

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
TO CONSIDER EXTENDING THE LIFE OF THE
LOMBARD DOWNTOWN TAX INCREMENT FINANCING DISTRICT
AND A SECOND AMENDMENT TO THE AMENDED REDEVELOPMENT
PLAN AND PROJECT FOR THE LOMBARD DOWNTOWN
TAX INCREMENT FINANCING DISTRICT IN RELATION THERETO**

Notice is hereby given that a public hearing will be held on Thursday, December 7, 2006, at 7:30 p.m. at the Lombard Municipal Complex, Board Room, 255 East Wilson Avenue, Lombard, Illinois, (the "Public Hearing"), on a proposed amendment to the Amended Redevelopment Plan and Project for the Lombard Downtown Tax Increment Financing District that would extend the life of the Lombard Downtown Tax Increment Financing District for an additional twelve (12) years and would amend the Amended Redevelopment Plan and Project to address and accommodate redevelopment during the extended life of the Lombard Downtown Tax Increment Financing District beyond its original termination date (the "Second Amendment"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "TIF Act").

The boundaries of the Lombard Downtown Tax Increment Financing District are more fully set forth on the legal description attached hereto as Exhibit "1" and made part hereof and the street location map attached hereto as Exhibit "2" and made part hereof.

The proposed Second Amendment to the Amended Redevelopment Plan and Project for the Lombard Downtown Tax Increment Financing District is limited to the amendments as set forth above, with all other provisions of the Amended Redevelopment Plan and Project (as originally approved in 1989, and as amended in 2002), not amended by the Second Amendment, remaining in place.

A copy of the Second Amendment has been on file with the Village since August 18, 2006, and is currently on file and available for public inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays, at the Lombard Community Development Department, located at the Lombard Municipal Complex, 255 East Wilson Avenue, Lombard, Illinois, 60148. A copy of the Second Amendment is enclosed with the copies of this Notice that are being mailed to the affected taxing districts, the Illinois Department of Commerce and Economic Opportunity, and the Public Member of the Joint Review Board. David Hulseberg, Assistant Village Manager/Director of Community Development for the Village of Lombard, or William Heniff, Senior Planner for the Village of Lombard, can be contacted at (630) 620-5700 for further information.

Pursuant to the TIF Act, the Joint Review Board for the Lombard Downtown Tax Increment Financing District (the "JRB") is being convened to review the proposed Second Amendment to the Amended Redevelopment Plan and Project for the Lombard Downtown Tax Increment Financing District. Pursuant to the TIF Act, the JRB consists of one (1) public member (currently Gary Bird) and one (1) representative from each of the following taxing districts: College of DuPage Community College District 502, Glenbard Township High School District Number 87, Lombard Elementary School District No. 44, the Lombard Park District, York Township, the County of DuPage and the Village of Lombard (current member William J. Mueller who serves as JRB Chairperson).

Pursuant to the Act, the meeting of the JRB will be held on Thursday, October 19, 2006 at 4:30 p.m. at the Lombard Municipal Complex, Community Room, 255 East Wilson Avenue, Lombard, Illinois, 60148. Those taxing districts with representatives on the JRB are hereby notified of said JRB meeting. The JRB's recommendation relative to the proposed Second Amendment to the Amended Redevelopment Plan and Project for the Lombard Downtown Tax Increment Financing District shall be advisory and non-binding, and shall be adopted by a majority vote of the JRB and submitted to the Village within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of approving the Second Amendment to the Amended Redevelopment Plan and Project for the Lombard Downtown Tax Increment Financing District.

Prior to and at the December 7, 2006 Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Second Amendment to the Amended Redevelopment Plan and Project for the Lombard Downtown Tax Increment Financing District. Written comments are invited and can be sent in advance of the Public Hearing to the Lombard Village Clerk, 255 East Wilson Avenue, Lombard, Illinois, 60148. The Public Hearing may be adjourned by the President and Board of Trustees without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the
Corporate Authorities of the Village of
Lombard, DuPage County, Illinois
Brigitte O'Brien, Village Clerk

