelopment efforts throughout the area thus improving the surrounding environment.
- o To encourage buffering, landscaping and signage along the entire St. Charles Road Corridor, including improvements to the Great Western Trail.
- o To enhance parking for consumers, tenants, owners and employees.
- o To coordinate the provision of infrastructure required for modern development uses consistent with Village planning efforts.
- o To revitalize mixed use retail and commercial growth in the entire St. Charles Road Corridor including the rehabilitation of existing inventory.
- o To redevelop underutilized parcels.

Given the goals and conditions briefly described above, the Village has made a determination that it is highly desirable to promote the redevelopment of the St. Charles Road TIF East. Without a coordinated implementation plan for redevelopment, Village officials are concerned that many properties may continue to decline and the St. Charles Road TIF East, as well as the entire Corridor, will not attract or retain viable business entities. The Village intends to create and implement such a plan in order to restore, stabilize and in turn, increase tax revenues associated with the Proposed RPA. This will then increase the community's tax base.

Given the existing conditions, the Proposed RPA will require the Village's coordination. The Village has determined that the most effective redevelopment will take place when the benefit and guidance of comprehensive economic planning is utilized. Through this coordinated effort, the Proposed RPA is expected to improve and remove current barriers and conditions that exist.

The Village has determined that redevelopment for the Proposed RPA is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the Proposed RPA.

The success of TIF relies upon the inducement of private redevelopment in the Proposed RPA, resulting in higher real estate value that would otherwise stabilize or decline without such investment. This, in turn, would lead to increased property taxes compared to the previous conditions.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the Proposed RPA periodically in November 2002 and May 2003 and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois "Real Property Tax Increment Allocation Act" (hereinafter referred to as "the Act") Ch. 65 ILCS Section 5/11-74.4-1 et. seq. of the Illinois Compiled Statutes, as amended. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is:

"an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."

Conservation Area

The Act defines a "conservation area" as follows:

"Conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors may be considered as a "conservation area":

- (A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

- (C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- (D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.
- (G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

- (I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.
- (J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.
- (K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (L) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

- (M) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

III. THE PROPOSED RPA

The Proposed RPA consists of approximately fifty-two (52) tax parcels and forty-four (44) structures. Land uses are mixed. Single-family and multi-family uses are interspersed with predominantly retail and commercial uses. Some of these parcels include vacant lots or minor site improvements (parking lots).

The tax year 2002 Equalized Assessed Valuation (EAV) for the Proposed RPA is approximately \$3,867,300.

IV. METHODOLOGY OF EVALUATION

In evaluating the Proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the Proposed RPA were undertaken by representatives from Kane, McKenna and Associates, Inc. Site surveys were completed for all parcels located within the proposed area.
- 2) Exterior evaluation of structures, noting deterioration or dilapidation as well as vacancies or possible code violations was completed by KMA.
- 3) The area was studied in relation to review of available planning reports, Village ordinances, land surveys, local history, and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, obsolescence, deleterious layout, etc.). Kane, McKenna reviewed the area in its entirety. Village redevelopment goals and objectives for the area have also been established and reviewed.
- 4) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, criteria factors of specific structures and site conditions on the parcels.
- 5) The Proposed RPA was examined to assess the applicability of the different factors for improved land required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. Improved land within the Proposed RPA was examined to determine the applicability of the conservation or blighted factors for qualification for TIF designation under this statute.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of KMA's evaluation of each parcel in the Proposed RPA, and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the Proposed RPA as a "conservation" area.

THRESHOLD FACTOR

1) Age

Based upon site surveys and York Township data, sixty-three percent (63%) (or twenty-eight (28) of the forty-four (44) structures) were found to be thirty-five years of age or greater.

OTHER CONSERVATION AREA FACTORS (MUST INCLUDE THREE OR MORE ADDITIONAL FACTORS)

2) Inadequate Utilities

Inadequate utilities can be defined as underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers and water lines that are shown to be inadequate. Inadequate utilities are those that are deteriorated and have insufficient capacity to serve, and are lacking within the redevelopment project area.

Currently, the area lacks adequate storm water detention based upon review and analysis by Village engineering staff. The current detention needs to be improved to accommodate current and expanded use. The area developed prior to the adoption of the DuPage County Stormwater and Flood Plain Ordinance, and existing properties are deficient with respect to on-site containment and controlled release of stormwater. Most of the sewers are combined, and long run plans would include separation of sewers.

3) Obsolescence

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use. Almost 75% of the parcels in the area exhibit obsolescence of either an economic or functional nature.

Functional Obsolescence is evidenced by the area's poor layout and orientation as related to the structure's close proximity to St. Charles Road. Constructed in the mid 1950's through the late 1960's, prior to annexation into the Village, many of the buildings sit on parcels of inadequate size and shape for their intended original use. Furthermore, many of the structures have an inadequate number of parking spaces and loading provisions for their size and use.

Economic Obsolescence is evidenced by the area's deteriorated and poorly retro-fitted uses. In order for the redevelopment of the Lombard Patio location and the Scoop Ice Cream shop to occur, a significant amount of resources would need to be expended. Additionally, building setbacks and lot depth are lacking in several sections of the RPA when compared to standards required for real estate development allowances; this also may be considered too costly to correct. As stated above, 66% of the structures are 35 years old or greater. A substantial number of these structures exhibit design features or building conditions that may require conversion or renovation for modern, functional and economic uses (e.g. ADA compliance, fire codes, buffering to adjacent uses, etc.).

4) Deleterious Land Use

Deleterious land use (or layout) is defined as the existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses unsuitable for the surrounding area.

The RPA is categorized by the confluence of the railroad right-of-way (existing), as well as the Great Western Trail (former rail right-of-way). As a result, parcel size and configuration are largely irregular in the west, central and southeastern portions of the RPA. The center of the RPA is further impacted by roadway patterns at the intersections of Western Avenue, St. Charles Road, and St. Charles Place.

The number of curb cuts, parking accommodations, and loading/unloading provisions vary from parcel to parcel depending on the use, as well as the initial time of development. Industrial uses within the central portion of the RPA and commercial uses located at the western portion of the RPA also may include on-site storage of materials and vehicles.

As stated above, the Proposed RPA has been developed in piecemeal fashion primarily from the 1950's through the 1960's. As such, incompatible land uses and inappropriate mixed uses are found throughout the area. Commercial uses and residential uses lie in close proximity to one another. Considerations of adequate building setbacks, landscape buffering between uses, the need for adequate loading and unloading and sufficient parking were not considerations when the greater majority of the RPA was developed. Lot setbacks and the proximity of lots to the streets they front vary greatly and represent a detriment to the efficient movement of traffic and commercial trade into and out of the RPA.

Many of the area's parcels' size and/or shape are irregular due to the railroad and its proximity to St. Charles Road. The railroad dissects St. Charles Road at an angle, leaving parcels that are often oddly shaped and land-locked in nature. The parcels' irregular size limits the usefulness of the Corridor and may prove to be a stumbling block for future development and/or assembly efforts.

5) Lack of Community Planning

An area suffers from a lack of community planning if the area was developed prior to or without the benefit of a community plan.

The lack of community planning has contributed to the deleterious layout and inadequate utilities found throughout the area. The first comprehensive plan was adopted in 1957. The RPA was constructed prior to annexation into the Village, as such the RPA was permitted to develop without the benefit of suitable and consistent development standards.

The RPA was primarily developed prior to the update of the Village's comprehensive plan in 1998. The irregular parcel shapes and sizes, along with piecemeal development have resulted in a variety of uses. Most of the original development was not part of a unified planning effort by the Village. There is minimal buffering between commercial and residential uses in the east portion of the RPA. Many of the parcels were originally developed prior to their annexation into the Village between 1961 and 1970.

Access and egress, storage, and parking provisions vary depending upon the use and development requirements that were in place at the time of initial construction.

There is minimal between residential and commercial uses in the eastern portion of the RPA. Irregular set backs and building layouts are present throughout the RPA.

6) Equalized Assessed Valuation (EAV) Analysis

The EAV of the Proposed RPA has grown at a rate slower than the balance of the Village for more than three (3) of the last five (5) calendar years (refer to chart below).

<u>Year</u>	<u>Proposed RPA EAV</u>	<u>Percent Change</u>	<u>Balance of Village EAV (1)</u>	<u>Percent Change</u>
2002	\$ 3,867,300	21.21%	\$1,148,181,949	9.69%
2001	\$ 3,190,610	5.39%	\$1,046,711,931	7.11%
2000	\$ 3,027,300	14.28%	\$ 977,248,588	5.52%
1999	\$ 2,648,990	7.83%	\$ 926,112,972	4.36%
1998	\$ 2,873,890	3.93%	\$ 889,397,767	4.96%
1997	\$ 2,765,130	--	\$ 845,440,542	--

(1) Less: Proposed RPA EAV.

Source: DuPage County Assessment Office and York Township.

7) Deterioration of Structures and Site Improvements

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, defects in building components such as windows, porches, gutters and doors.

With respect to surface improvements, deterioration was found related to roadways, driveways, walkways and curbs. Off-street parking areas evidence deterioration, including, but not limited to, surface cracking, potholes, depressions and loose paving materials.

Various degrees of deterioration were identified for 57.69% of the buildings within the area. According to on-site inspections performed by KMA and documented by site surveys and photographic analysis, some of the site improvements and structures contained the following signs of deterioration:

- Rotted exterior siding or eaves
- Rotten wood framing materials
- Cracked and damaged concrete steps and porches
- Damaged curbs, cracked asphalt paving, and potholes in lots and/or right-of-ways

8) Other Factors

Code violations and excessive vacancies were found to a minor extent within the RPA.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to potential designation of the Proposed Redevelopment Project Area (RPA) by the Village as a Tax Increment Finance (TIF) District. The findings herein pertain to the Proposed RPA.

1. The Proposed RPA is contiguous and is greater than 1½ acres in size.
2. The Proposed RPA will qualify as a “conservation area”. Further, the factors present throughout the Proposed RPA as documented herein are present to a meaningful extent and are evenly distributed throughout the Proposed RPA. A more detailed analysis of the qualification findings is outlined in this report.
3. All property in the area would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the Proposed RPA as a TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to infrastructure and the improvement of existing building inventory.

PROPOSED RPA BOUNDARY MAP

EXHIBIT 1

Property Identification Number List

EXHIBIT 6
HOUSING IMPACT STUDY

**VILLAGE OF LOMBARD
HOUSING IMPACT STUDY
PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST)**

A study undertaken by the Village of Lombard pursuant to the requirements of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-3, et. seq. (as amended).

Prepared by: The Village of Lombard

in conjunction with

Kane, McKenna and Associates, Inc.

SEPTEMBER, 2003

**VILLAGE OF LOMBARD
HOUSING IMPACT STUDY
PROPOSED ST. CHARLES ROAD TIF DISTRICT II (EAST)**

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Maps

Study Area Map

Location of Housing Units

Habitation Status of Housing Units

Exhibits

- A. Housing Stock within the Redevelopment Project Area
- B. Single-Family Locations (to be updated)
- C. 10 Year Median Rent Trend Analysis – Area Census Blocks
- D. Multi-Family Locations (to be updated)

I. RESIDENTIAL UNIT DATA

A. Introduction and Background

Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS, Section 5/11-74.4-3 et seq. of the Illinois Compiled Statutes as amended (the "TIF Act"), if a redevelopment plan would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project contains seventy-five (75) or more inhabited residential units and no certification stating that displacement will not occur, then the Village of Lombard (the "Village") must prepare a housing impact study.

Based upon site survey and Village information, the Village has identified seventeen (17) residential units located on six (6) tax parcels in the Redevelopment Project Area (RPA) that it may displace during the overall redevelopment of the area. The Village has jointly prepared this document with Kane, McKenna and Associates, Inc. in order to conform to the provisions of the TIF Act.

The Village proposes to redevelop the area promoting mixed uses, including commercial, residential and retail uses. Upgrades to the current infrastructure are also planned for the area.

B. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit be examined and a finding be placed in the Study.

The Report identifies three (3) parcels which contain multi-unit dwellings. There are three parcels with single-unit dwellings. There are seventeen (17) units in total. These units are scattered throughout the Study Area*. See attached map for unit locations.

The units were identified using exterior site survey review, Village data and Census reports.

C. Unit Breakdown

The TIF Act requires that a breakdown of the number and type of unit be made, if available.

The information regarding the type of room was not available. Listed below is an analysis by Census Block Group detailing the number of rooms in each Block Group. **Please note that the RPA encompasses only a portion of the Census Blocks listed below; as a result, the data is generally applicable to the units described herein.**

Unit Analysis by Room

	<u>Block Group</u>
Total:	499
1 room	0
2 rooms	0
3 rooms	19
4 rooms	15
5 rooms	110
6 rooms	183
7 rooms	109
8 rooms	38
9 or more rooms	25

Source: US Census (2000)

D. Status of Units

The TIF Act requires that a determination be made regarding the status of each unit's habitation no less than forty-five (45) days before the date that the ordinance or resolution establishing the public hearing.

KMA and the Village have made the determination on September 3, 2003 that the area contains seventeen (17) inhabited units within six (6) buildings on six (6) properties. For purposes of this study, the Village assumes that all units within the redevelopment project area are inhabited. Please refer to the attached map for the locations of these units. This information will be updated as required by the TIF Act.

E. Ethnic Composition of Residents

The TIF Act requires that the ethnic composition of the residents in the inhabited residential units be identified. Pursuant to the TIF Act, the most recent (2000) Census data was used to identify racial and ethnic makeup.

Pursuant to the TIF Act, the data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal Census.

The 2000 Census data breaks the RPA into three (3) Census Blocks, refer to the attached map. Listed below is the ethnic breakdown of the residents in the three (3) Census Blocks that are located within the RPA. Please note that the RPA encompasses only a portion of the Census Blocks listed below; as a result, the data is generally applicable to the units described herein.

	<u>Block Number</u> 3012	<u>Block Number</u> 3015	<u>Block Number</u> 3016
<u>Race</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>
White	82	158	91
Black	1	0	0
Asian	0	1	0
American Indian or Alaskan Native	0	0	1
Native Hawaiian & Other Pacific Islander	0	1	0
Other	<u>0</u>	<u>3</u>	<u>0</u>
<u>Total Number of Residents</u>	83	163	92

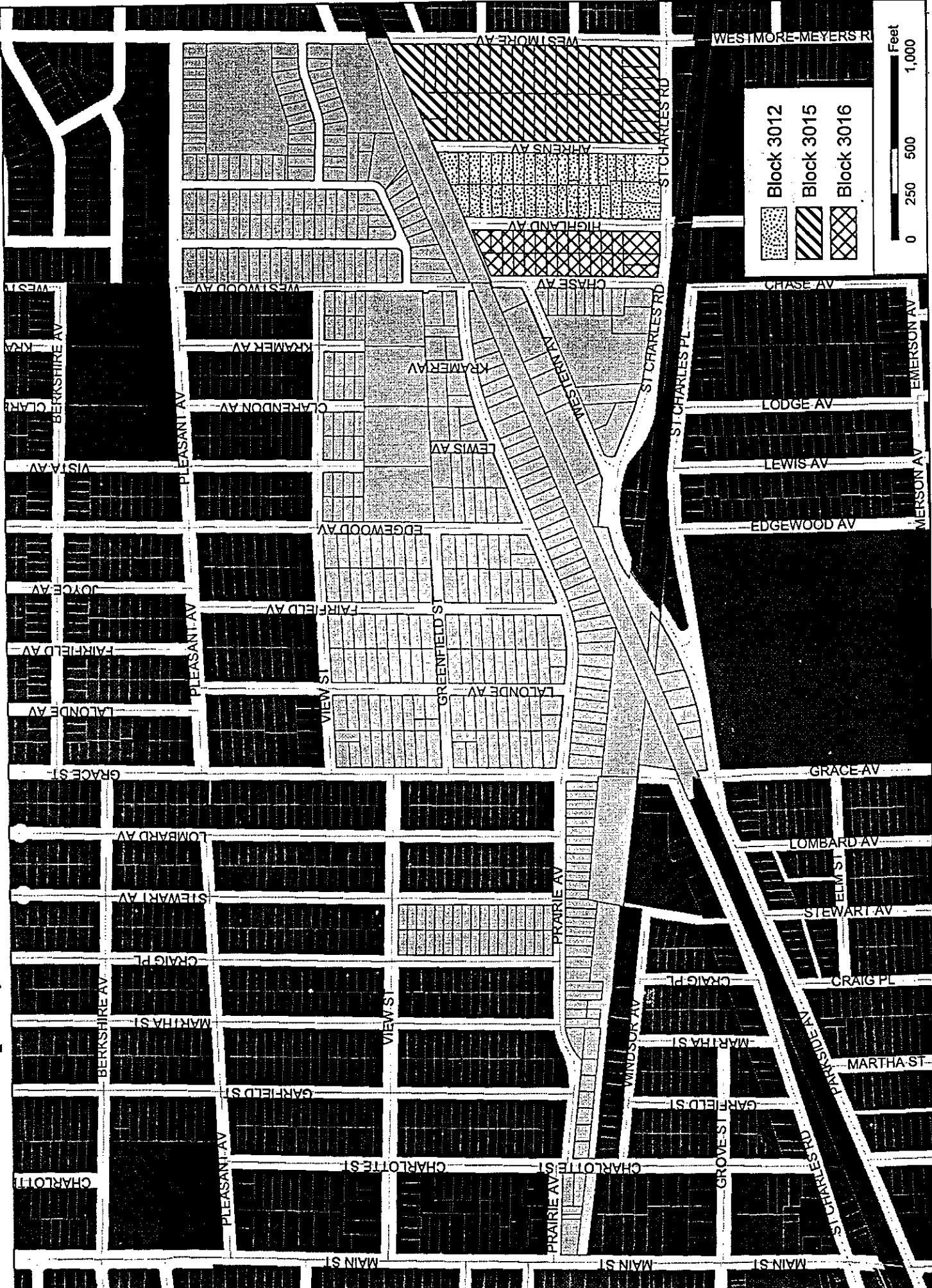
Source: US Census (2000)

Listed below is the ethnic and racial breakdown by percent of each race per Census Block.

