

**RESOLUTION NO. 22-06**

**A RESOLUTION EXPRESSING THE VILLAGE'S OFFICIAL INTENT TO  
PROCEED WITH THE ESTABLISHMENT OF  
LOMBARD BUSINESS DISTRICT NO. 1 AND THE ADOPTION OF A BUSINESS  
DISTRICT DEVELOPMENT PLAN**

**WHEREAS**, the Village of Lombard (hereinafter the "Village") is desirous of proceeding with the creation of business districts within the Village pursuant to 65 ILCS 5/11-74.3-1 *et seq.* (hereinafter the "Act") as a means of encouraging and assisting with economic development within the Village; and

**WHEREAS**, the Village has identified an area of the Village that it believes would qualify as a business district under the Act, including qualification for a "blighted area" designation as provided for under the Act, said area being legally described on Exhibit "A" attached hereto and made part hereof and being depicted on the map attached hereto as Exhibit "B" and made a part hereof (hereinafter the "Business District Area"); and

**WHEREAS**, Highland Yorktown, LLC, Yorktown Holdings, LLC and/or their successors-in-interest relative to any property located within the Business District Area (hereinafter "Yorktown") desire to proceed with a redevelopment project within the Business District Area, however, because of the current condition of the Business District Area, they will only be able to do so if the Village designates the Business District Area as a business district and, thereafter, provides development assistance to Yorktown, as determined necessary in the sole discretion of the Village, and as provided for under the Act; and

**WHEREAS**, the Village is in the process of proceeding with the necessary study and will be holding the required public hearings to establish and designate the Business District Area

as Lombard Business District No. 1 pursuant to the Act and thereafter approve a development plan and redevelopment agreement(s) as deemed necessary in relation thereto; and

**WHEREAS**, in light of the foregoing, Yorktown has indicated that it will initiate, or cause to be initiated, some preliminary site preparation work within the Business District Area; and

**WHEREAS**, the Village desires to see Yorktown move forward with said preliminary site preparation work in anticipation of the establishment of Lombard Business District No. 1 and the adoption of a development plan for the Business District Area;

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, that the foregoing recitals are incorporated into this Resolution by this reference thereto; and

**BE IT FURTHER RESOLVED**, that the Village hereby declares its intent to move forward with: (1) the establishment of the Business District Area as Lombard Business District No. 1 pursuant to the Act, including the designation of the Business District Area as a “blighted area” under the Act, (2) the approval of a development plan for the Business District Area and (3) the approval of a redevelopment agreement, as deemed necessary by the Village in its sole discretion, that contemplates and authorizes the reimbursement of certain economic development project costs, in an amount as determined by the Village in its sole discretion, that Yorktown may incur in furtherance of the redevelopment of the Business District Area; and

**BE IT FURTHER RESOLVED**, that the Village staff is hereby directed to take all actions necessary to allow the President and Board of Trustees to designate the Business District Area as Lombard Business District No. 1 pursuant to the Act, including the designation of the Business District Area as a “blighted area” under the Act, so as to allow the Village to facilitate a

redevelopment of the Business District Area by Yorktown pursuant to a redevelopment agreement between the Village and Yorktown, said redevelopment agreement to be subject to the approval of the President and Board of Trustees of the Village, in its sole discretion, and to be entered into after the establishment of the Business District Area as Lombard Business District No. 1 and the approval of the development plan for the Business District Area; and

**BE IT FURTHER RESOLVED**, that this Resolution shall be in full force and effect immediately upon its adoption and approval as provided by law.

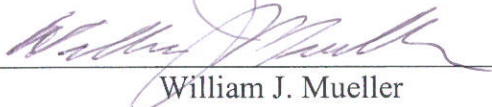
**ADOPTED** this 15th day of September, 2005 pursuant to a roll call vote as follows:

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

**NAYS:** Trustee Tross

**ABSENT:** None

**APPROVED** by me this 15th day of September, 2005.

  
\_\_\_\_\_  
William J. Mueller  
Village President

**ATTEST:**

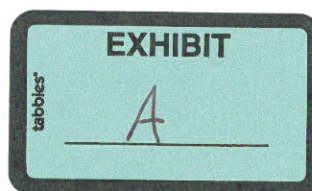
  
\_\_\_\_\_  
Brigitte O'Brien  
Village Clerk



LOT 1 IN TBA RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 2003 AS DOCUMENT R2003-433529, IN DUPAGE COUNTY, ILLINOIS.

ALSO THAT PART OF LOTS 2, 3 AND 4 IN YORKTOWN, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1968 AS DOCUMENT R68-44972 IN DUPAGE COUNTY, ILLINOIS AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOTS 4, 3 AND 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES, 44 MINUTES, 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 558.70 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 189.37 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET; THENCE SOUTH 22 DEGREES, 23 MINUTES, 10 SECONDS EAST, A DISTANCE OF 301.25 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 60 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89 DEGREES, 17 MINUTES, 40 SECONDS WEST, ALONG SAID NORTH LINE, 561.13 FEET; THENCE SOUTHWESTERLY, 36.55 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 210.00 FEET AND A CHORD BEARING SOUTH 04 DEGREES, 38 MINUTES, 41 SECONDS WEST, 36.51 FEET; THENCE SOUTH 00 DEGREES, 20 MINUTES, 30 SECONDS EAST, A DISTANCE OF 680.98 FEET; THENCE SOUTH 82 DEGREES, 05 MINUTES, 50 SECONDS EAST, A DISTANCE OF 240.24 FEET; THENCE NORTH 60 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 165.00 FEET; THENCE NORTH 30 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 138.17 FEET; THENCE SOUTH 60 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 451.49 FEET; THENCE SOUTH 30 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 60 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 17.45 FEET; THENCE SOUTH 30 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 147.37 FEET; THENCE NORTH 60 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 460.45 FEET; THENCE SOUTH 30 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 580.73 FEET; THENCE SOUTH 89 DEGREES, 39 MINUTES, 30 SECONDS WEST, A DISTANCE OF 286.52 FEET TO THE POINT OF BEGINNING;