EXHIBIT 1

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

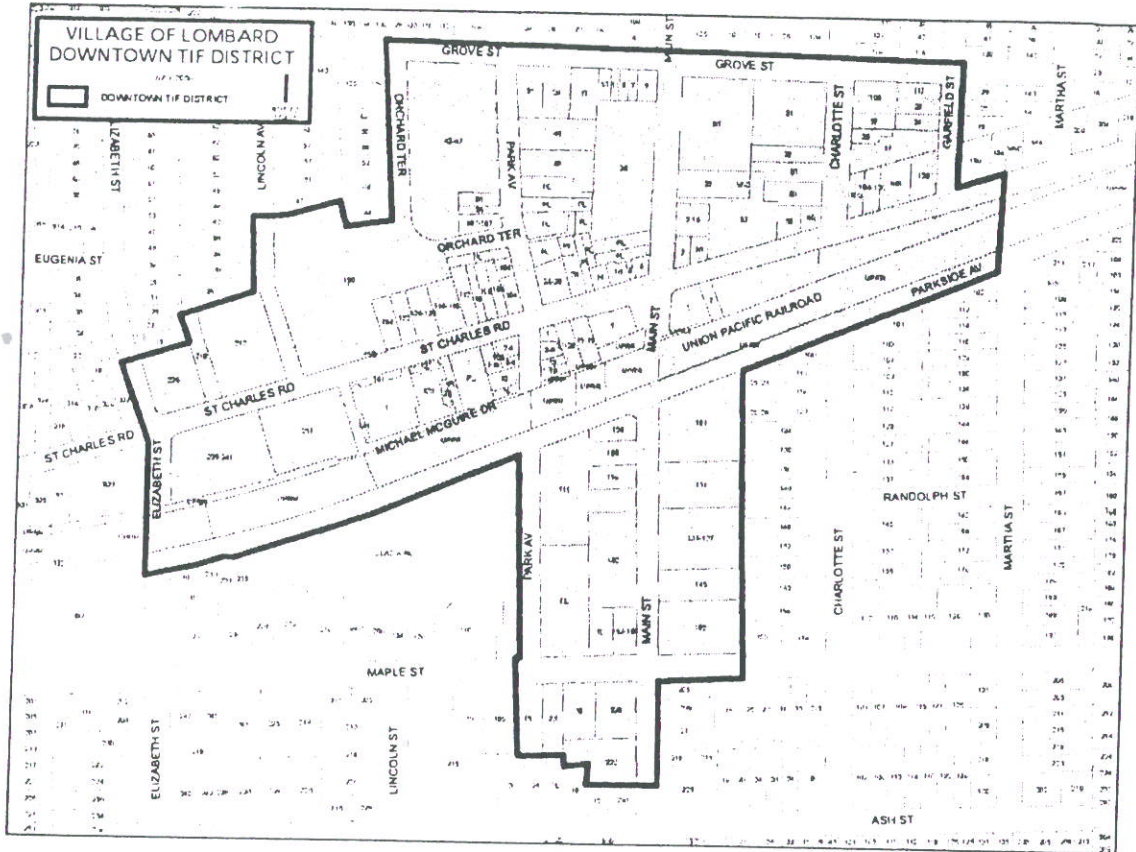
LOTS 1 AND 2 OF THE RESUBDIVISION OF LOT 6 OF BLOCK 27 OF THE ORIGINAL TOWN TO LOMBARD, LOTS 1, 2, 3, AND 4 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, THE NORTH 25 FEET OF LOT 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 IN CAVERNO'S SUBDIVISION, LOT 1 IN LOMBARD BIBLE CHURCH CONSOLIDATION PLAT, LOT 1 IN THE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

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

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

EXHIBIT 2

STREET LOCATION MAP





MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP *D.A.H.*
Assistant Village Manager/Director of Community Development

DATE: December 7, 2006

SUBJECT: DOWNTOWN LOMBARD TIF DISTRICT PUBLIC HEARING

Pursuant to Ordinance 5923 approved by the Village Board on September 21, 2006 and pursuant to State Statutes, a public hearing is scheduled for the December 7, 2006 Village Board meeting to consider an extension to the life of the Downtown Lombard Tax Increment Financing (TIF) District and an amendment to the Amended Redevelopment Plan and Project for the District.

In advance of the public hearing, a meeting of the Joint Review Board (JRB) was convened on October 19, 2006 to consider the time extension for the District. Attached for your reference are the following documents:

1. Agenda for the Public Hearing relative to the proposed TIF Extension;
2. Public Hearing Opening Statement (denotes the actions taken by the Village to date);
3. A letter and recommendation from the JRB to the Village Board recommending approval of the TIF time extension and the Redevelopment Plan;
4. The Second Amendment to the Village of Lombard Downtown TIF Redevelopment Project Area Redevelopment Plan and Project

The Ordinances approving the TIF district extension and the associated agreements are tentatively scheduled for consideration as part of the January 4, 2007 Village Board meeting. Therefore, other than conducting the public hearing, no actions are requested from the Village Board at the December 7, 2006 meeting.

Attachments

H:\cdevapp\worduser\tif-downtown\second extension\wtl bd report public hearing.doc

LAW OFFICES

KLEIN, THORPE AND JENKINS, LTD.