	<u>Block Number</u> 3012	<u>Block Number</u> 3015	<u>Block Number</u> 3016
White	98.8%	96.9%	98.9%
Black	1.2%	0%	0%
Asian	0%	0.6%	0%
American Indian or Alaskan Native	0%	0%	1.1%
Native Hawaiian & Other Pacific Islander	0%	0.6%	0%
Other	0%	1.8%	0%

Source: US Census (2000)

Block Group 3, Census Tract 8433, DuPage County, Illinois



II. REDEVELOPMENT PLAN REQUIREMENTS AND RELOCATION ASSISTANCE

A. Identification of Units That may be Slated for Displacement

The TIF Act requires that the housing impact study identify those units, by location and number, that will or may be removed as a result of the redevelopment plan. The Village has made no final determination regarding the number of residential units that will be displaced.

As stated earlier, there are seventeen (17) total housing units which may be slated for displacement. See Exhibit A for the location and description of these units.

B. Village's Plans for Relocation Assistance

The TIF Act requires that the municipality outline a plan for relocation assistance for those units that will be removed as a result of the redevelopment of the RPA.

The Village will utilize the Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Guidelines as the basis for its relocation plan for those units that will be displaced as a result of the redevelopment effort.

C. Identification of Replacement Housing Alternatives

The TIF Act states that the municipality shall identify the availability of replacement housing for those residents whose residences are to be removed and shall identify the type, location and costs of the housing.

Utilizing information from the 2000 Census and the Multiple Listing Service (MLS) maintained by local realtors for the Lombard zip code as a preliminary examination of available housing units, the Village identified a range of single-family homes and locations that are within the price range of units located within the RPA. It is expected that the data would be updated as needed by the Village.

Exhibit B includes past sales data single-family housing derived from MLS data, as well as a current listing and summary of transactions that are pending.

For information about rental units, rent ranges were derived from the 2000 Census median rent data. The median contract rent is \$675; the median gross rent (which takes utilities into account) is \$775. Both of these figures are for the entirety of associated RPA Block Group.

Exhibit C includes a list of multi-family housing units that are available within close proximity to the RPA (i.e., Lombard and Villa Park), based upon a review of

advertised rental listings for single family and multiple family units within Lombard during July and August, 2003.

THE INFORMATION CONTAINED IN EXHIBITS B AND C ARE NOT MEANT TO BE EXHAUSTIVE, BUT SERVES AS AN EXAMPLE OF ALTERNATIVE HOUSING AVAILABLE WITHIN THE VILLAGE IN PRICE RANGES SIMILAR TO THE RPA.

D. Details of Relocation Assistance

The TIF Act states that the type and extent of relocation assistance to be provided by the municipality must be identified. The Village plans on providing relocation assistance to those individuals who qualify under the TIF Act. The Village will utilize the Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Guidelines as the basis for its relocation assistance where appropriate.

III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS

As per the TIF Act, no redevelopment plan shall remove residential housing that are occupied by households of low-income and very low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act. The municipality shall make a good faith effort to ensure that this affordable housing is located on or near the redevelopment project area within the municipality.

If the Village does displace residents within the RPA, the Village will need to determine if those residents fall into the low-income and very low-income category. At that point, the Village will act appropriately and provide relocation assistance to those residents that would be displaced pursuant to the requirements of the TIF Act.

Study Area Map

Location of Housing Units

St. Charles Road TIF II (East)

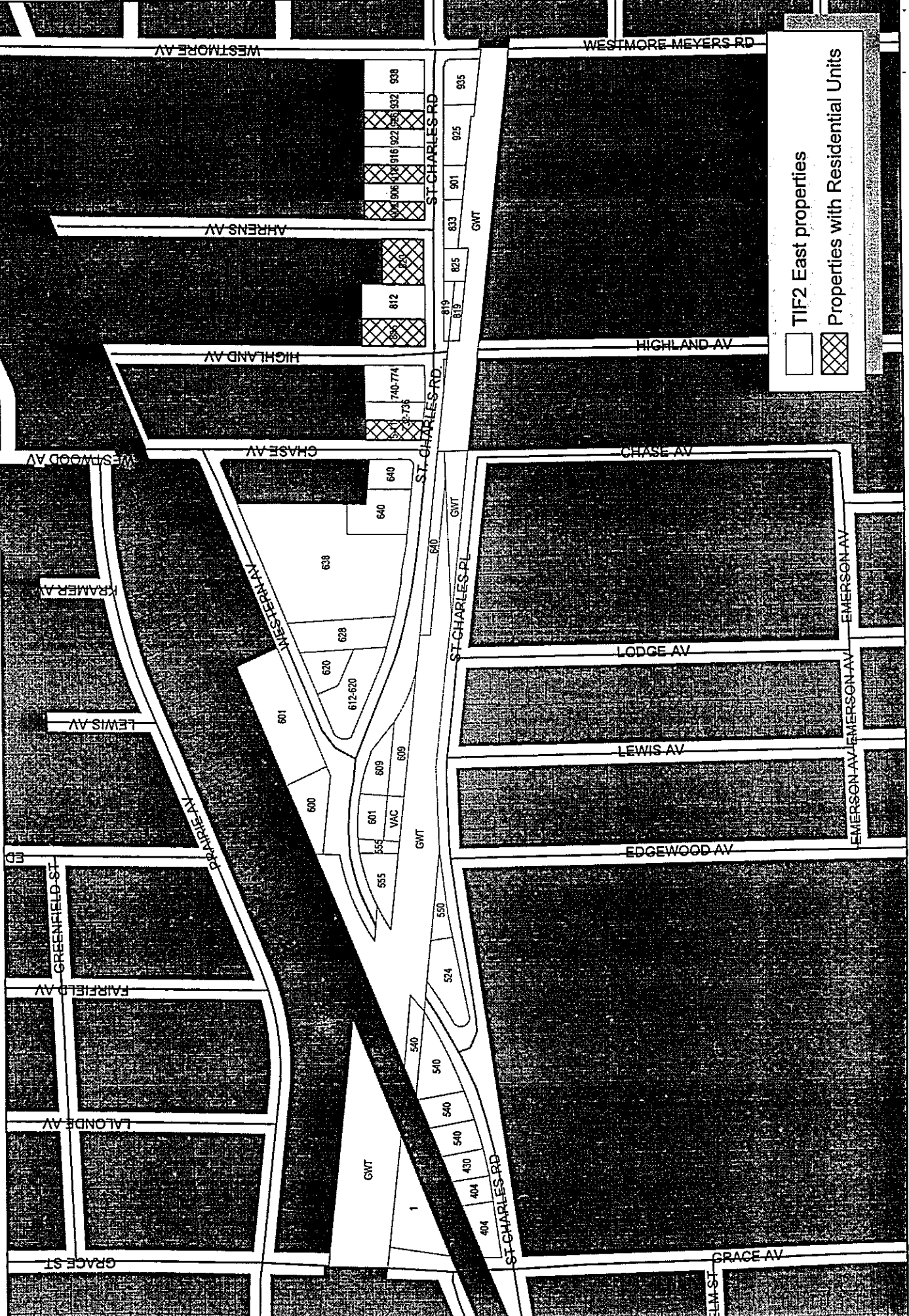


EXHIBIT A

Housing Stock within the Redevelopment Project Area

PIN	Address	Units	Type
06-04-309-025	5-11 N. Chase	5	Multiple Family
06-04-310-045	806 E. St. Charles	1	Single Family
06-04-310-047	820 E. St. Charles	1	Single Family
06-07-311-037	902 E. St. Charles	1	Single Family
06-07-311-039	912 E. St. Charles	5	Multiple Family
06-07-311-042	926 E. St. Charles	4	Multiple Family

EXHIBIT B

MLS Data – Single-Family Locations

*Cambridgeport
Westmore School*

Criteria: (MC=A OR (STD>="TODAY-180" AND ST=CLSD,EXP,PEND,CANC,TEMP,RNTD)) AND
(AR=148) AND (GS=WEST);

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Comparative Market Analysis

Page: 1

LIST#	HOUSE#	CP	STREET	UNIT	AREA	CLSD AT LIST \$	SALE \$	CLOSED	MT	BR	BTH	RF#
03081536	1150	E	JACKSO	3F	148	119,500	114,900	06/13/03	74	1	1.0	1
02272962	244	S	LEWIS	244	148	159,900	155,000	02/20/03	74	3	1.1	2
03052792	750	E	MAPLE	B	148	164,900	162,500	05/05/03	66	2	1.0	3
03057144	1104		CAMBRI	-	148	179,900	176,500	04/25/03	50	2	2.1	4
03151081	1044		KUFRIN	-	148	269,900	270,875	08/04/03	149	3	2.1	5
01146372	1040		KUFRIN	1040	148	279,600	279,875	02/20/03	591	2	2.1	6

LIST#	HOUSE#	CP	STREET	UNIT	AREA	CLSD DE LIST \$	SALE \$	CLOSED	MT	BR	BTH	RF#
03076146	404	S	LODGE		148	189,900	180,000	05/23/03	56	3	1.0	7
03035152	343	S	LEWIS		148	187,900	186,000	03/17/03	103	3	1.0	8
03143874	564	S	LODGE		148	197,900	187,500	07/31/03	50	2	1.0	9
03063504	1144		AHRENS		148	189,900	189,900	07/30/03	139	3	1.0	10
03014661	82	S	CHASE		148	199,000	190,000	03/19/03	39	3	1.0	11
03096168	537	S	AHRENS		148	209,000	195,000	06/10/03	26	4	1.1	12
03128795	516	S	FAIRFI		148	189,900	195,000	08/01/03	69	3	1.1	13
03123247	401	S	HIGHLA		148	208,500	199,000	08/04/03	77	3	2.0	14
03083889	1129	S	SCHOOL		148	209,900	200,000	06/26/03	238	3	1.0	15
03175722	205	S	HIGHLA		148	204,900	200,000	08/04/03	65	2	1.0	16
03074658	429	E	SOUTH		148	209,000	204,000	05/02/03	266	4	2.0	17
03032423	506	S	CHASE		148	209,900	205,000	03/28/03	55	2	2.0	18
03102017	716	S	SCHOOL		148	214,900	205,000	07/21/03	85	3	1.0	19
03028011	214	S	LEWIS		148	219,900	210,000	02/14/03	110	3	2.0	20
03049233	110	S	LODGE		148	217,900	213,000	06/09/03	105	3	1.0	21
02261352	349	S	GRACE		148	224,900	217,500	02/14/03	89	2	2.0	22
03059927	801		CHASE		148	216,500	218,500	04/29/03	50	3	1.0	23
03063827	440	E	MAPLE		148	227,900	220,000	06/16/03	94	3	1.0	24
03144617	1071		HUNTER		148	224,900	220,000	07/21/03	38	4	2.0	25
03108006	311	S	FAIRFI		148	224,500	223,000	06/02/03	32	4	2.0	26
02261230	559	S	EDGEWO		148	239,900	225,000	02/10/03	85	3	2.1	27
02270999	729		CHASE		148	234,900	225,000	04/16/03	130	3	1.1	28
03019477	407	S	GRACE		148	229,900	225,000	03/27/03	66	4	1.1	29
03019588	329	S	HIGHLA		148	229,900	225,000	04/30/03	134	3	2.0	30
03007333	10		CHASE		148	234,900	228,000	03/20/03	73	3	1.1	31
03070796	136	S	CHASE		148	229,900	230,000	05/08/03	1	4	2.0	32
03146926	827	E	SCHOOL		148	239,900	236,000	07/30/03	44	3	1.1	33
03116920	576	S	LODGE		148	239,900	236,500	07/24/03	72	3	2.0	34
03117098	555	S	SCHOOL		148	250,000	242,500	07/16/03	56	3	2.0	35
03071818	596	S	LALOND		148	249,900	248,000	06/11/03	125	3	2.1	36
03092411	444	S	AHRENS		148	252,900	248,500	06/30/03	76	4	2.0	37
03015166	1031		HUNTER		148	262,900	255,000	04/11/03	90	5	2.1	38
03083776	435	S	AHRENS		148	259,900	258,500	06/26/03	81	3	1.1	39
03137142	347	S	GRACE		148	269,900	265,000	07/31/03	63	3	2.0	40
03078213	101	S	EDGEWO		148	279,900	271,000	06/20/03	66	3	2.0	41
03131259	1964		DOWNIN		148	279,900	279,000	06/30/03	33	5	2.0	42
03096972	352	S	AHRENS		148	279,900	279,900	06/27/03	67	3	3.0	43
03090065	739		HAWTHO		148	289,900	281,500	04/24/03	105	4	3.0	44
03084360	1950		WITT D		148	299,900	293,500	06/20/03	75	4	2.1	45
03109607	565	S	SCHOOL		148	369,900	362,000	07/09/03	1	4	2.1	46
03000478	1050	E	DIVISI		148	449,900	452,042	07/23/03	118	4	2.1	47

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CLSD MU											
LIST#	HOUSE#	CP	STREET	UNIT	AREA	LIST \$	SALE \$	CLOSED	MT	TU	REF#
03032301	819E	E	SOUTH BR		148	259,900	255,000	06/13/03	132	2	48
02276911	220	S	CHASE AV		148	269,000	265,000	02/26/03	73	2	49
03071374	720	E	DIVISION		148	274,900	274,900	04/30/03	1	2	50

CLSD VL										
LIST#	HOUSE#	CP	STREET	AREA	LIST \$	SALE \$	CLOSED	MT	LS	REF#
02122383	00000	N	HIGHLAND	148	130,000	120,000	05/06/03	345	B	51

VL CLSD LISTINGS: 51 AVRG SALE PRICE: 229,409
AVRG MARKET TIME: 96 AVRG LIST PRICE: 234,482

PEND DE											
LIST#	HOUSE#	CP	STREET	UNIT	AREA	OFF MKT	MT	LIST \$	BR	BTH	REF#
03168190	220	N	AHRENS		148	07/23/03	13	228,900	3	2.0	52

DE PEND LISTINGS: 1 AVRG MARKET TIME: 13
AVRG LIST PRICE: 228,900

Active AT													
STAT	LIST#	HOUSE#	CP	STREET	UNIT	FL	AREA	LIST \$	BR	BTH	MT	P# T	REF#
A/I	03126502	231	S	HIGHLAND	231B	1	148	184,900	3	2.0	74	G2 A	53
FIN	03151083	1068		KUFRIN WAY	-	1	148	269,900	3	2.1	265	G2 T	54
ACTV	03142990	1033		KUFRIN WAY	-	1	148	274,600	2	2.1	55	G2 T	55
FIN	03086297	1020		KUFRIN WAY	1020	1	148	275,000	3	2.1	209	G2 T	56
FIN	02210596	1064		KUFRIN WAY	-	1	148	279,600	2	2.1	324	G2 T	57
ACTV	03143049	1029		KUFRIN WAY	-	1	148	279,600	2	2.1	55	G2 T	58
FIN	02210601	1060		KUFRIN WAY	-	1	148	282,900	3	2.1	324	G2 T	59
ACTV	03143028	1025		KUFRIN WAY	-	1	148	282,900	3	2.1	55	G2 T	60
ACTV	03122495	76	S	WESTMORE	76	1	148	283,000	3	2.1	78	G2 A	61
ACTV	03143860	1041		KUFRIN WAY	-	1	148	287,900	3	2.1	55	G2 T	62

Active DE													
STAT	LIST#	HOUSE#	CP	STREET	UNIT	AREA	LIST \$	RM	BR	BTH	MT	LS T	REF#
ACTV	03123494	564	S	WESTMORE AV		148	169,900	5	3	1.0	120	A A	63
A/I	03174325	534	S	AHRENS		148	174,900	6	2	1.0	19	A A	64
PCHG	03136829	540		AHRENS		148	204,800	7	2	1.0	62	A A	65
ACTV	03150821	908	E	MADISON		148	207,000	6	3	1.0	99	A B	66
A/I	03072733	313	S	WESTMORE		148	219,900	6	3	1.0	134	A B	67
NEW	03185918	221	S	GRACE		148	219,900	7	3	2.0	61	B C	68
A/I	03158452	510	S	HIGHLAND		148	229,500	6	3	2.0	37	B A	69
A/I	03103004	517	S	AHRENS		148	229,900	7	3	2.0	99	B B	70
ACTV	03182828	538	S	LEWIS		148	229,900	7	3	1.1	8	B C	71
NEW	03184419	44	S	WESTMORE		148	229,900	8	4	2.0	97	B B	72
ACTV	03162973	219	S	LEWIS		148	234,900	8	3	2.0	32	A J	73
ACTV	03101329	1517		ACORN		148	235,900	6	3	2.0	189	A J	74
A/I	03172901	1045		FOXWORTH BL		148	242,900	8	4	2.0	20	A J	75
PCHG	03174228	1135		HUNTER		148	244,900	8	4	2.0	20	A J	76
FIN	03069986	759		WASHINGTON		148	249,999	6	3	2.0	137	A J	77
ACTV	03174089	504	S	LEWIS		148	259,500	5	3	1.1	20	A A	78

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STAT	LIST#	HOUSE#	CP	STREET	ACTIVE UNIT	DE AREA	LIST \$	RM	BR	BTH	MT	LS	T	REF#
FIN	03146381	401	S	GRACE		148	265,000	7	4	2.0	175	A	C	79
A/I	03138024	602	E	EMERSON		148	269,900	7	3	2.0	61	B	A	80
HC72	03185160	1564		WALNUT COUR		148	279,000	7	3	2.1	6	A	C	81
A/I	03105519	315	S	EDGEWOOD AV		148	279,900	7	4	2.0	97	A	J	82
NEW	03184478	1020	E	KENILWORTH		148	299,900	9	4	2.1	7	B	C	83
ACTV	03174149	23	S	HIGHLAND		148	310,000	7	4	2.1	59	B	B	84
ACTV	03179093	215	S	FAIRFIELD		148	379,900	7	3	2.1	13	B	A	85
ACTV	03113418	LOT 0	N	HIGHLAND AV		148	419,000	8	4	2.1	89	B	C	86
ACTV	03176649	119	S	EDGEWOOD		148	564,900	8	4	2.1	73	A	C	87

STAT	LIST#	HOUSE#	CP	STREET	Active SLN#	VL AREA	LIST \$	LS	LD	MT	AZN	REF#
ACTV	02270615	922		ST. CHARLES		148	165,000	B	M	245	B-4	88
ACTV	03112282	220	S	WESTMORE		148	225,000	C	M	90	B2	89
ACTV	03112325	208	S	WESTMORE		148	300,000	C	M	90	B2	90

VL ACTIVE LISTINGS: 38 AVRG MARKET TIME: 96
AVRG LIST PRICE: 264,249

LIST#	HOUSE#	CP	STREET	EXP UNIT	DE AREA	LIST \$	OFF MKT	MT	RM	BR	BTH	REF#
03089076	221	S	EDGEWOOD		148	199,900	07/12/03	94	7	3	1.0	91
03065014	130	S	LEWIS		148	214,900	04/28/03	119	8	3	1.1	92
03001058	1024	S	AHRENS		148	222,900	02/19/03	50	6	3	2.0	93
03107028	44	S	WESTMORE		148	234,900	07/30/03	91	8	4	2.0	94
03026700	1517		ACORN		148	244,900	04/25/03	87	6	3	2.0	95
03139218	596	S	LALONDE		148	249,900	05/18/03	157	7	3	2.1	96
03090604	401	S	GRACE		148	279,900	06/14/03	124	7	4	2.0	97
03011831	739		HAWTHORNE		148	289,900	04/12/03	93	8	4	3.0	98

DE EXP LISTINGS: 8 AVRG MARKET TIME: 101
AVRG LIST PRICE: 242,150

LIST#	HOUSE#	CP	STREET	CANC UNIT	AT FL	AREA	LIST \$	OFF MKT	MT	BR	BTH	REF#
02210612	1068		KUFRIN WAY	-	1	148	269,900	04/21/03	218	3	2.1	99
03010008	1044		KUFRIN WAY	-	1	148	269,900	04/22/03	103	3	2.1	100
03143837	1037		KUFRIN WAY	-	1	148	274,600	07/28/03	47	2	2.1	101
02210599	1072		KUFRIN WAY	-	1	148	279,600	06/09/03	268	2	2.1	102
02278008	1020		KUFRIN WAY	1020	1	148	282,900	03/17/03	90	3	2.1	103
02214636	1076		KUFRIN WAY	-	1	148	287,900	06/09/03	264	3	2.1	104

LIST#	HOUSE#	CP	STREET	CANC UNIT	DE FL	AREA	LIST \$	OFF MKT	MT	RM	BR	BTH	REF#
03087824	564	S	WESTMORE AVE			148	179,900	05/21/03	43	5	3	1.0	105
03148739	1144		AHRENS			148	189,900	06/19/03	0	6	3	1.0	106
03118268	205	S	HIGHLAND AVE			148	204,900	07/15/03	64	5	2	1.0	107
02259678	429	E	SOUTH BROADW			148	209,000	03/26/03	239	11	4	2.0	108
03049328	1129	S	SCHOOL			148	213,900	04/07/03	156	8	3	1.0	109

LIST#	HOUSE#	CP	STREET	CANC DE		LIST \$	OFF MKT	MT	RM	BR	BTH	REF#
				UNIT	AREA							
03105435	908	E	MADISON	148		215,000	05/16/03	16	6	3	1.0	110
03119429	908	E	MADISON	148		215,000	06/21/03	53	6	3	1.0	111
03043260	1024	S	AHRENS	148		222,900	04/02/03	92	6	3	2.0	112
03071124	76	S	HIGHLAND	148		224,000	06/13/03	167	7	3	2.0	113
03001199	130	S	LEWIS	148		224,900	03/17/03	75	8	3	1.1	114
03138694	221	S	GRACE	148		229,000	08/01/03	56	7	3	2.0	115
02272238	440	E	MAPLE STREET	148		229,900	03/15/03	100	8	3	1.0	116
03033427	596	S	LALONDE	148		259,900	03/24/03	46	7	3	2.1	117
03092710	347	S	GRACE	148		279,000	06/05/03	51	8	3	2.0	118
03119601	1564		WALNUT COURT	148		279,000	07/31/03	78	7	3	2.1	119
03037895	401	S	GRACE	148		289,900	04/14/03	61	7	4	2.0	120
03082131	534	S	WESTMORE AVE	148		299,900	05/21/03	49	8	4	2.0	121
03139791	23	S	HIGHLAND	148		325,000	07/17/03	40	7	4	2.1	122
02270247	733	E	NORTON ST	148		495,000	04/04/03	124	8	3	3.1	123
03126973	119	S	EDGEWOOD	148		579,900	06/24/03	29	8	4	2.1	124
03153138	119	S	EDGEWOOD	148		579,900	07/22/03	58	8	4	2.1	125
03068220	54	S	CHASE	148		589,900	04/25/03	37	10	4	2.1	126

LIST#	HOUSE#	CP	STREET	CANC RN		RENTAL \$	OFF MKT	MT	TRM	BR	REF#
				UNIT	AREA						
03130804	524	S	LALONDE	0	148	1,175	07/31/03	63	Q	2	127
02278283	1020		KUFRIN WAY	1020	148	1,900	03/17/03	90	Q	3	128

TOTAL RN CLSD LISTINGS: 30 AVRG RENTAL PRICE: 0
AVRG MARKET TIME: 76 AVRG LIST PRICE: 1,537

**LSZ(VL):,B=.25-.49 AC,C=.50-.99 AC **TPC(AT):A=1/2 DUPLEX,T=TOWNHSE
**LSZ(DE):A=LT .25 AC,B=.25-.49 AC **TPE(DE):A=1 STORY,B=1.5 STORY,C=2 STORY,
J=SPLIT LEVEL,K=SPLIT LVL/SUB **LND(VL):,M=LEVEL **TLR(RN):,Q=1 YEAR LEASE

***** S U M M A R Y *****
TOTAL LISTINGS: 128 AVRG TOTAL MT: 95
AVRG TOTAL LIST \$: 252,888

Schaffner School

Criteria: (MC=A OR (STD>="TODAY-180" AND ST=CLSD,EXP,PEND,CANC,TEMP,RNTD)) AND (AR=148) AND (GS=SCH);

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LIST#	HOUSE#	CP	STREET	UNIT	AREA	CLSD LIST \$	DE SALE \$	CLOSED	MT	BR	BTH	RF#
03048600	545	N	JOYCE		148	159,900	160,000	06/09/03	117	3	2.0	1
03022512	716	E	LEMOYN		148	169,900	164,000	02/14/03	8	3	1.0	2
03031128	359	N	LALOND		148	169,900	165,000	03/26/03	52	3	1.0	3
03129863	102	N	AHRENS		148	174,900	172,500	07/31/03	56	1	1.0	4
03023114	16	N	AHRENS		148	179,900	179,500	03/28/03	111	2	1.0	5
03055193	709	N	JOYCE		148	189,900	186,000	07/18/03	137	3	2.0	6
03025617	602	N	LALOND		148	209,900	192,000	03/28/03	59	4	2.0	7
03092380	708	E	LEMOYN		148	200,000	193,750	07/30/03	108	3	2.0	8
03133111	294		EDGEWO		148	195,000	196,000	06/27/03	123	3	1.0	9
03053807	616	N	EDGEWO		148	209,900	207,500	04/18/03	46	3	1.0	10
03081988	625	N	GRACE		148	214,900	211,500	06/26/03	84	3	2.0	11
03083531	622	N	PARKER		148	213,900	214,000	05/30/03	56	3	2.0	12
03131065	252	N	FAIRFI		148	222,900	217,500	08/01/03	67	4	2.0	13
03099361	101	N	AHRENS		148	219,900	218,500	05/28/03	35	3	2.0	14
03025551	528	E	BERKSH		148	237,900	230,000	04/25/03	115	3	2.0	15
03070660	732		BERKSH		148	237,000	233,000	06/03/03	74	3	1.1	16
03049857	359	N	EDGEWO		148	243,900	236,000	04/29/03	116	3	2.0	17
03118254	265	N	EDGEWO		148	249,900	245,000	07/09/03	57	3	1.1	18
03019696	456	N	JOYCE		148	258,900	247,500	03/17/03	57	3	2.0	19
03067366	514	N	JOYCE		148	249,900	247,500	06/17/03	140	4	2.1	20
03116463	600	E	VIEW S		148	259,900	258,000	06/18/03	37	4	2.1	21
03029763	386	N	FAIRFI		148	269,700	260,000	07/16/03	167	3	2.0	22
03074207	631	E	PRAIRI		148	264,900	260,000	06/23/03	89	4	2.1	23

DE CLSD LISTINGS: 23
AVRG MARKET TIME: 83

AVRG SALE PRICE: 212,815
AVRG LIST PRICE: 217,513

LIST#	HOUSE#	CP	STREET	UNIT	AREA	PEND DE OFF MKT	MT	LIST \$	BR	BTH	REF#
03159215	643	E	PRAIRIE		148	07/03/03	38	199,900	3	2.0	24

DE PEND LISTINGS: 1

AVRG MARKET TIME: 38
AVRG LIST PRICE: 199,900

STAT	LIST#	HOUSE#	CP	STREET	Active UNIT	DE AREA	LIST \$	RM	BR	BTH	MT	LS	T	REF#
A/I	03163578	350	N	FAIRFIELD		148	185,000	5	2	1.0	30	B	A	25
A/I	03157035	602		PARKER		148	199,900	5	3	1.0	39	B	A	26
A/I	03136075	325	N	GRACE ST		148	206,900	8	4	2.0	62	A	B	27
A/I	03163409	618	N	LALONDE AVE		148	209,900	6	3	1.1	30	B	B	28
ACTV	03168854	269	N	FAIRFIELD		148	222,900	5	3	2.0	24	A	A	29
FIN	03157495	555	N	JOYCE		148	239,000	7	3	2.0	37	A	J	30
A/I	03139277	521	N	LALONDE		148	239,500	6	3	1.1	59	A	I	31
A/I	03152511	338	N	KRAMER AVE		148	254,900	7	3	1.1	44	A	I	32
ACTV	03161344	357	N	CLARENDON		148	259,900	7	3	2.0	34	A	J	33
NEW	03185770	415	E	BERKSHIRE A		148	259,900	8	3	2.0	92	A	K	34
FIN	03085723	543	N	KRAMER AVEN		148	265,000	9	4	2.2	120	A	C	35
ACTV	03157925	539		VISTA AVENU		148	284,900	8	4	2.1	37	A	C	36
ACTV	03061724	431		JOYCE		148	419,900	8	4	2.1	146	A	C	37

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STAT	LIST#	HOUSE#	CP	STREET	ACTIVE UNIT	DE AREA	LIST \$	RM	BR	BTH	MT	LS	T	REF#
FIN	03070114	425	N	JOYCE		148	449,900	9	4	2.1	137	A	C	38

STAT	LIST#	HOUSE#	CP	STREET	Active UNIT	RN AREA	RENTAL \$	MT	TRM	BR	BTH	P	T	REF#
ACTV	03031752	366	N	VISTA		148	1,600	182	Q	4	2.1	G	Q	39

RN ACTIVE LISTINGS: 15 AVRG MARKET TIME: 71
AVRG LIST PRICE: 246,600

LIST#	HOUSE#	CP	STREET	EXP UNIT	DE AREA	LIST \$	OFF MKT	MT	RM	BR	BTH	REF#
03039278	294		EDGEWOOD		148	195,000	05/14/03	92	6	3	1.0	40
03080061	716	E	LEMOYNE		148	199,000	07/31/03	130	5	3	1.0	41
03044747	433	E	PRAIRIE		148	199,900	06/30/03	132	6	3	1.0	42

DE EXP LISTINGS: 3 AVRG MARKET TIME: 118
AVRG LIST PRICE: 197,966

LIST#	HOUSE#	CP	STREET	CANC UNIT	DE AREA	LIST \$	OFF MKT	MT	RM	BR	BTH	REF#
03039504	545	N	JOYCE		148	169,900	02/26/03	13	7	3	2.0	43
03003965	359	N	EDGEWOOD		148	246,500	02/28/03	55	7	3	2.0	44
03002750	732	E	BERKSHIRE		148	249,900	03/08/03	112	7	3	1.1	45
03132118	338	N	KRAMER		148	259,860	06/22/03	23	7	3	1.1	46
03040539	514	N	JOYCE		148	264,000	03/19/03	65	7	4	2.1	47
03067356	514	N	JOYCE		148	264,000	03/19/03	66	7	4	2.1	48
03152800	415	E	BERKSHIRE AV		148	264,900	08/01/03	87	8	3	2.0	49
02231016	543	N	KRAMER AVENU	H	148	266,900	04/02/03	176	9	4	2.2	50
03023217	514	N	JOYCE		148	269,000	02/17/03	34	7	4	2.1	51
03113526	415	E	BERKSHIRE AV		148	269,000	05/30/03	22	8	4	2.0	52
03130715	415	E	BERKSHIRE AV		148	269,900	06/24/03	48	8	4	2.0	53

DE CANC LISTINGS: 11 AVRG MARKET TIME: 63
AVRG LIST PRICE: 253,987

**LSZ (DE): A=LT .25 AC, B=.25-.49 AC **TPE (DE): A=1 STORY, B=1.5 STORY, C=2 STORY,
I=RAISED RNCH, J=SPLIT LEVEL, K=SPLIT LVL/SUB **TLR (RN):, Q=1 YEAR LEASE
**TPC (RN):, Q=SGL FAM-2+STRY

***** S U M M A R Y *****
TOTAL LISTINGS: 53 AVRG TOTAL MT: 76
AVRG TOTAL LIST \$: 231,876

Criteria: (MC=A OR (STD>="TODAY-180" AND ST=CLSD,EXP,PEND,CANC,TEMP,RNTD)) AND
(AR=186) AND (GS=WEST);
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LIST#	HOUSE#	CP	STREET	UNIT	AREA	CLSD AT LIST \$	SALE \$	CLOSED	MT	BR	BTH	RF#
03097843	1500		ARDMOR	509	186	209,900	203,000	06/16/03	28	2	2.0	1
02251739	1500	S	ARDMOR	208	186	229,900	221,000	02/14/03	350	2	2.0	2

LIST#	HOUSE#	CP	STREET	UNIT	AREA	CLSD DE LIST \$	SALE \$	CLOSED	MT	BR	BTH	RF#
03026622	928	S	MICHIG		186	173,900	165,000	04/01/03	62	2	1.0	3
03008092	911	S	MICHIG		186	214,900	200,000	03/10/03	123	3	1.0	4
02273076	108	E	JACKSO		186	229,500	223,000	03/04/03	103	3	2.0	5
03008289	113	E	MADISO		186	234,900	230,000	02/28/03	51	3	1.1	6
03005386	219	W	ADAMS		186	269,500	235,000	04/23/03	191	5	3.0	7
03134385	126	E	MONROE		186	259,900	255,000	07/29/03	1	3	2.0	8

DE CLSD LISTINGS: 8 AVRG SALE PRICE: 216,500
AVRG MARKET TIME: 113 AVRG LIST PRICE: 227,800

LIST#	HOUSE#	CP	STREET	UNIT	RNTD RN RENTAL \$	RENTED \$	RENTED	MT	T	BR	REF#
03096285	1500	S	ARDMORE	504	915	875	06/10/00	51	Q	1	9
03071251	38	E	MONROE		1,100	1,100	04/24/03	32		2	10