JOSEPH O. AJIBESIN
RINDA Y. ALLISON
TERRENCE M. BARNICLE
JAMES P. BARTLEY
THOMAS P. BAYER
GERARD E. DEMPSEY
MICHAEL J. DUGGAN
JAMES V. FERLO
JAMES W. FESSLER
E. KENNETH FRIKER
BRIAN M. FUNK
CYNTHIA S. GRANDFIELD
KATHLEEN T. HENN
EVERETTE M. HILL, JR.
MICHAEL T. JURUSIK
JACOB H. KARACA

SUITE 1660
20 NORTH WACKER DRIVE
CHICAGO, ILLINOIS 60606-2903

TELEPHONE (312) 984-6400
FACSIMILE (312) 984-6444
FACSIMILE (312) 606-7077

ORLAND PARK OFFICE
15010 S. RAVINIA AVE., SUITE 17
ORLAND PARK, IL 60462-3162
TELEPHONE (708) 349-3888
FACSIMILE (708) 349-1506

PATRICK A. LUCANSKY
LANCE C. MALINA
MICHAEL A. MARRS
THOMAS M. MELODY
JANET N. PETSCH
DONALD E. RENNER, III
SCOTT F. UHLER
GEORGE A. WAGNER
ALLEN WALL
DENNIS G. WALSH
JAMES G. WARGO
BRUCE A. ZOLNA

OF COUNSEL
JAMES A. RHODES
RICHARD T. WIMMER

MEMORANDUM

TO: William Heniff, Senior Planner, Village of Lombard

FROM: Tom Bayer, Village Attorney

DATE: November 9, 2006

RE: **Downtown TIF District - Public Hearing**

**Via e-mail
and U.S. Mail**

In regard to the above-captioned matter, enclosed please find the following:

1. An agenda for that portion of the December 7, 2006 Village Board meeting relative to the Public Hearing.
2. A copy of the Opening Statement that I will be reading into the record as part of the Public Hearing.

If there are any questions, please feel free to call.

encls.

cc: William T. Lichter, Village Manager (w/ encls. – via e-mail and U.S. Mail)
David Hulseberg, Assistant Village Manager/Director of Community Development
(w/ encls. – via e-mail and U.S. Mail)
Len Flood, Finance Director (w/ encls. – via e-mail and U.S. Mail)
Brigitte O'Brien, Village Clerk (w/ encls. – via e-mail and U.S. Mail)
Barbara A. Johnson, Deputy Village Clerk (w/ encls. – via e-mail and U.S. Mail)
Robert Rychlicki, Kane, McKenna & Associates, Inc.
(w/ encls. – via e-mail and U.S. Mail)

**AGENDA FOR THE PUBLIC HEARING PORTION OF THE
DECEMBER 7, 2006 VILLAGE BOARD MEETING RELATIVE TO THE
PROPOSED EXTENSION OF THE LIFE OF THE DOWNTOWN TIF DISTRICT**

- A. Opening statement by Village Attorney relative to the history of the proposed extension of the life of the Downtown TIF District [Actions taken prior to the Public Hearing]

- B. Overview of the proposed Second Amendment to the Redevelopment Plan and Project for the Downtown TIF District [David Hulseberg, William Heniff and/or Robert Rychlicki]

- C. Joint Review Board Meeting and Recommendation [Village Attorney]

- D. Public Comment

- E. Discussion by Village Board

- F. Adjournment of Public Hearing

**PUBLIC HEARING OPENING STATEMENT IN REGARD TO THE
PROPOSED EXTENSION OF THE LIFE OF THE DOWNTOWN TIF DISTRICT**

THE PUBLIC HEARING TONIGHT IS IN REGARD TO THE VILLAGE'S PROPOSAL TO EXTEND THE LIFE OF THE DOWNTOWN TAX INCREMENT FINANCING DISTRICT FOR AN ADDITIONAL TWELVE (12) YEARS AND APPROVE A SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO. 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.	ANNOUNCED THE AVAILABILITY OF THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT AT A VILLAGE BOARD MEETING.	AUGUST 17, 2006
2.	MAILED NOTICES OF A PUBLIC MEETING TO ALL TAXING DISTRICTS AFFECTED BY THE TAX INCREMENT FINANCING DISTRICT, ALL PARTIES REGISTERED ON THE VILLAGE'S TIF INTERESTED PARTIES REGISTRY, ALL RESIDENTIAL ADDRESSES WITHIN THE DOWNTOWN TAX INCREMENT FINANCING DISTRICT AND ALL TAXPAYERS OF RECORD WITHIN THE DOWNTOWN TAX INCREMENT FINANCING DISTRICT.	AUGUST 21, 2006
3.	HELD THE PUBLIC MEETING.	SEPTEMBER 6, 2006
4.	ADOPTED ORDINANCE NO. 5923 CALLING FOR A JOINT REVIEW BOARD MEETING AND A PUBLIC HEARING RELATIVE TO THE PROPOSED EXTENSION OF THE LIFE OF THE DOWNTOWN TIF DISTRICT AND THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO.	SEPTEMBER 21, 2006