TOTAL RN CLSD LISTINGS: 2 AVRG RENTAL PRICE: 0
AVRG MARKET TIME: 41 AVRG LIST PRICE: 1,007

LIST#	HOUSE#	CP	STREET	UNIT	AREA	PEND DE OFF MKT	MT	LIST \$	BR	BTH	REF#
03165134	828	S	WISCONSIN		186	07/07/03	18	185,900	2	1.0	11
03140554	49	W	MONROE		186	06/15/03	50	279,899	3	2.0	12

DE PEND LISTINGS: 2 AVRG MARKET TIME: 34
AVRG LIST PRICE: 232,899

STAT	LIST#	HOUSE#	CP	STREET	UNIT	AREA	Active DE LIST \$	RM	BR	BTH	MT	LS	T	REF#
A/I	03172939	16	E	JACKSON		186	224,900	7	3	1.1	20	A	A	13
NEW	03187802	243	W	ADAMS		186	279,900	6	3	2.1	2	A	B	14
ACTV	03158039	822	S	HARVARD		186	294,000	8	5	2.0	37	A	C	15

DE ACTIVE LISTINGS: 3 AVRG MARKET TIME: 19
AVRG LIST PRICE: 266,266

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Comparative Market Analysis

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LIST#	HOUSE#	CP	STREET	UNIT	EXP DE AREA	LIST \$	OFF MKT	MT	RM	BR	BTH	REF#
03072305	936	S	ARDMORE		186	229,900	07/16/03	115	8	3	1.1	16
03019159	318	W	MADISON		186	239,900	04/30/03	103	6	2	1.1	17

DE EXP LISTINGS: 2 AVRG MARKET TIME: 109
AVRG LIST PRICE: 234,900

LIST#	HOUSE#	CP	STREET	UNIT	CANC DE AREA	LIST \$	OFF MKT	MT	RM	BR	BTH	REF#
03129426	16	E	JACKSON		186	224,900	07/17/03	50	7	4	1.1	18
03106405	318	W	MADISON		186	238,800	05/05/03	107	6	2	1.1	19
03118768	339	W	MADISON		186	254,900	05/31/03	17	7	3	2.0	20
03131587	339	W	MADISON		186	254,900	06/07/03	25	7	3	2.0	21
03138433	339	W	MADISON		186	254,900	06/08/03	27	7	3	2.0	22

DE CANC LISTINGS: 5 AVRG MARKET TIME: 45
AVRG LIST PRICE: 245,680

**TLR(RN):,Q=1 YEAR LEASE **LSZ(DE):A=LT .25 AC **TPE(DE):A=1 STORY,
B=1.5 STORY,C=2 STORY

***** S U M M A R Y *****
TOTAL LISTINGS: 22 AVRG TOTAL MT: 71
AVRG TOTAL LIST \$: 217,600

*Village Park North
Subdivision*

Criteria: (MC=A OR (STD>="TODAY-180" AND ST=CLSD,EXP,PEND,CANC,TEMP,RNTD)) AND
(AR=186) AND (GS=SCH);
08/05/03 22:12 Comparative Market Analysis Page: 1

LIST#	HOUSE#	CP	STREET	UNIT	AREA	CLSD AT <i>attached</i>		CLOSED	MT	BR	BTH	RF#
						LIST \$	SALE \$					
03055820	937	W	NORTH	B	186	126,900	123,500	04/02/03	30	4	1.1	1
03064879	889	W	NORTH	A	186	132,900	128,000	06/12/03	89	3	1.1	2

LIST#	HOUSE#	CP	STREET	UNIT	AREA	CLSD DE <i>detached</i>		CLOSED	MT	BR	BTH	RF#
						LIST \$	SALE \$					
03118336	201	N	THIRD		186	159,900	155,000	06/27/03	49	2	1.0	3
03086629	383	N	WESTMO		186	164,900	162,500	05/15/03	1	3	1.0	4
03060592	636	W	MERLE		186	169,900	165,000	04/28/03	49	3	1.0	5
02281284	437	W	TERRAC		186	169,900	169,900	02/28/03	62	3	1.0	6
03069711	631	W	PLYMOU		186	174,900	171,000	05/16/03	61	3	2.0	7
03001641	712	W	JAMES		186	176,900	176,900	02/28/03	40	3	1.0	8
03096157	409	W	TERRAC		186	178,900	178,000	06/20/03	61	3	1.0	9
03105888	706		JAMES		186	179,900	179,000	07/11/03	73	3	1.0	10
03001459	712	N	LINCOL		186	179,900	179,900	03/29/03	87	3	2.0	11
03094180	721		BIERMA		186	179,899	180,000	06/10/03	55	3	1.0	12
02256532	352	N	LINCOL		186	189,900	185,000	03/03/03	115	3	2.0	13
02228848	709	W	RIDGE		186	186,500	186,000	02/05/03	20	3	2.0	14
03070726	518	N	LINCOL		186	192,500	190,000	05/23/03	61	3	1.0	15
02237899	431		HUGO C		186	175,000	192,077	05/13/03	139	5	2.0	16
03021158	452	N	LINCOL		186	209,900	196,000	03/28/03	15	3	1.0	17
03107001	723	W	SUNSET		186	199,900	196,400	06/27/03	57	3	1.1	18
03107956	612	W	JAMES		186	199,900	197,000	07/30/03	88	4	2.0	19
03039319	125	N	WESTMO		186	209,800	201,900	03/31/03	66	3	2.0	20
03021171	711	W	TERRAC		186	210,000	202,000	03/27/03	65	3	2.0	21
03044982	332		MISSIO		186	215,000	207,900	03/28/03	36	3	2.0	22
03081096	23	N	BIERMA		186	229,900	224,000	06/20/03	79	3	1.1	23
03089380	529	N	THIRD		186	237,900	229,000	06/19/03	73	3	1.1	24
03112741	34	N	2ND		186	239,900	240,400	07/01/03	56	5	3.0	25
03118299	818	S	VILLA		186	269,900	267,500	07/11/03	1	3	2.0	26

DE CLSD LISTINGS: 26 AVRG SALE PRICE: 187,841
AVRG MARKET TIME: 58 AVRG LIST PRICE: 190,799

LIST#	HOUSE#	CP	STREET	UNIT	RNTD RN			MT	T	BR	REF#
					RENTAL \$	RENTED \$	RENTED				
03045399	19E		VAN BUREN		1,550	1,550	04/21/03	62	Q	3	27

TOTAL RN CLSD LISTINGS: 1 AVRG RENTAL PRICE: 0
AVRG MARKET TIME: 62 AVRG LIST PRICE: 1,550

STAT	LIST#	HOUSE#	CP	STREET	UNIT	Active AT <i>attached</i>		LIST \$	BR	BTH	MT	P#	T	REF#
						FL	AREA							
ACTV	03166421	1001		NORTH	D	D1	186	139,400	3	1.1	28	S1	T	28
FIN	03144835	1001		NORTH AVE	B	1	186	139,900	3	1.1	53	N1	T	29
ACTV	03169169	945		NORTH AVENU	F	1	186	149,900	4	1.1	24	S2	T	30

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Comparative Market Analysis

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STAT	LIST#	HOUSE#	CP	STREET	ACTIVE UNIT	DE AREA	LIST \$	RM	BR	BTH	MT	LS	T	REF#
NEW	03185354	611	W	RIDGE		186	179,900	7	3	1.1	7	A	A	31
A/I	03144915	731		TERRACE		186	183,500	7	3	1.0	53	A	J	32
A/I	03170470	708	N	SECOND AVE.		186	187,500	5	3	1.0	23	A	A	33
A/I	03177810	336	N	BIERMAN		186	188,900	6	3	1.0	15	A	A	34
A/I	03145749	749	W	VERMONT		186	189,000	6	3	1.0	53	A	A	35
A/I	03137161	206	N	2ND		186	204,900	6	3	1.0	61	A	B	36
ACTV	03179003	511	N	SECOND AVE		186	209,500	5	3	1.0	13	A	A	37
ACTV	03156398	117	N	WESTMORE		186	209,921	8	4	2.0	40	BK	B	38
A/I	03164108	364	N	LINCOLN		186	214,700	6	3	2.0	48	B	J	39
NEW	03184440	379		MISSION		186	217,379	6	3	1.1	6	A	J	40
A/I	03162143	712	W	MERLE		186	226,900	6	3	2.0	32	A	J	41
HC48	03089496	22	N	BIERMAN		186	229,000	8	4	2.0	116	A	A	42
FIN	03090586	205	N	BIERMAN		186	247,900	10	5	2.1	141	A	C	43
ACTV	03169367	608	N	LINCOLN		186	249,900	7	3	2.0	23	A	A	44

DE ACTIVE LISTINGS: 17 AVRG MARKET TIME: 43
AVRG LIST PRICE: 198,123

LIST#	HOUSE#	CP	STREET	UNIT	EXP DE AREA	LIST \$	OFF MKT	MT	RM	BR	BTH	REF#
03090709	630	W	JAMES		186	189,900	07/14/03	93	5	3	1.0	45
03129203	423		HOLLY COURT		186	239,900	06/11/03	17	6	3	2.0	46

DE EXP LISTINGS: 2 AVRG MARKET TIME: 55
AVRG LIST PRICE: 214,900

LIST#	HOUSE#	CP	STREET	UNIT	CANC AT FL AREA	LIST \$	OFF MKT	MT	BR	BTH	REF#
03044951	897	W	NORTH AVENUE	E 0	186	136,000	05/29/03	98	3	1.1	47
03144822	1001		NORTH AVE	B 1	186	137,700	06/14/03	1	3	1.1	48

LIST#	HOUSE#	CP	STREET	UNIT	CANC DE AREA	LIST \$	OFF MKT	MT	RM	BR	BTH	REF#
03082993	721		BIERMAN		186	179,899	04/14/03	10	5	3	1.0	49
03083005	721	N	BIERMAN		186	179,899	04/05/03	1	5	3	1.0	50
03047863	115	N	BIERMAN		186	197,500	03/05/03	8	5	2	1.0	51
03011668	125	N	WESTMORE AVE		186	209,800	02/14/03	58	9	3	2.0	52
03149991	364	N	LINCOLN		186	218,700	07/08/03	19	6	3	2.0	53
03046491	128	E	VAN BUREN		186	222,000	03/14/03	38	8	3	1.0	54
03062996	128	E	VAN BUREN		186	222,000	04/01/03	57	8	3	1.0	55
03032186	128	E	VAN BUREN		186	239,500	02/24/03	19	8	3	1.0	56
03124723	701	W	JAMES		186	239,900	07/21/03	63	8	3	2.0	57
03066870	205	N	BIERMAN		186	259,900	04/14/03	27	10	5	2.1	58
03029122	205	N	BIERMAN		186	274,900	03/19/03	134	10	5	2.1	59
03066860	205	N	BIERMAN		186	2,599,000	03/19/03	1	10	5	2.1	60

DE CANC LISTINGS: 14 AVRG MARKET TIME: 38
AVRG LIST PRICE: 379,764

Moving is a cinch with Mary Beth Lynch
630-822-1244

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Comparative Market Analysis

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STAT	LIST#	HOUSE#	CP	STREET	ACTIVE UNIT	DE AREA	LIST \$	RM	BR	BTH	MT	LS	T	REF#
TEMP	03035943	733	W	PLYMOUTH		186	170,000	7	3	1.0	176	B	A	61

DE ACTIVE LISTINGS: 1
AVRG MARKET TIME: 176
AVRG LIST PRICE: 170,000

**TLR(RN):,Q=1 YEAR LEASE **TPC(AT):,T=TOWNHSE **LSZ(DE):A=LT .25 AC,
B=.25-.49 AC,K=OVRSD CHIC LOT **TPE(DE):A=1 STORY,B=1.5 STORY,C=2 STORY,
J=SPLIT LEVEL

***** S U M M A R Y *****
TOTAL LISTINGS: 61
AVRG TOTAL MT: 51
AVRG TOTAL LIST \$: 233,556

EXHIBIT C

Rental Housing Data – Multi-Family Locations

The Lombardian: July 2, 2003

**apartment
for rent**

APARTMENT FOR RENT

Lombard furnished studio or
1 bedroom apt. Short or long
term. 1 block to Metra.

847-854-2220
630-627-4600

APARTMENT FOR RENT

Lombard, 1 BR, appliances,
heat, parking, special. Avail.
immed. \$675 per month.

847-577-0718 or
847-291-0386

APARTMENT FOR RENT

Large 2 BR apt. in private
bldg. in downtown Lombard.
1 blk. from train station.
Exceptionally clean. New
washer/dryer & stove.
\$950 per month.

630-629-2531

APARTMENT FOR RENT

Lombard, 1 BR, heat/water
included. Near train &
shopping. No pets.

630-587-0665
630-244-5921 (cell)

APARTMENT FOR RENT

Lombard, 1 BR on 1st floor,
heated, laundry. No pets. \$680
per month, 1st Month Free!

Available Now

630-665-7532

The Lombardian: July 9, 2003

**apartment
 for rent**

APARTMENT FOR RENT
 Lombard, 1 BR, appliances,
 heat, parking, special. Avail.
 immed. \$675 per month.

847-577-0718 or
 847-291-0386

APARTMENT FOR RENT
 Large 2 BR apt. in private
 bldg. in downtown Lombard.
 1 blk. from train station.
 Exceptionally clean. New
 washer/dryer & stove.
 \$950 per month.
 630-629-2531

APARTMENT FOR RENT
 Lombard, 1 BR, heat/water
 included. Near train &
 shopping. No pets.

630-587-0665
 630-244-5921 (cell)

APARTMENT FOR RENT

901 W. Union
 Wheaton
 Available August 1st
 1 bedroom, carpeted

630-833-3340

APARTMENT FOR RENT
 Downtown Lombard-1 BR,
 second floor, balcony, near
 everything, central air, washer,
 dryer, dishwasher & cable for
 only \$950 plus sec. dep. First
 month is half off.

847-297-0553

APARTMENT FOR RENT

Villa Park, 1 BR studio, AC, all
 utilities incl. 1 car parking
 spot. No pets. \$525 per month
 plus security deposit.

630-782-0640

APARTMENT FOR RENT

Lombard, 2 BR, 1 BA, new
 carpet & paint, extra storage.
 No pets. No smoking. \$650
 per month plus \$500 deposit.
 Utilities included.

630-268-8083

**condo
 for rent**

CONDO FOR RENT

LOMBARD

Large 2 bedroom, 2 bath.
 Newly remodeled, pool.

\$1,100

WOODRIDGE

Large 2 bedroom, 2 bath.
 Newly remodeled, heat/
 water included.

\$995

561-575-2323

CONDO FOR RENT

Lge. 1 BR, 1 BA condo in
 historic downtown Lombard.
 Spacious LR, top floor. Walk in
 closet, poolside view, walking
 distance to train. Freshly
 painted, new carpet, 2 car
 spaces. Appliances, health club.
 \$955 per month. Avail. now.

847-687-6650

CONDO FOR RENT

Point West condo, 2 BR, 1 1/2
 BA, pool, tennis, heat
 included, 2 year lease. No
 pets. Security deposit/credit
 check. \$950 per month.

630-620-6350

CONDO FOR RENT

Lombard, large, 1 BR, all
 appliances incl. Water & cable
 TV incl. Pool & other amenities.
 Reserved parking space. 1
 block to train. \$955 per month.

630-244-0410

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The Lombardian: July 16, 2003

house for rent

HOUSE FOR RENT

LB, 3/4 BR, 1 1/2 BA. Main floor FR,
new eat-in kitchen, W/D, huge back
yard, Dist. #44, Pleasant Lane
School. No smoking. Credit check.
\$1500/mon. 1st mon. plus sec.

630-629-6505

apartment for rent

APARTMENT FOR RENT

Lombard furnished studio or
1 bedroom apt. Short or long
term. 1 block to Metra.

847-854-2220

630-627-4600

APARTMENT FOR RENT

Lombard, 1 BR, appliances,
heat, parking, special. Avail.
immed. \$675 per month.

847-577-0718 or

847-291-0386

APARTMENT FOR RENT

Villa Park, 1 BR studio, AC, all
utilities incl. 1 car parking
spot. No pets. \$525 per month
plus security deposit.

630-782-0640

condo for rent

CONDO FOR RENT

Point West condo, 2 BR, 1 1/2
BA, pool, tennis, heat
included, 2 year lease. No
pets. Security deposit/credit
check. \$950 per month.

630-620-6350

house for rent

HOUSE FOR RENT

Lombard, 3 bedroom, 1 bath,
hardwood floors, basement, AC, 1.5
car garage, quiet street, large yard.
Walk to Dist. #44 school & train.
Washer/dryer. No smoking.

Avail. Now. \$1425 plus security.

630-620-1589

The Lombardian: July 23, 2003

**apartment
for rent**

APARTMENT FOR RENT
Lombard furnished studio or
1 bedroom apt. Short or long
term. 1 block to Metra.

847-854-2220

630-627-4600

APARTMENT FOR RENT
Villa Park 1 BR studio, AC, all
utilities incl. 1 car parking
spot. No pets. \$525 per month,
plus security deposit.

630-782-0640

APARTMENT FOR RENT

901 W. Union

Wheaton

Available August 1st

1 bedroom, \$615 per month

630-833-3340

**condo
for rent**

CONDO FOR RENT

Point West condo, 2 BR, 1 1/2
BA, pool, tennis, heat
included, 2 year lease. No
pets. Security deposit/credit
check. \$950 per month.

630-620-6350

CONDO FOR RENT

Large 1 bedroom condo. All
utilities included except phone
& electric. \$775 per month
plus 1 month security. Call
Dennis at 630-629-2646
630-629-2646 after 6 p.m.

PARK AVE. CONDO FOR RENT
LB, 1 BR, 1BA, 5th flr facing west.
Immac., fresh paint & new carpet.
Washer & dryer in unit. Walk to train,
shops & restaurants. Many amenities
incl.: assigned parking, pool, sauna,
workout rm, satellite dish, etc. Please
call Filomena at: 630-898-5623.

CONDO FOR RENT

Lge. 1 BR, 1 BA condo in
historic downtown Lombard.
Spacious LR, top floor. Walk in
closet, poolside view, walking
distance to train. Freshly
painted, new carpet, 2 car
spaces. Appliances, health club.
\$955 per month. Avail. now.
847-687-6650

**house
for rent**

2 BR HOUSE FOR RENT

LOMBARD

Walking distance to train

\$1,300/month (Not incl. utilities)

Pets negotiable

Available 8/1/03. Call: 630-699-5881

630-699-5881

The Lombardian: August 6, 2003

**apartment
for rent**

APARTMENT FOR RENT
Lombard, 1 BR, appliances,
heat, parking, special. Avail.
immed. \$675 per month.
847-577-0718 or
847-291-0386

APARTMENT FOR RENT
Lombard, 2 BR, 1 BA, walk to
Metra, on-site parking. All
utilities incl. \$850 per month
plus security. Call:
630-916-4497

APARTMENT FOR RENT
LOMBARD
1 BR, heat & hot water incl.,
A/C, washer/dryer, parking, 2
blks. to train.
\$650 per month
630-968-3191

LOMBARD
Great location, 1 blk to bike
trail, 2 blks. to train. 1 BR, \$759.
Heat included, new appliances.
Air conditioned, dishwasher.
Heated garage, well-
maintained building. No pets.
847-882-2477

The Lombardian: August 6, 2003

**apartment
for rent**

APARTMENT FOR RENT
Lombard furnished studio or
1 bedroom apt. Short or long
term. 1 block to Metra.
847-854-2220
630-627-4600

APARTMENT FOR RENT
1 BR apartment for senior. All
utilities included, free laundry.
Avail. immediately. \$600.
Senior Home Sharing, Inc.
a non-profit organization
serving seniors
629-5599

LOMBARD
Great location. 1 block to bike trail.
2 blocks to train. 1 Bedroom, \$759.
Heat included. New appliances. Air
conditioned. Dishwasher. Heated
garage. Well-maintained building.
No pets.
847-274-3783

Lombard Spectator, July 2, 2003

160 Unfurnished Apartments

LOMBARD 2-2 Months Free
 122 2-Bedrooms
 Heat Included. \$695/\$795
 per month. 630-279-8745
 OR Call 630-917-9700

LOMBARD 2BR Duplex
 Living room, w/carpets
 Appliances, Basement
 CAC. No pets. \$925 Plus
 utilities & security. Avail
 Now! Call 630-627-3979

LOMBARD 3 BR 1.5 BA
 Kit, Liv. & din. room, h/dwd
 flrs. Newer appl's & full
 Washer/dryer. Gar. & bsmt
 avail. \$1150. 630-917-5787

LOMBARD extra large 2
 bedrooms, den, heated in
 6 flat. \$850. No pets. Avail
 in July 708-386-7556

LOMBARD Gorgeous 2 br
 vaulted ceilings, oak cabi-
 nets, din. rm, walk to train,
 laundry/storage, no pets
 \$800. Equal housing oppo.
 630-629-3232

LOMBARD Immac 1BR
 special Appliances, Carpet
 AC, parking in. Heated
 Immed. \$675. Near Prairie
 Path. 847-577-0718

LOMBARD Large 1BR 3rd
 flr. elevator bldg, walk in
 closets, vertical blinds.
 Double balcony, appl's.
 Dishwasher, Laundry facil-
 ities. Heated garage. \$925
 a month plus electric. Avail
 now. 630-833-5690

LOMBARD Large 2BR
 apartment in private
 building. Downtown 1/2 blk
 from train station.
 Exceptionally clean.
 New W/D & stove.
 \$950/mo. 630-629-2331

LOMBARD
 Newly remodeled 2 & 2 BR
 apts. Parking, close to
 train. \$675-\$875
 630-778-9041

LYONS 5 rooms, 2 BRs,
 balcony, central air, off-
 street parking. \$735/mo.
 No pets. Available now.
 630-860-0211

VILLA PARK
 1 bedroom, heated, split
 level. Walk to train, park-
 ing, laundry. \$725
 630-669-1395

VILLA PARK 1 Bedroom
 \$499 mo heat included!
 Hardwood floors, no smok-
 ers, good credit.
 Call 630-543-0556

VILLA PARK 1 Bedroom
 \$640. Newly remodeled. No
 pets. Walk to train & shop-
 ping. CALL 630-833-5749

VILLA PARK
 1 BR. \$675/mo. Clean,
 quiet, reserved parking,
 storage, close to train.
 630-832-5340

VILLA PARK 1 BR
 carpet, fair laundry, parking.
 Newly decorated. Near
 train. No pets. \$625. Avail.
 now. 630-782-9228

Villa Park 1.5 BR. Newly
 remodeled. Close to train
 & shopping. Seniors
 welcome. 847-437-2822 or
 847-338-8543

VILLA PARK 1BR & 2BR
 deluxe balcony, newly
 decorated carpet. Walk to
 train. No pets. From \$710
 special. 630-834-4663

LOMBARD
 1 bedroom in first class
 building. Walk to train.
 \$955 per month. Call
 Bill Johnson
COLDWELL BANKER
 847-494-9918

LOMBARD 1BR condo for
 rent at \$960. Or will sell.
 Call 630-479-9047

LOMBARD Large 1BR
 Condo. All appliances.
 Pool, plus many other
 amenities! 1/2 block to train.
 \$955. Call 630-244-0410

LOMBARD Large 2BR &
 2BA Condo. All newly
 decorated. New appliances.
 Pool/clubhouse. No pets.
 \$1100. Call 773-348-3308

LOMBARD Like new 1br
 & 1ba. New Carpet/paint,
 AC, W/D & basic cable.
 Water, & assigned spkg.
 Walk to train, shops &
 stores. Outdoor pool,
 sauna, workout rm, etc.
 630-898-5623

LOMBARD 2 BR & 1.5
 bath. All newly updated.
 2.5 car garage. Sur-
 rounded by big beautiful
 park. No pets. Immediate.
 \$1500. 630-915-8856

LOMBARD 3 BR & 2.5
 split level. Good credit.
 \$1375/mo. Avail. After July
 15th. Owner reator. Near
 town. 630-714-5500

LOMBARD DUPEX
 New appliances, remod-
 eled throughout. 2 BR,
 basement, garage. \$995
 mo. plus sec. dep. & credit
 check. Call Jack Fiedler
 630-640-0695

VILLA PARK 3BR & 1.5
 Ranch CAC, appliances,
 Full finished bsmt. Well
 maintained. Non-smoking.
 \$1400. Call 630-833-7467

VILLA PARK 3br & 2ba 1.5
 acre. Bsmt. 2 car gar.
 Newly remodeled. All appl.
 No pets. \$1400/mo. Util.
 Avail 8/1. 630-834-0555

VILLA PARK 3 BR & 1.5
 Short term lease. 3 BR
 split level, newer kit.
 \$1250, good credit. Owner
 reation. 630-714-5500.

LOMBARD
ONE MONTH FREE!
 1 Bedroom in downtown
 Lombard. Includes heat,
 appliances, carpet, parking,
 close to shopping/train,
 cats only with deposit.
 \$695.00

For More Information Call
 The Aim Realty
 Group, Inc. 630-435-5901

LOMBARD
 1 Bdrm \$660/mo.
1 FREE MONTH!
 Walk to train. Includes
 water and laundry facility.
NO PETS!

KEY INV. & MGMT.
 630-932-5757

LOMBARD 1 Bedroom
 Newly remodeled
 847-985-9780
 630-482-3611

LOMBARD 1BR fully fur-
 nished, appliances, laundry,
 no pets, no water beds,
 \$625. Equal housing oppo.
 630-629-3232

LOMBARD 1 BR with gar-
 age, 2 BR, super kitchen,
 quiet bldg, appliances, full
 con. provided. No pets.
 \$650/\$780. 630-629-8640

LOMBARD 1 MON-FREE!
 Spacious 1 & 2 BR's in
 smaller bldg. Balconies,
 laundry, parking, near
 train, cats ok. \$595-\$800
 Please call Farwell RJE
 847-368-1700 Ext. 6132

LOMBARD
1 Month FREE Rent!
 Large 1 Bedroom available
 immediately. Incl. heat, hot
 water, cooking gas. Brand
 new appl's & newer carpet.
 Walk to train. \$695.

KEY INV. & MGMT.
 630-932-5757

LOMBARD
 Large 2 Bedroom available
 July 11th. Includes heat,
 hot water, cooking gas.
 Newer appl's & carpet. No
 pets. Walk to train. \$860.

KEY INV. & MGMT.
 630-932-5757

LOMBARD 2 Bedroom du-
 plex, full basement, CAC.
 No pets. 630-495-9762

VILLA PARK
 1 bedroom, heated, split
 level. Walk to train, park-
 ing, laundry. \$725
 630-669-1395

VILLA PARK 1 Bedroom
 \$499 mo heat included!
 Hardwood floors, no smok-
 ers, good credit.
 Call 630-543-0556

VILLA PARK 1 Bedroom
 \$640. Newly remodeled. No
 pets. Walk to train & shop-
 ping. CALL 630-833-5749

VILLA PARK
 1 BR. \$675/mo. Clean,
 quiet, reserved parking,
 storage, close to train.
 630-832-5340

VILLA PARK 1 BR
 carpet, fair laundry, parking.
 Newly decorated. Near
 train. No pets. \$625. Avail.
 now. 630-782-9228

Villa Park 1.5 BR. Newly
 remodeled. Close to train
 & shopping. Seniors
 welcome. 847-437-2822 or
 847-338-8543

VILLA PARK 1BR & 2BR
 deluxe balcony, newly
 decorated carpet. Walk to
 train. No pets. From \$710
 special. 630-834-4663

LOMBARD
 1 bedroom in first class
 building. Walk to train.
 \$955 per month. Call
 Bill Johnson
COLDWELL BANKER
 847-494-9918

LOMBARD 1BR condo for
 rent at \$960. Or will sell.
 Call 630-479-9047

LOMBARD Large 1BR
 Condo. All appliances.
 Pool, plus many other
 amenities! 1/2 block to train.
 \$955. Call 630-244-0410

LOMBARD Large 2BR &
 2BA Condo. All newly
 decorated. New appliances.
 Pool/clubhouse. No pets.
 \$1100. Call 773-348-3308

LOMBARD Like new 1br
 & 1ba. New Carpet/paint,
 AC, W/D & basic cable.
 Water, & assigned spkg.
 Walk to train, shops &
 stores. Outdoor pool,
 sauna, workout rm, etc.
 630-898-5623

LOMBARD 2 BR & 1.5
 bath. All newly updated.
 2.5 car garage. Sur-
 rounded by big beautiful
 park. No pets. Immediate.
 \$1500. 630-915-8856

LOMBARD 3 BR & 2.5
 split level. Good credit.
 \$1375/mo. Avail. After July
 15th. Owner reator. Near
 town. 630-714-5500

LOMBARD DUPEX
 New appliances, remod-
 eled throughout. 2 BR,
 basement, garage. \$995
 mo. plus sec. dep. & credit
 check. Call Jack Fiedler
 630-640-0695

VILLA PARK 3BR & 1.5
 Ranch CAC, appliances,
 Full finished bsmt. Well
 maintained. Non-smoking.
 \$1400. Call 630-833-7467

VILLA PARK 3br & 2ba 1.5
 acre. Bsmt. 2 car gar.
 Newly remodeled. All appl.
 No pets. \$1400/mo. Util.
 Avail 8/1. 630-834-0555

VILLA PARK 3 BR & 1.5
 Short term lease. 3 BR
 split level, newer kit.
 \$1250, good credit. Owner
 reation. 630-714-5500.

Lombard Spectator, July 4, 2003

LOMBARD
ONE MONTH FREE!
 1 Bedroom in downtown Lombard, includes heat, appliances, carpet, parking, close to shopping/train, cats only with deposit. \$695.00
 For More Information Call
 The Aim Realty
 Group, Inc. 630-435-5901

LOMBARD
 1 Bdrm \$660/mo.
 1 FREE MONTH!
 Walk to train. Includes water and laundry facility.
NO PETS!

KEY INV. & MGMT.
 630-932-5757

LOMBARD 1 bedroom newly remodeled. 847-985-9780 630-483-3611

LOMBARD 1 BR, fully carpeted, appliances, laundry, no pets, no water beds, \$625 Equal housing oppty. 630-629-3232

LOMBARD 1 BR with garage, 2 BR, super kitchen. Quiet bldg. Appliances, air con. provided. No pets. \$650/\$780. 630-629-8640.

LOMBARD 1 MON FREE!
 Spacious 1 & 2 BR's in Smaller Bldg. Balconies, Laundry, Parking, near train, cats ok, \$595-\$800
 Please call Farwell R. E. 847-368-1700 Ext. 61

LOMBARD
1 Month FREE Rent!
 Large 1 Bedrooms avail. immediately. Incl. heat, hot water, cooking gas. Brand new appls, newer crpt. Walk to train. \$695.
KEY INV. & MGMT.
 630-932-5757

VILLA PARK
 1 bedroom heated split level. Walk to train, parking, laundry. \$725. 630-669-1395

VILLA PARK 1 Bedroom
 \$499 mo heat included. Hardwood floors, no smokers, good credit. Call 630-543-0556

VILLA PARK 1 Bedroom
 \$640. Newly remodeled. No pets. Walk to train & shopping. CALL 630-833-5749

VILLA PARK 1 BR. carpet, air, laundry, parking. Newly decorated. Near train. No pets. \$625. Avail. now. 630-782-9228

Villa Park 1 BR. Newly remodeled. Close to train & shopping. Seniors welcome. 847-437-2822 or 847-338-8543

VILLA PARK 1BR & 2BR, deluxe, balcony, newly decorated/carpet, Walk to train. No pets. From \$710 special. 630-834-4663

VILLA PARK
 2 Bedrooms. New carpet. Laundry and storage. \$810 Per Month. Available Now

Call Michelle at
KEY INV. & MGMT.
 630-932-5757

VILLA PARK 2 Bedroom
 Apt. heated, parking, no pets, walking distance to train. \$680. 847-295-5739 630-617-5734

VILLA PARK 2 BR. re-decorated. Heated. 2 blocks to train. No pets. July. \$715. 1/2 mo. FREE 630-941-7311.

VILLA PARK 2BR, \$785 per month all utilities except electric. Walk to Metra. Short term lease possible. 630-516-1168

VILLA PARK
 329 N. Ardmore 1 BR Deluxe apt. new carpet close to train. Avail. now. 630-595-0629

Villa Park
 Deluxe 1 & 2 Bedroom Newly decorated. Heat, water, cable, appliances, laundry, close to train. 630-279-7750

170 Houses For Rent

LOMBARD 3br 1.5 ba split level, good credit. \$1450/mo. Avail. After July 15th. Owner, realtor. Near town. 630-714-5500.

VILLA PARK 2 BR, 2nd flr, 2 flat, brick, 1 house from Amtrack. Avail Aug 1. \$1000/mon, 1 mon sec. Call Dave 630-782-1106

VILLA PARK 3BR & 1BA Ranch, CAC, Appliances. Full finished bsment. Well maintained. Non-smoking. \$1400 Call 630-833-7467

VILLA PARK 3br & 2ba .5 acre, Bsmt, 2 car gar. Newly remodeled. All appl. No pets. \$1400/mo+util. Avail 8/1 630-834-0555

VILLA PARK
 Short term lease, 3 BR split level, newer kit. \$1250. good credit. Owner realtor. 630-714-5500.

Exhibit C
 Rental Housing Analysis
 Listing of Available Housing - July & August, 2003

Lombard Spectator, July 9, 2003

160 Unfurnished Apartments
LOMBARD 2 BR, 1 bedroom newly remodeled. 847-985-9780 630-483-3611

LOMBARD 1 BR, fully carpeted, appliances, laundry, no pets, no water beds. \$625 Equal housing oppy. 630-629-3232

LOMBARD 1 BR with garage, 2 BR, super kitchen. Quiet bldg. Appliances, air con. provided. No pets. \$650/\$780. 630-629-8640.

LOMBARD 1 MON FREE! Spacious 1 & 2 BR's in smaller Bldg. Balconies, Laundry, Parking, near train, cats ok, \$595-\$800. Please call Farwell R. E. 847-368-1700 Ext. 61.