5.	MAILED NOTICES RELATIVE TO THE AVAILABILITY OF THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT TO ALL RESIDENTIAL ADDRESSES WITHIN 750 FEET OF THE BOUNDARIES OF THE DOWNTOWN TIF DISTRICT.	SEPTEMBER 28, 2006
6.	MAILED A COPY OF ORDINANCE NO. 5923, AND THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT, ALONG WITH A NOTICE OF THE JOINT REVIEW BOARD MEETING AND THE PUBLIC HEARING, TO ALL TAXING DISTRICTS AFFECTED BY THE DOWNTOWN TIF DISTRICT, THE ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY, AND THE PUBLIC MEMBER OF THE JOINT REVIEW BOARD.	SEPTEMBER 28, 2006
7.	MAILED NOTICE RELATIVE TO THE AVAILABILITY OF THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT TO ALL PARTIES WHO WERE REGISTERED ON THE VILLAGE'S TAX INCREMENT FINANCING INTERESTED PARTIES REGISTRY.	OCTOBER 4, 2006
8.	HELD A JOINT REVIEW BOARD MEETING.	OCTOBER 19, 2006
9.	PUBLISHED NOTICE OF THE PUBLIC HEARING IN THE NEWSPAPER (THE DAILY HERALD) TWICE.	NOVEMBER 15, 2006 AND NOVEMBER 17, 2006
10.	MAILED NOTICE OF THE PUBLIC HEARING TO EACH TAXPAYER OF RECORD WITHIN THE DOWNTOWN TIF DISTRICT, EACH RESIDENTIAL ADDRESS WITHIN THE DOWNTOWN TIF DISTRICT AND TO EACH PERSON ON THE INTERESTED PARTIES REGISTRY.	NOVEMBER 17, 2006

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 ORDINANCE APPROVING THE EXTENSION OF THE LIFE OF THE DOWNTOWN TIF DISTRICT AND THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO. AS SUCH, WITH THE CANCELLATION OF THE DECEMBER


21, 2006 VILLAGE BOARD MEETING, SAID ORDINANCE WILL NOT BE ACTED UPON UNTIL THE VILLAGE BOARD'S NEXT REGULAR MEETING ON JANUARY 4, 2007.

**JOINT REVIEW BOARD RECOMMENDATION
IN REGARD TO THE PROPOSED
EXTENSION OF THE LIFE OF THE LOMBARD
DOWNTOWN TAX INCREMENT FINANCING DISTRICT AND
THE APPROVAL OF THE SECOND AMENDMENT TO THE
REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO**

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

Pursuant to Lombard Ordinance No. 5923, adopted on September 21, 2006, and the Notice sent to all taxing districts impacted by the proposed Lombard Downtown Tax Increment Financing District on September 28, 2006, the Lombard Downtown Tax Increment Financing District Joint Review Board (hereinafter the "Joint Review Board") met on October 19, 2006. At that time, pursuant to a unanimous vote of those members of the Joint Review Board present and voting, Michael Fugiel was appointed as the Temporary Chairperson of the Joint Review Board. After hearing presentations by Thomas P. Bayer of Klein, Thorpe and Jenkins, Ltd., and Robert Rychlicki of Kane, McKenna and Associates, Inc., and after reviewing the public record, the planning documents, the proposed ordinance approving the Second Amendment to the Redevelopment Plan and Project and the Second Amendment to the Redevelopment Plan and Project relative to the Lombard Downtown Tax Increment Financing District, the Joint Review Board, by a vote of those members present and voting [Lombard Park District (Michael Fugiel) – aye; and Public Member (Gary Bird) – aye] voted to recommend that the President and Board of Trustees of the Village of Lombard move forward with the proposed extension of the life of the Downtown Tax Increment Financing District for an additional twelve (12) years and approve a Second Amendment to the Redevelopment Plan and Project in relation thereto. 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 extension of the life of the Downtown Tax Increment Financing District for an additional twelve (12) years and approve a Second Amendment to the Redevelopment Plan and Project in relation thereto, as required by 65 ILCS 5/11-74.4-5(b).

Date: October 19, 2006

By: 
William J. Mueller
Chairperson of the Joint Review Board