LOMBARD
1 Month FREE Rent!
 Large 1 Bedroom avail. immediately. Incl. heat, hot water, cooking gas. Brand new appls, newer crpt. Walk to train. \$695.
KEY INV. & MGMT
 630-932-5757

LOMBARD 1br. Heated, AC, Indry & walk to train. No pets. \$640 plus sec. Avail 8/4. 630-202-1009

LOMBARD
 Large 2 Bedroom available July 11th. Includes heat, hot water, cooking gas. Newer appls & carpet. No pets. Walk to train. \$860.
KEY INV. & MGMT.
 630-932-5757

LOMBARD 2BR Duplex. Living room w/carpet. Appliances. Basement. CAC. No pets. \$925. Plus utilities & security. Avail Now! Call 630-627-3979

LOMBARD 3 BR, 1 BA. Kit, Liv & din room. Hdwd flrs. Newer appl's & util. Washer/dryer. Gar & bsmt avail. \$1150 630-917-5787

LOMBARD
 318 S. Westmore Ave
 Small 1 bedroom, heat, appliances, carpeting, parking. \$610.00.
 For More Information Call
 The Aim Realty Group,
 Inc. 630-435-5901

LOMBARD Gorgeous 2 br, vaulted ceilings, oak cabinets, din rm, walk to train, laundry/storage, no pets \$800 Equal housing oppy. 630-629-3232

LOMBARD Immac. 1 BR special. Appliances, carpet, AC, parking. Heated. Immed. \$675. Near Prairie Path. 847-577-0718.

LOMBARD Large 1BR, 3rd flr, elevator, bldg, walk in closets, vertical blinds, Double balcony, Appls. Dishwasher, Laundry facilities, Heated garage, \$825 a month plus electric. Avail

160 Unfurnished Apartments
VILLA PARK Elegant large 2BR, newly decorated. 308 West Division. Must See. No pets \$700. Call 630-495-7739

165 Condos/Townhouses For Rent
Villa Park 2 Br Duplex
 Completely remodeled, fans, cac, full bsmt w/ washer/dryer, garage, quiet area, walk to Metra, no pets. \$1100 month.
Call 630-941-1343
Cell 630-688-4994

170 Houses For Rent
VILLA PARK 3br & 2ba .55 acre. Bsmt, 2 car gar. Newly remodeled. All appl. No pets. \$1400/mo+util. Avail 8/1 630-834-0555

VILLA PARK Refurbished 2BR Duplex. New washer, dryer & stove. Basement. 2.5 car gar. Near Metra. No dogs. 630-833-1829

VILLA PARK Short term lease. 3 BR split level, newer kit. \$1250, good credit. Owner reattor. 630-714-5500

LOMBARD Large 1BR, 3rd flr, elevator, bldg, walk in closets, vertical blinds, Double balcony, Appls. Dishwasher, Laundry facilities. Heated garage, \$825 a month plus electric. Avail now. 630-833-5690

LOMBARD Large 2 BR apartment in private building. Downtown, 1 blk from train station. Exceptionally clean. New W/D & stove. \$950/mo. 630-629-2531

LOMBARD Newly remodeled 1 & 2 BR apts. Parking, close to train. \$675-\$875. 630-778-9041

VILLA PARK 1 bedroom, heated, split level. Walk to train, parking, laundry. \$725. 630-669-1395.

VILLA PARK 1 Bedroom \$499 mo heat included! Hardwood floors, no smokers, good credit. Call 630-543-0556

VILLA PARK 1 Bedroom \$640. Newly remodeled No pets. Walk to train & shopping. Call 630-833-5749

VILLA PARK 1 BR, carpet, air, laundry, parking, Newly decorated. Near train. No pets. \$625. Avail. now. 630-782-9228.

Villa Park 1 BR. Newly remodeled. Close to train & shopping. Seniors welcome. 847-437-2822 or 847-338-8543.

VILLA PARK 1BR, newly decorated, heat, water, appls & parking. 1 Block to prairie path. Now \$625 plus 1 mo sec. No pets. Lv msg. 630-628-8334

VILLA PARK
 2 Bedrooms. New carpet. Laundry and storage. \$810 Per Month. Available Now
 Call Michelle at
KEY INV. & MGMT.
 630-932-5757

VILLA PARK 2 Bedroom Apt, heated, parking, no pets, walking distance to train. \$680. 847-295-5739 630-617-5734

VILLA PARK 2 BR. re-decorated. Heated. 2 blocks to train. No pets. July-Aug. \$715. 1/2 mo. FREE 630-941-7311.

VILLA PARK 329 N. Ardmore 1 BR. Deluxe apt, new carpet, close to train. Avail. now. 630-595-0629

VILLA PARK
 Completely remodeled, Quiet, large 1 br, appl., carpeted, air, near Metra, no pets. Laundry, \$660.
Call 630-941-1343
Cell 630-688-4994

Villa Park Deluxe 1 & 2 Bedroom Newly decorated. Heat, water, cable, appliances, laundry, close to train. 630-279-7750

LOMBARD
ONE MONTH FREE!
 1 Bedroom in downtown Lombard. Includes heat, appliances, carpet, parking, close to shopping/train, cats only with deposit. \$695.00
 For More Information Call
 The Aim Realty
 Group, Inc. 630-435-5901

LOMBARD
 1 Bdrm \$660/mo.
1 FREE MONTH!
 Walk to train. Includes water and laundry facility.
NO PETS!
KEY INV. & MGMT.
 630-932-5757

Exhibit C
 Rental Housing Analysis
 Listing of Available Housing - July & August, 2003

Lombard Spectator, July 11, 2003

LOMBARD
ONE MONTH FREE!

1 Bedroom in downtown Lombard. Includes heat, appliances, carpet, parking close to shopping/train, cats only with deposit \$695.00

For More Information Call
 The Aim Realty Group, Inc. 630-435-5901

LOMBARD

1 Bdrm \$660/mo.
 1 FREE MONTH!
 Walk to train. Includes water and laundry facility.
NO PETS!

KEY INV. & MGMT.
 630-932-5757

LOMBARD 1 bedroom newly remodeled. 847-985-9780 630-483-3611

LOMBARD 1 BR, fully carpeted, appliances, laundry, no pets, no water beds, \$625 Equal housing opty. 630-629-3232

LOMBARD 1 BR. with garage. 2 BR., super kitchen. Quiet bldg. Appliances, air con. provided. No pets. \$650/\$780. 630-629-8640.

LOMBARD 1 MON FREE! Spacious 1 & 2 BR's in Smaller Bldg., Balconies, Laundry, Parking, near train, cats ok. \$595-\$800 Please call Farwell R. E. 847-368-1700 Ext. 61

LOMBARD

1 Month FREE Rent!
 Large 1 Bedrooms avail. Immediately. Incl. heat, hot water, cooking gas. Brand new apps. - newer crpt. Walk to train. \$695.

KEY INV. & MGMT
 630-932-5757

LOMBARD 1br. Heated, AC, Indry & walk to train. No pets. \$640 plus sec. Avail 8/4. 630-202-1009

LOMBARD

Large 2 Bedroom available July 11th. Includes heat, hot water, cooking gas. Newer apps. & carpet. No pets. Walk to train. \$860.

KEY INV. & MGMT
 630-932-5757

LOMBARD 2 BR, Carpeted, clean, quiet building, a/c, heated, close to train/shopping. Prefer non-smokers. No pets. Seniors welcome. \$750. Call 630-530-7140

LOMBARD 2BR. Duplex. Living room w/carpet. Appliances. Basement. CAC. No pets. \$925. Plus utilities & security. Avail Now! Call 630-627-3979

LOMBARD 3 BR, 1 BA. Kt, Liv & din room. Hdwd flrs. Newer apps & util. Washer/dryer. Gar & bsmt avail. \$1150 630-917-5787

LOMBARD 3 BR, & 1.5 bath. All newly updated. 2.5 car garage. Surrounded by big beautiful park! No pets. Immediate. \$1500. 630-915-8856

LOMBARD 3 br. 1.5 ba. split level. good credit. \$1450/mo. Avail After July 15th. Owner, realtor. Near town. 630-714-5500.

LOMBARD 4 blks to train, 2/3 BR, new 2 BA, 2.5 c gar. new kit w/appliances, hdwd floors, \$1450, available August. 630-244-4127

LOMBARD DUPLEX
 New appliances, remodeled throughout. 2 BR, basement, garage. \$995 mo plus sec. dep. & credit check. Call Jack Fiedler 630-640-0695

Lombard Good location. 3 BR, LR, DR, Fam rm. Hdwd flrs. Frig. Lg Kit. Lg ten yd. 2c gar. Avail now. \$1200 + sec dep. 630-832-6671/832-6680

STREAMWOOD 3BR, 1BA, 1 car garage. \$1300. 630-227-0016. or Page: 708-892-0574. after beep enter your number.

VILLA PARK 2 BR, 2nd flr, 2 flat brck, 1 house from Amtrak. Avail Aug 1 \$1000/mon. 1 mon sec. Call Dave 630-782-1106

VILLA PARK 3BR & 1BA Ranch. CAC. Appliances. Full finished bsment. Well maintained. Non-smoking. \$1400. Call 630-833-7467.

160 Unfurnished Apartments

LOMBARD Gorgeous 2 br, vaulted ceilings, oak cabinets, din rm, walk to train, laundry/storage, no pets \$800 Equal housing opty. 630-629-3232

LOMBARD Immac. 1 BR special. Appliances, carpet, AC, parking. Heated. Immed. \$675. Near Prairie Path. 847-577-0718.

LOMBARD Large 1BR, 3rd flr, elevator bldg, walk in closets, vertical blinds. Double balcony. Appls. Dishwasher. Laundry facilities. Heated garage. \$825 a month plus electric. Avail now. 630-833-5690

LOMBARD Newly remodeled 1 & 2 BR apts. Parking, close to train. \$675-\$875. 630-778-9041

LYONS 5 rooms, 2 BRs, balcony, central air, off-street parking. \$735/mo. No pets. Available now. 630-860-0211

LOMBARD 1 bedroom newly remodeled. 847-985-9780 630-483-3611

LOMBARD 1 BR, fully carpeted, appliances, laundry, no pets, no water beds, \$625 Equal housing opty. 630-629-3232

LOMBARD 1 BR, with garage. 2 BR., super kitchen. Quiet bldg. Appliances, air con. provided. No pets. \$650/\$780. 630-629-8640.

LOMBARD 1 MON FREE! Spacious 1 & 2 BR's in Smaller Bldg., Balconies, Laundry, Parking, near train, cats ok. \$595-\$800 Please call Farwell R. E. 847-368-1700 Ext. 61

LOMBARD

1 Month FREE Rent!
 Large 1 Bedrooms avail. immediately. Incl. heat, hot water, cooking gas. Brand new apps. - newer crpt. Walk to train. \$695.

KEY INV. & MGMT
 630-932-5757

LOMBARD 1br. Heated, AC, Indry & walk to train. No pets. \$640 plus sec. Avail 8/4. 630-202-1009

LOMBARD

Large 2 Bedroom available July 11th. Includes heat, hot water, cooking gas. Newer apps. & carpet. No pets. Walk to train. \$860.

KEY INV. & MGMT
 630-932-5757

LOMBARD 2 BR, Carpeted, clean, quiet building, a/c, heated, close to train/shopping. Prefer non-smokers. No pets. Seniors welcome. \$750. Call 630-530-7140

LOMBARD 2BR. Duplex. Living room w/carpet. Appliances. Basement. CAC. No pets. \$925. Plus utilities & security. Avail Now! Call 630-627-3979

LOMBARD 3 BR, 1 BA. Kt, Liv & din room. Hdwd flrs. Newer apps & util. Washer/dryer. Gar & bsmt avail. \$1150 630-917-5787

LOMBARD

318 S. Westmore Ave
 Small 1 bedroom, heat, appliances, carpeting, parking. \$610.00.

For More Information Call
 The Aim Realty Group, Inc. 630-435-5901

LOMBARD discount rent, 1BR, rent \$700, discounted rent would be \$675 if you make payments on time & you take care of minor repair. 708-243-1588

LOMBARD Downtown. Newly renovated deluxe 3BR, W&D, CAC, ceiling fans, dishwasher, self clean oven, Lrg enclosed porch & storage. \$1095. Avail Aug 1st. Betty or Carmen. 630-407-4014 or 630-629-8033. No pets.

VILLA PARK 1 Bedroom \$499 mo heat included! Hardwood floors, no smokers, good credit. Call 630-543-0556

VILLA PARK 1 BR, \$675/mo. Clear quiet, reserved parking storage, close to train. 630-832-5340

VILLA PARK 1 BR, carpet, air, laundry, parking. Newly decorated. Near train. No pets. \$625. Avail now. 630-782-9228

Villa Park 1 BR. Newly remodeled. Close to train & shopping. Senior welcome. 847-437-2822. 847-338-8543

VILLA PARK 1BR, newly decorated, heat, water apps & parking. 1 Block to prairie path. Now \$62 plus 1 mo sec. No pets. L msg. 630-628-8334

VILLA PARK 2 Bedroom Apt. heated, parking, no pets, walking distance to train. \$680. 847-295-573 630-617-5734

VILLA PARK 2 BR, re decorated. Heated. blocks to train. No pets July-Aug. \$715. 1/2 mo FREE. 630-941-7311.

VILLA PARK 2BR. Nice location 2 blks to major train. Newly painted carpeted, appliances. Heat incl. Parking/laundry. \$760. 630-832-0252

VILLA PARK 329 N. Ardmore 1 BR Deluxe apt new carpet close to train. Avail. nov 630-595-0629

VILLA PARK Completely remodeled. Quiet, large 1 br apt carpeted, air, near Metr. no pets. Laundry. \$660.

Call 630-941-1343
 Call 630-688-4994

Villa Park Deluxe 1 & 2 Bedroom Newly decorated. Heat, water, cable, appliances, laundry, close to train. 630-279-7750

VILLA PARK Elegant lart 2BR newly decorate 308 West Division. Mu Sec. No pets. \$700. Call 630-495-7739

VILLA PARK Large 1 apt. 2nd floor of house \$575/mo plus util. & sec dep. 630-833-7518

Lombard Spectator, July 25, 2003

LOMBARD 2br Walking distance to train. \$1300/mo. (No util incl) Avail 8/1. Pets negotiable. 630-699-5881

LOMBARD 3 br, family room, laundry room, pets ok. 2 car gar. \$1350 mo. 630-327-0090

LOMBARD Newly remodeled 3 BR, 2 BA. \$1450/mo. wash/dryer. Fenced yard. No pets. 630-620-7875

VILLA PARK 2 BR, 2nd flr, no pets, 1 house from Amtrack. Available Aug 1 \$900/month, 1 mon security. Call Dave 630-782-1106

VILLA PARK 2BR & 1BA. Nice & small. 2 car garage. Pet okay. Immediate! \$925/month. Agent owned. Call Craig 630-595-7290

160 Unfurnished Apartments

LOMBARD
 Large 2 Bedroom available July 11th. Includes heat, hot water, cooking gas. Newer appls. & carpet. No pets. Walk to train. \$860.

KEY INV. & MGMT
 630-932-5757

LOMBARD 2BR Duplex. Living room w/carpets. Appliances. Basement. CAC. No pets. \$925. Plus utilities & security. Avail Now! Call 630-627-3979

LOMBARD 3 BR, 1 BA. Kit, Liv & din room. Hdw'd flrs. Newer appl's & util. Washer/dryer. Gar. & bsmt avail. \$1150 630-917-5787

LOMBARD
318 S. Westmore Ave
 Small 1 bedroom, heat, appliances, carpeting, parking. \$610.00.
 For More Information Call
 The Aim Realty Group,
 Inc. 630-435-5901

LOMBARD Gorgeous 2 br, vaulted ceilings, oak cabinets; din rm, walk to train, laundry/storage, no pets \$800 Equal housing oppty. 630-629-3232

LOMBARD Immac. 1 BR special. Appliances, carpet, AC, parking. Heated. Immed. \$675. Near Prairie Path. 847-577-0718.

LOMBARD Newly remodeled 1 & 2 BR apts. Parking, close to train. \$675-\$875. 630-778-9041

LOMBARD 1 bedroom newly remodeled. 847-985-9780. 630-483-3611.

LOMBARD 1 BR. \$635 & \$650. 2 BR. \$780. Appls. a/c provided, no pets. 630-629-8640

LOMBARD 1 BR deluxe; 2 blks to train. Pool, jacuzzi, excer. rm. laundry in unit. \$900/mo. Realtor owned. 630-775-1115.

LOMBARD 1 BR, fully carpeted, spacious, heat and water included, clean quiet building. \$625/month. 630-752-8073

LOMBARD 1 BR, fully carpeted, appliances, laundry, no pets, no water beds. \$625 Equal housing oppty. 630-629-3232

LOMBARD 1 BR, includes heat & hot water, redecoated, new carpet, A/C. 2 blks to train. \$650. 630-968-3191

LOMBARD 1 MON-FREE! Spacious 1 & 2 BR's in smaller Bldg. Balconies, Laundry, Parking, near train, cats ok. Please call Farwell R. E. 847-368-1700 Ext. 61

Exhibit C
 Rental Housing Analysis
 Listing of Available Housing - July & August, 2003

Lombard Spectator, July 30, 2003

170 Houses For Rent

LOMBARD 3 br. family room, a/c, laundry room, pets ok, heated 2 car gar., \$1325 mo. 630-327-0090

LOMBARD 4BR, loft & 2.5BA, 2 story foyer & fam rm., Liv. rm., Den., Kitchen. \$2500/mo. 630-545-9130 OR 630-205-7219

LOMBARD Newly remodeled 3 BR., 2 BA. \$1450/mo. wash/dryer. Fenced yard. No pets 630-620-7875

VILLA PARK 2 BR., 2nd flr, no pets, 1 house from Amtrack. Available Aug 1 \$900/month, 1 mon security. Call Dave 630-782-1106

VILLA PARK 2BR & 1BA. Nice & small. 2 car garage. Pet okay. Immediate! \$925/month. Agent owned. Call Craig 630-595-7290

160 Unfurnished Apartments

LOMBARD
 Large 2 Bedroom available July 11th. Includes heat, hot water, cooking gas. Newer appls. & carpet. No pets. Walk to train. \$860.
KEY INV. & MGMT
 630-932-5757

LOMBARD 3 BR., 1 BA. Kit, Liv & din room. Hdwd flrs. Newer appl's & util. Washer/dryer. Gar & bsmt avail. \$1150 630-917-5787

LOMBARD
 318 S. Westmore Ave
 Small 1 bedroom, heat, appliances, carpeting, parking. \$610.00.
 For More Information Call
 The Aim Realty Group,
 Inc. 630-435-5901

LOMBARD extra large 2 bedroom, 2nd floor, den, heated, in 6 flat. \$850. No pets. Avail in August 1st. 708-386-7556

LOMBARD Immac. 1 BR special. Appliances, carpet, AC, parking. Heated. Immed. \$675. Near Prairie Path. 847-577-0718.

VILLA PARK
 1 and 2 bedroom, heat included. Starting \$650 month. Next to train.
 Call 630-792-0203

VILLA PARK
 1 BR, \$675/mo. Clean, quiet, reserved parking, storage, close to train. 630-832-5340

Villa Park 1 BR. Newly remodeled. Close to train & shopping. Seniors welcome. 847-437-2822 or 847-338-8543

VILLA PARK 1BR & 2BR, deluxe, balcony, newly decorated/carpet, Walk to train. No pets. From \$710 special. 630-834-4663

VILLA PARK 1BR, carpeted. Storage. Nice location. Credit check. \$595 heat included. 630-691-8274

LOMBARD
ONE MONTH FREE!
 Studio & 1 Bedroom in downtown Lombard. Includes heat, appliances, carpet, parking, close to shopping, train, cats only with deposit from \$595.00
 For More Information Call
 The Aim Realty Group, Inc. 630-435-5901

LOMBARD
 1 Bdrm \$660/mo.
1 FREE MONTH!
 Walk to train. Includes water and laundry facility. NO PETS!
KEY, INV. & MGMT.
 630-932-5757

LOMBARD 1 bedroom newly remodeled 847-985-9780 630-483-3611

LOMBARD
 1 BR. \$635 & \$650.
 2 BR. \$780.
 Appls, a/c provided, no pets. 630-629-8640

LOMBARD 1 BR, fully carpeted, appliances, laundry, no pets, no water beds. \$625 Equal housing oppy. 630-629-3232

Lombard 1 BR, Lg LR/Kit combo, Efficiency apt. Private entrance & deck. All util. cable incl. Avail immed \$795 630-495-2209 or 847-683-9805

LOMBARD 1 MON FREE!
 Spacious 1 & 2 BR's in Smaller Bldg. Balconies, Laundry, Parking, near train, cats ok.
 Please call Farwell R. E. 847-368-1700 Ext. 61

LOMBARD
 Large 2 Bedroom available July 11th. Includes heat, hot water, cooking gas. Newer appls. & carpet. No pets. Walk to train. \$860.
KEY INV. & MGMT
 630-932-5757

LOMBARD 3 BR, 1 BA. Kit, liv. rm., din. rm., HW flrs. Newer appl's & util. Washer/dryer. Gar & bsmt avail. \$50 OFF 1st 2 months. \$1150. 630-917-5787

LOMBARD
 318 S. Westmore Ave
 Small 1 bedroom, heat, appliances, carpeting, parking. \$610.00.
 For More Information Call
 The Aim Realty Group,
 Inc. 630-435-5901

LOMBARD extra large 2 bedroom, 2nd floor, den, heated, in 6 flat. \$850. No pets. Avail in August 1st. 708-386-7556

LOMBARD Immac. 1 BR special. Appliances, carpet, AC, parking. Heated. Immed. \$675. Near Prairie Path. 847-577-0718.

Lombard Spectator, August 1, 2003

LOMBARD
ONE MONTH FREE!
 Studio & 1 Bedroom in downtown Lombard. Includes heat, appliances, carpet, parking, close to shopping/train, cats only with deposit. From \$595.00
For More Information Call
The Aim Realty Group, Inc. 630-435-5901

LOMBARD
 1 Bdrm \$660/mo.
 1 FREE MONTH!
 Walk to train. Includes water and laundry facility. NO PETS!
KEY INV. & MGMT
 630-932-5757

LOMBARD 1 bedroom newly remodeled.
 847-985-9780
 630-483-3611

LOMBARD
 1 BR. \$635 & \$650
 2 BR. \$780
 Appls. a/c provided, no pets. 630-629-8640

LOMBARD 1 BR, fully carpeted, appliances, laundry, no pets, no water beds, \$625 Equal housing oppy. 630-629-3232

Lombard 1 BR, Lg LR/Kit combo, Efficiency apt. Private entrance & deck. All util. + cable incl. Avail immed \$795 630-495-2209 or 847-683-9805

LOMBARD 1 MON FREE!
 Spacious 1 & 2 BR's in Smaller Bldg. Balconies, Laundry, Parking, near train, cats ok.
 Please call Farwell R. E.
 847-368-1700 Ext 61

LOMBARD
 Large 2 Bedroom available July 11th. Includes heat, hot water, cooking gas. Newer apps. & carpet. No pets. Walk to train. \$860.
KEY INV. & MGMT
 630-932-5757

Lombard 4 BR, 2 BA, basement, 2 car attached garage, no pets. \$1725 per month+security. Avail 9/1
 630-495-7277

LOMBARD 4BR, lot & 2.5BA: 2 Story foyer & fam rm. Liv. rm. Den. Kitchen. \$2500/mo. 630-545-9130 OR 630-205-7219

LOMBARD
 Newly remodeled 3 BR., 2 BA. \$1450/mo. wash/dryer. Fenced yard. No pets
 630-620-7875

LOMBARD 1BR, large condo, security bldg. Pool. \$750 heat & water included. Newly decorated. 630-627-8852

LOMBARD Large 1BR Condo. All apps, water & cable TV, included. Pool & other amenities. Reserved parking space. 1 blk to train. \$850. 630-244-0410

LOMBARD "Luxury" 3BR, 2BA, hdwd flrs. (Arboretum Park TH, 22nd St & Finley). On cul-de-sac. 2 Car garage. No pets. \$1575 + sec dep. 630-941-3821

170 Houses For Rent

VILLA PARK 121 E. Jackson, 3 br, 2 ba ranch, fin. bsmt., 2 car gar. \$1,300 mo. no pets, avail. 8-15. Re/Max 630-833-6932

VILLA PARK 2BR & 1BA. Nice & small. 2 car garage. Pet okay. Immediate! \$925/month. Agent owned. Call Craig 630-595-7290

VILLA PARK 521 N. Yale, Rent to own. 4 br, 2 ba, unfinished bsmt, no gar., \$1,000 mo. Immediate. Re/Max 630-833-6932.

Exhibit C
 Rental Housing Analysis
 Listing of Available Housing – July & August, 2003

Lombard Spectator, August 6, 2003

	<p>Lombard 4 BR, 2 BA, basement, 2 car attached garage, no pets. \$1725 per mon+security. Avail 9/1 630-495-7277</p>
<p>LOMBARD 1BR, large condo, security bldg. Pool. \$750 heat & water included. Newly decorated. 630-627-8852</p>	<p>LOMBARD 4BR+ loft & 2.5BA. 2 Story foyer & fam rm. Liv rm. Den. Kitchen. \$2500/mo. 630-545-9130 OR 630-205-7219</p>
<p>LOMBARD 2BR & 2BA Condo. 6 floor corner unit w/balcony. Excellent views. Covered parking. Pool, weight rm. Walk to train. Avail 9/1. \$1300. Call 630-545-1330</p>	<p>LOMBARD Newly remodeled 3 BR., 2 BA. \$1450/mo. wash/dryer. Fenced yard. No pets 630-620-7875</p>
<p>LOMBARD Large 1BR Condo. All appls, water & cable TV included. Pool & other amenities. Reserved parking space. 1 blk to train. \$850. 630-244-0410</p>	<p>VILLA PARK 121 E. Jackson, 3 br, 2 ba ranch, fin. bsmt., 2 car gar., \$1,300 mo. no pets, avail. 8-15, Re/Max 630-833-6932</p>
<p>LOMBARD Luxury 3BR, 2BA, hwd flrs, (Arboretum Park, TH, 22nd St & Finley). On cul-de-sac. 2 Car garage. No pets. \$1575 + sec dep. 630-941-3821</p>	<p>VILLA PARK 3br bi-level. 2 1/2 car gar. 1.5ba. Fenced yard. \$1300/mo. 630-935-9777</p>
<p>LOMBARD Updated 1BR Condo. Ceramic in kit/BA. Incls cooking gas/heat. Private patio, all appls, laundry, storage. Near shopping/expressways. No pets. Gar \$50 additional. \$795. Call 630-932-8526</p>	<p>VILLA PARK 521 N. Yale, Rent to own. 4 br, 2 ba, unfinished bsmt, no gar. \$1,000 mo. Immediate. Re/Max 630-833-6932.</p>
<p>Villa Park 2 Br Duplex Completely remodeled, fans, cac, full bsmt w/ washer/dryer, garage, quiet area, walk to Metra, no pets. \$1100 month. Call 630-941-1343 Cell 630-688-4994</p>	

Lombard Spectator, August 22, 2003

160 Unfinished Apartments

LOMBARD 1 bedroom newly remodeled. 847-985-9780. 630-483-3611

LOMBARD 1 BR. \$635 & \$650. 2 BR. Duplex \$875. Appls. a/c provided, no pets. 630-629-8640

LOMBARD 1 BR, fully carpeted, appliances, laundry, no pets, no water beds. \$625 Equal housing oppy. 630-629-3232

LOMBARD 1 MON FREE! Spacious 1 & 2 BR's in Smaller Bldg. Balconies. Laundry, Parking, near train, cats ok. Please call Farwell R. E. 847-368-1700 Ext. 61

LOMBARD 1 Month FREE Rent. Large 2 Bedroom available immediately! Includes heat, hot water, cooking gas. Newer appls. & carpet. No pets. Walk to train. \$860. **KEY INV. & MGMT** 630-932-5757

LOMBARD 2BR, 2BA, laundry in unit, walk to train. Covered parking. Fitness center, pool. \$1235. Call Bill: 630-953-8076

LOMBARD ONE MONTH FREE! Studio & 1 Bedroom in downtown Lombard, includes heat, appliances, carpet, parking, close to shopping/train, cats only with deposit. From \$595.00. **For More Information Call The Aim Realty Group, Inc. 630-435-5901.**

LOMBARD 1 Bdrm \$660/mo. 1 FREE MONTH! Walk to train. Includes water and laundry facility. **NO PETS!** **KEY INV. & MGMT.** 630-932-5757 *****

LOMBARD 1 bedroom newly remodeled. 847-985-9780. 630-483-3611

LOMBARD 1 BR: \$635 & \$650. 2 BR: \$780. Appls. a/c provided, no pets. 630-629-8640

LOMBARD 1 BR deluxe, 2 bks to train, Pool, jacuzzi, excer. rm, laundry in unit. \$900/mo. Call Judy, 630-775-1115

LOMBARD 1 BR, fully carpeted, appliances, laundry, no pets, no water beds. \$625 Equal housing oppy. 630-629-3232

LOMBARD 1 MON FREE! Spacious 1 & 2 BR's in Smaller Bldg. Balconies. Laundry, Parking, near train, cats ok. Please call Farwell R. E. 847-368-1700 Ext. 61

LOMBARD Large 2 Bedroom available July 11th. Includes heat, hot water, cooking gas. Newer appls. & carpet. No pets. Walk to train. \$860. **KEY INV. & MGMT.** 630-932-5757

LOMBARD 3 BR, 2 BA, Kitchen, dining room, 2 washers, newer appls. & full washer/dryer. Call & come view. \$50 OFF 1st month. \$1150. Call 630-917-5787

LOMBARD 318 S. Westmore Ave. One Month Free! Small bedroom, heat, appliances, carpeting, parking. \$610.00. **For More Information Call The Aim Realty Group, Inc. 630-435-5901**

LOMBARD extra large 2 bedroom, 2nd floor, den, heated, in 6 flat. \$850. No pets. Avail in August. 1st. 708-386-7556

LOMBARD immaculate 1 BR special. Appliances, carpet, AC, parking, heated. Immed. \$675. Near Prairie Path. 847-577-0718

LOMBARD Newly remodeled 1 & 2 BR appts. Parking, close to train. \$675-\$875. 630-778-9041

OAK PARK Large 3br, 2nd floor in historic 2 flat. Natural woodwork, hardwood flrs, 1ba & no pets. Garage avail. \$1300+ sec. Avail 8/1. 708-386-7556

VILLA PARK 1 and 2 bedroom, heat included. Starting \$650 month. Next to train. Call 630-792-0203

VILLA PARK 1BR & 2BR, deluxe, balcony, newly decorated/carpet. Walk to train. No pets. From \$710 special. 630-834-4663

VILLA PARK 1BR, carpeted. Storage. Nice location. Credit check. \$595 heat included. 630-691-8274

VILLA PARK 2 Bedrooms. New carpet. Laundry and storage. \$810 Per Month. Available Now. Call Michelle at **KEY INV. & MGMT** 630-932-5757

VILLA PARK 2 bedroom, carpeted, new tile, heat included, \$720 mo. Available now. Contact Sebastian at: 630-665-9100 x21

VILLA PARK 2 BR, hwd floors, inc. heat, hot water, appl, laundry, storage, intercom entry, walk to train, no pets. Special rent offer! Sr. disc. 630-279-8966

VILLA PARK 2 BR, remodeled, heated, 2 blocks to train. No pets. Aug-Sept. \$715. 1 mo. FREE. 630-941-7311

VILLA PARK 329 N. Ardmore 1 BR. Deluxe apt. New carpet, close to train. Avail now. 630-595-0629

VILLA PARK All conditioned beautiful by the train path. 1 br \$725, 2 brs \$855. Call 630-834-0215. Call 630-651-9026

VILLA PARK Beautiful 2 br 1 ba in country like setting with fireplace, large dining room. A must see! \$975/mo. pets welcome. 773-477-7709

VILLA PARK Completely remodeled. Quiet large apt. Appl. carpeted, air, near Metra. No pets. Laundry. \$660. **Call 630-941-1343** **Call 630-688-4994**

Villa Park Deluxe 1 & 2 Bedroom. Newly decorated. Heat, water, cable, appliances, laundry close to train. 630-279-7750

VILLA PARK Extra large 1BR, 2nd floor. \$650/mo. No dogs. 630-834-3555

VILLA PARK Large 1BR. Don't miss this one! All new kitchen, carpet, paint. Heat, storage, laundry. No pets. \$700. Great location! Call 630-834-8570

VILLA PARK Spacious 1 bedroom heated split level. Walk to train, parking, laundry. \$725. 630-669-1395

Lombard Spectator, August 27, 2003

160 Unfurnished Apartments

LOMBARD 1 BR fully carpeted, appliances, laundry, no pets, no water, beds. \$625 Equal housing apply. 630-629-3232

LOMBARD 3 MON FREE! Spacious 1 & 2 BR's in smaller bldg. Balconies, Laundry, Parking, near train, cats OK. Please call Farwell R. E. 847-368-1700 Ext. 61

LOMBARD 1 Month FREE Rent Large 2 Bedroom available immediately! Includes heat, hot water, cooking gas, Newer appls. & Carpet. No pets. Walk to train. \$860. **KEY INV. & MGMT. 630-932-5757**

Lombard 2 BR, 2 BA downtown location. \$500 signing bonus. \$1,250/mon. Lary 630-530-1606

LOMBARD 2BR, 2BA laundry in unit, walk to train. Covered parking. Fitness center, pool. \$1235. Call Bill: 630-953-8076

LOMBARD 3 BR, 1 BA Kit, liv rm, din rm. HW flrs. Newer appl's & util. Washer/dryer. Basement avail. \$50 OFF 1st 6 months. \$1150. 630-917-5787

LOMBARD 318 S. Westmore Ave One Month Free! Small 1 bedroom, heat, appliances, carpeting, parking. \$595.00. For More Information Call The Aim Realty Group, Inc. 630-435-5901

LOMBARD Immac. 1 BR special. Appliances, carpet, AC, parking. Heated. Immed. \$675. Near Prairie Path. 847-577-0718.

LOMBARD Newly remodeled 1 & 2 BR apts. Parking, close to train. \$675-\$875. 630-778-9041

LOMBARD ONE MONTH FREE! Studio in downtown Lombard. Includes heat, appliances, carpet, parking, close to shopping/train, cats only with deposit. \$595.00. For More Information Call The Aim Realty Group, Inc. 630-435-5901

LOMBARD 1 Bdrm \$660/mo. 1 FREE MONTH! Walk to train. Includes water and laundry facility. NO PETS! Available now! **KEY INV. & MGMT. 630-932-5757** *****

LOMBARD 1 bedroom newly remodeled 847-985-9780 630-483-3611

LOMBARD 1 BR \$635 & \$650. 2 BR Duplex \$875 Appls. a/c provided, no pets. 630-629-8640

Lombard 4 BR, 2 BA basement, 2 car attached garage, no pets. \$1690 per month including Avail. Sept. 630-495-7277

LOMBARD Newly remodeled 3 BR, 2 BA. \$1450/mo, wash/dryer. Fenced yard. No. pets. 630-620-7875

VILLA PARK 3 BR ranchg, 2.5 car garage. No pets. \$1450. Realtor owned. 630-853-5074

VILLA PARK 3-4BR & 3ba 2 story. Great yard! \$1500/mo. 630-279-2342

VILLA PARK 3br & 1ba Bsmt. 1 car garage. Non-smoking. All new appl- & furnace. \$1400/mo. 630-530-0193

VILLA PARK 4br & 3ba 2 car gar. 329 S. Monterey. Deep lot. New windows/ carpet. Bkg. Kitch. Avail 9/1. \$1450. 773-486-2509

VILLA PARK 52 N Yale Rent to own 34 br, 2 ba, unfinished bsmt, no gar. \$1,000 / \$179,900. Immed. ate. Re/Max 630-833-6932

VILLA PARK Refurbished 2BR Duplex. Stove/refrig. New washer/dryer. Bsmt. 2 1/2 car gar. Near Melra. No dogs. 630-833-1829

VILLA PARK 1BR best location. Cute & quiet. Newly decorated, no pets. \$650/mo. all utilities included in rent. 630-627-2002

VILLA PARK 1 Month Free Rent 2 Bedrooms. New carpet. Laundry and storage. \$810 Per Month. Available Now. Call Michelle at 630-632-5757

Lombard Spectator, August 29, 2003

160 Unfurnished Apartments

LOMBARD
 1 Bdrm. \$660/mo.
 1 FREE MONTH!
 Walk to train. Includes water and laundry facility. NO PETS! Available now!
KEY INV. & MGMT.
 630-932-5757

LOMBARD 1 bedroom newly remodeled.
 847-985-9780
 630-483-3611

LOMBARD
 1 BR. \$635 & \$650.
 2 BR. Duplex \$875
 Appls. a/c provided, no pets. 630-629-8640

LOMBARD 1 BR, fully carpeted, appliances, laundry, no pets, no water beds. \$625 Equal housing oppty. 630-629-3232

LOMBARD 1 MON FREE!
 Spacious 1 & 2 BR's in Smaller Bldg. Balconies, Laundry, Parking, near train, cats ok.
 Please call Farwell R. E. 847-368-1700 Ext. 61

LOMBARD
ONE MONTH FREE!
 Studio in downtown Lombard, includes heat, appliances, carpet, parking, close to shopping/train, cats only with deposit. \$595.00.
 To qualified applicants.
For More Information Call
The Aim Realty
Group, Inc. 630-435-5901

160 Unfurnished Apartments

LOMBARD
 1 Month FREE Rent
 Large 2 Bedroom available immediately! Includes heat, hot water, cooking gas, newer appls & carpet. No pets. Walk to train. \$860.
KEY INV. & MGMT.
 630-932-5757

Lombard 2 BR, 2 BA, downtown location. \$500 signing bonus. \$31,250/mo. Lary. 630-530-1606

LOMBARD 2BR, 2BA laundry in unit, walk to train. Covered parking. Fitness center, pool. \$1235. Call Bill. 630-953-8076

LOMBARD 3 BR, 3 BA. Kit, Trm, Bin, Trm, HW, Mrs. Newer appl's & util. Wash-er/dryer. Basement avail. \$50 OFF 1st 6 months. \$1150. 630-917-5787

LOMBARD 1miac. 1 BR special. Appliances, carpet, AC, parking. Heated. Irimed. \$675. Near Prairie Path. 847-577-0718.

LOMBARD Newly remodeled 1 & 2 BR apts. Parking close to train. \$675-\$875. 630-778-9041

VILLA PARK 1 Bedroom \$630. Newly remodeled. No pets. Walk to train & shopping. CALL 630-833-5749

VILLA PARK 1 BR, best location. Cute & quiet. Newly decorated. No pets. \$650/mo. all utilities included. 630-627-2002

LOMBARD Newer remodeled 1 BR, BA's 1450 sq ft washer/dryer, fenced yard. No pets. 630-620-7875

LOMBARD Westmore Ave. 2BR upstairs full bath and 2BR downstairs full bath. Plenty of parking. \$1300. 630-495-7493

LOMBARD RENT TO OWN 3 BR, larger split, 1.5 BA, fam rm, 2 car garage, 252 N. Grace. \$1300/234,000. ReMax 630-202-6932

VILLA PARK 3 BR ranching 2.5 car garage. No pets. \$1450. Realtor Owned. 630-853-5074

VILLA PARK 3 BR, 2.5 car garage. Great yard. \$1500/mo. 630-279-2342

VILLA PARK Spacious 1 ba. Bsmnt. car garage. Non smoking. All new appls & fixtures. \$1100/mo. 630-530-0193

VILLA PARK 4BR, 2.5ba, 2 car garage. 2200 sq ft. Monterey. Deep closets. New windows, carpet, big nice area. \$1450. 773-486-2503

VILLA PARK 2 BR, 1 ba. Rent to own. 1 ba, 2 ba. Unfurnished bsmnt. No pets. \$1000/\$179,900. Immediate. ReMax 630-833-6932

VILLA PARK Refurnished 2BR duplex. Spacious. New washer/dryer. Bsmnt. 2 1/2 car garage. Near Metra. No dogs. 630-833-1829

VILLA PARK RENT TO OWN 3 BR, 3 BA, 1.5 bath, fam rm, heated 28' x 40' deck. 10 S. Villa Park. \$1200/mo. ReMax 630-202-6932

<p>160 Unfurnished Apartments</p> <p>VILLA PARK 1 Month Free Rent 2 Bedrooms, New carpet, Laundry and Storage. \$610 Per Month. Available Now! Call Michelle at KEY INV. & MGMT. 630-932-5757</p>	<p>160 Unfurnished Apartments</p> <p>VILLA PARK 2 BR, cond. C/A, appls, 2nd flr, 2nd house from Amtrak. \$650/mo. 1 mon secur. Includes 1st. Dave 630-782-1369</p>	<p>160 Unfurnished Apartments</p> <p>VILLA PARK 2BR, Nice location, 2 bks, 1c major train. Newly painted carpeted, appliances. Heat incl. Parking/laundry. 630-832-0252</p>
<p>VILLA PARK 2 BEDROOM Heat included. \$750 month. Next to train. Call 630-792-0203</p>	<p>VILLA PARK 2 BR, decorated, heated, blocks to train. No pets. Aug/Sept. \$745/mo. FREE. 630-941-7311</p>	
<p>VILLA PARK 2 bedroom, carpeted, new tile, heat included. \$720/mo. Available now. Contact Sebastian at 630-565-9100 x21</p>	<p>VILLA PARK 2BR, Heated, newer Appl's, Laundry & storage. \$725/mo. 708-442-5032</p>	

Joint Review Board Meeting
Lombard St. Charles Road TIF District 2 (East)
Tuesday, November 25, 2003
Village Hall Board Room
3:30 p.m.

Call Meeting to Order

William J. Mueller called the meeting to order at 3:35 p.m.

Roll Call of Joint Review Board (JRB) Members

A roll call vote conducted by William J. Mueller indicated the following members were present:

Village of Lombard	William J. Mueller
County of DuPage	No representative
York Township	No representative
College of DuPage Community College District 502	No representative
Glenbard Township High School District No. 88	Steve Humphrey
Lombard Elementary School District No. 45	Jay Tovian
Lombard Park District	Daniel Tufano

Also in attendance: Thomas Bayer, Village Attorney, Klein, Thorpe and Jenkins, Ltd; and Robert Rychlicki, Kane, McKenna and Associates, Inc.

Staff members present: William Lichter, Village Manager; and William Heniff, AICP, Senior Planner, Department of Community Development

Selection of Public Member

Mr. Mueller offered a recommendation to appoint Charles Frank as the public member for the Joint Review Board. On a motion by Mr. Tufano and seconded by Mr. Tovian, the motion was approved by the JRB by a voice vote of the members present.

Appointment of Joint Review Board Chairperson

Mr. Tovian then made a motion to approve Mr. Mueller as the Chairperson, which was seconded by Mr. Tufano. The motion was approved by a voice vote of the members present.

Overview of Joint Review Board Statutory Duties

Chairperson Mueller then asked for Counsel review of the statutory duties of the JRB. Tom Bayer, Village Attorney, stated that the statutory duties of the JRB are to review the public record, the planning documents and, in particular, the Eligibility Report that was mailed to each of the taxing districts, and the proposed Ordinances approving the Redevelopment Project and Plan. Copies of those Ordinances were provided to the members present for review.

Pursuant to statute, the JRB must submit a written report or recommendation to the Village in regard to the proposed TIF project. The report will need to be approved by a majority vote of those members of the JRB present and voting. That written report, by statute, is due within thirty (30) days after the convening of your first meeting, which would be by December 25, 2003. The JRB report will either approve or reject the proposal and your decision should be based on whether or not the area in question satisfies the eligibility criteria as set forth in the State Statute and whether the Redevelopment Project Area and Redevelopment Plan satisfy the plan requirements and the objectives of the TIF Act. If no report or recommendation is filed with the Lombard Village Board within the thirty (30) day period, the statute creates a presumption that the JRB has approved of the proposed TIF project.

Mr. Bayer noted that the decision of the JRB is by statute a non-binding decision, and is, therefore, only a recommendation to the Village Board. If the JRB recommends rejection of the matters before it, the Village will have thirty (30) days within which to resubmit the Redevelopment Plan. During this period, Village representatives must meet and confer with the JRB and attempt to resolve those issues set forth in the JRB's written report that led to the rejection of the Redevelopment Plan. In the event that the Village and the JRB are unable to resolve these differences, or in the event that the resubmitted Redevelopment Plan is rejected by the JRB, the Village may proceed with the TIF District and the Redevelopment Plan, but only upon a 3/5ths vote of the corporate authorities (5 of the 7 members). Finally, after the JRB is done with this initial phase, if the TIF project does in fact move forward, the statute provides for future meetings of the JRB, on an annual basis during the life of the TIF District. Each time the JRB will meet, you will be reviewing the effectiveness and status of the Redevelopment Project Area and the Village's annual report relative to the TIF District.

There were no questions by the JRB to Mr. Bayer.

Mr. Bayer confirmed that all taxing districts and appropriate parties received the notification.

Overview of TIF Eligibility Study

Robert Rychlicki of Kane, McKenna and Associates, indicated that they were the consultants to the Village and compiled the Eligibility and Redevelopment plans. He stated that there are certain conditions that must exist in order for the area to be classified as a blighted area or a conservation area or a combination of both. The area consists of approximately 52 tax parcels. Based on the age and review of the aerials of the proposed TIF location, almost 64 percent of the structures were 35 years old or greater so that would satisfy one requirement for a conservation area. He stated that to consider an area a conservation area there needed to be a combination of three or more factors present throughout the area. He then referred to the report factors that meet the criteria.

Mr. Rychlicki indicated he reviewed data from staff, the County, and the York Township Assessor's Office to see if there were other area factors. He referred to page the Eligibility Report, which indicated that the equal assessed value (EAV) of the proposed Redevelopment Project area has grown at a rate slower than the balance of the Village for more than three of the last five years. The last factors present are a lack of community planning and lag in EAV

growth. These factors relate to the evidence of incompatibility of land use relationships with respect to planning standards as evidenced by a majority of the parcels that were annexed prior to the adoption of the Comprehensive Plan in 1998. Additionally many of these properties were developed prior to their annexation into the Village. This resulted in irregular parcel sizes and varying capacities for parking configurations and loading and unloading. He also referenced the Lombard Patio property code violation issues to a minor extent. Overall, the RPA contains six of the qualification factors for a TIF.

He then distributed a chart showing where the various factors are present within the RPA.

Mr. Rychlicki then noted that the district is contiguous to the other proposed TIF district along East St. Charles Road.

He then noted that as there is the potential for more than ten housing units that could be displaced within the RPA, statutes require that a housing impact study be completed. This study was completed per statute and a public meeting was held as well.

Overview of Proposed Redevelopment Plan

William Heniff, Senior Planner, referred to page 18 of the draft Redevelopment Plan and Project and indicated that this document refers to the RPA Redevelopment Project estimated costs. He stated that staff made broad based, conservative assumptions that all properties could be redeveloped at some point, to maximize flexibility within the RPA. He briefly went through the program action/improvements listed and how they arrived at the estimated costs of each:

1. Staff looked at land acquisition and assembly costs, demolition site preparation and environmental cleanup and related costs and came up with a figure close to \$15,000,000, which includes demolition and site preparation costs.
2. Utility improvements estimated about \$1,900,000. Should any properties be redeveloped, they will be subjected to current development regulations. Few properties within the RPA meet current codes - any future projects would need to provide new detention facilities.
3. Streetscape Improvements – This has been largely done in the past few years by the Village.
4. Public facilities – Included funds for future lighting, parking and bridge improvements on the Great Western Trail.
5. Façade design/program – This has been a very successful program in the downtown and staff wanted to make funds available for properties within the RPA and for way-finding signage for the Western Avenue Industrial Area.
6. Legal, administrative, annual review report fees – These funds available to meet state requirements and staffing costs associated with the redevelopment projects.

He then referenced the overall objectives of the proposed TIF included within the report. He noted that the overall objective is to create an investment for the corridor.

Joint Review Board Question and Answer Period

Mr. Mueller then asked if anyone had any additional questions. There were no questions from the JRB members or the audience.

Mr. Bayer then noted that the JRB has two options – if the JRB needs additional information, they can set a date for a follow up meeting of the JRB. If they do not need any additional information, the JRB can make a motion regarding the TIF proposal. The public hearing on the proposed TIF is scheduled for January 15, 2004 at 7:30 p.m. in the Village Hall Board Room.

Making a Recommendation to the Lombard Village Board

On a motion by Mr. Tufano and seconded by Mr. Tovian the JRB unanimously moved that the JRB write a letter to the Village of Lombard supporting the proposed Lombard St. Charles Road TIF District 2 (East) Tax Increment Financing District for public hearing at the January 15, 2004 Board of Trustees meeting at 7:30 p.m., and thereafter for presentation to the Board of Trustees on February 5, 2004.

Adjournment

The meeting was adjourned at 4:10 p.m. on November 25, 2003.

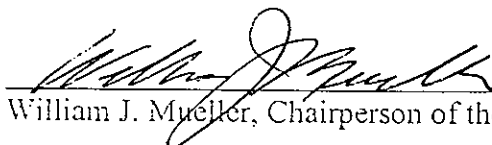
**JOINT REVIEW BOARD RECOMMENDATION IN REGARD TO THE
PROPOSED LOMBARD ST. CHARLES ROAD TIF DISTRICT II
(EAST) TAX INCREMENT FINANCING DISTRICT**

TO: President and Board of Trustees
Village of Lombard, Illinois

Pursuant to Lombard Ordinance No. 5385, adopted on November 6, 2003, and the Notice sent to all taxing districts impacted by the proposed Lombard St. Charles Road TIF District II (East) Tax Increment Financing District on November 10, 2003, the Lombard St. Charles Road TIF Tax Increment Financing District Joint Review Board (hereinafter the "Joint Review Board") met on November 25, 2003. At that time, pursuant to a unanimous vote of those members of the Joint Review Board present and voting, Charles Frank was appointed as the Public Member of the Joint Review Board and William J. Mueller was appointed Chairperson of the Joint Review Board. After hearing presentations by Robert Rychlicki of Kane, McKenna & Associates, Inc., William Heniff, Senior Planner for the Village of Lombard and Thomas P. Bayer of Klein, Thorpe & Jenkins, Ltd., and after reviewing the public record, the planning documents, the Eligibility Report and the proposed ordinances approving the Redevelopment Project and Plan relative to the proposed Lombard St. Charles Road TIF District II (East) Tax Increment Financing District, the Joint Review Board, by a unanimous vote of those members present and voting [Village of Lombard (William J. Mueller), Lombard Park District (Daniel Tufano), DuPage County Elementary School District No. 45 (Jay Tavian) and DuPage County High School District No. 88 (Dr. Steven Humphrey)] voted to recommend that the President and Board of Trustees move forward with the proposed Lombard St. Charles Road TIF District II (East) Tax Increment Financing District. Based on the foregoing, this document shall serve as the Joint Review Board's written recommendation that the Village of Lombard move forward with the proposed Lombard St. Charles Road TIF District II (East) Tax Increment Financing District as required by 65 ILCS 5/11-74.4-5(b).

Date: November 25, 2003

By:



William J. Mueller, Chairperson of the Joint Review Board