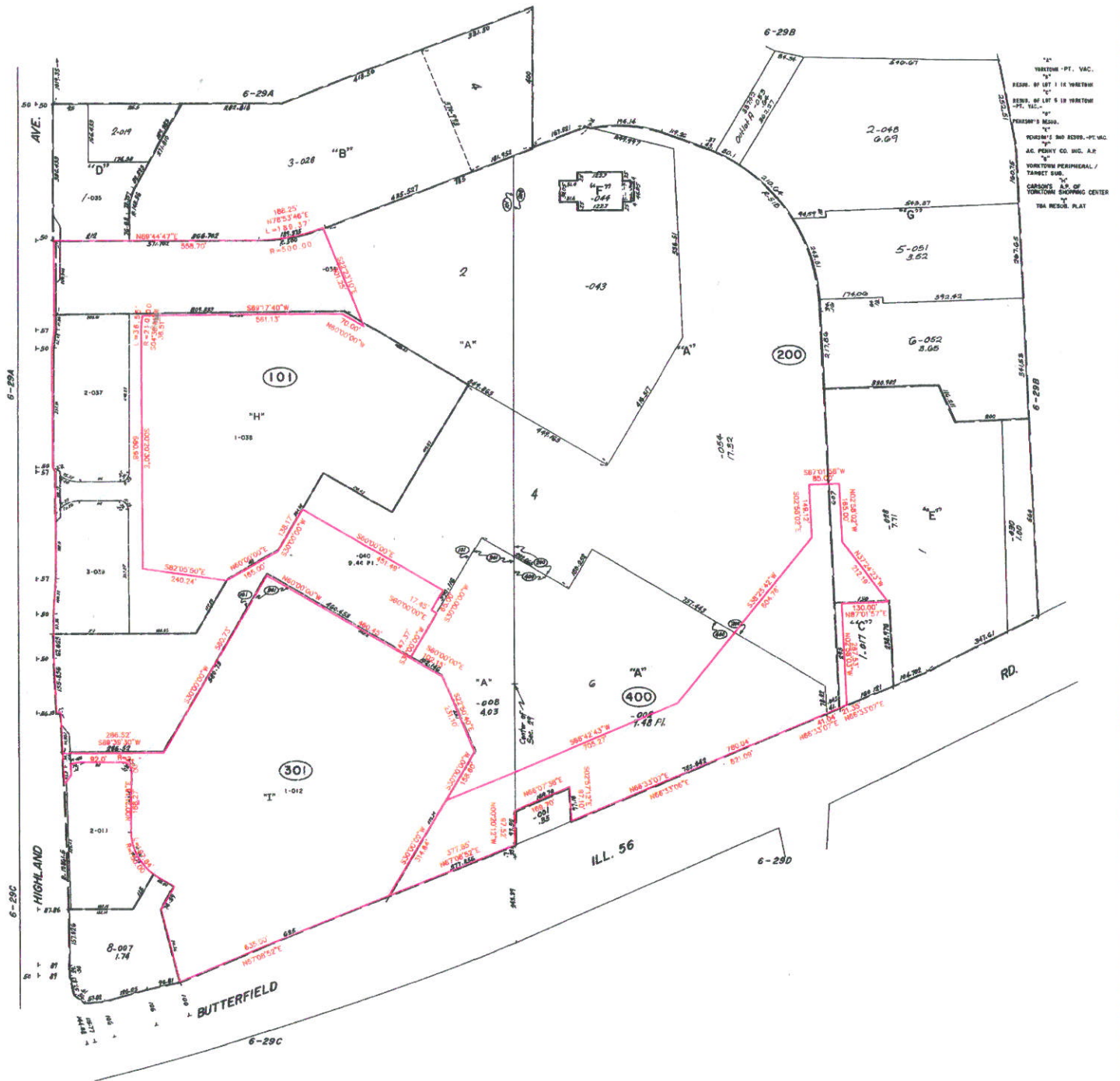
ALSO THE WEST 20.00 FEET OF LOT 1 IN THE RESUBDIVISION OF LOT 5 OF YORKTOWN, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1971 AS DOCUMENT R71-37779, IN DUPAGE COUNTY, ILLINOIS; ALSO PART OF LOTS 4 AND 6 IN YORKTOWN, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39





NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1968 AS DOCUMENT R68-44972 IN DUPAGE COUNTY, ILLINOIS; ALSO PART OF LOT 1 IN PEHRSON SECOND RESUBDIVISION OF LOTS 2 AND 3 IN THE RESUBDIVISION OF LOT 5 OF YORKTOWN, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PEHRSON SECOND RESUBDIVISION, RECORDED SEPTEMBER 3, 1976 AS DOCUMENT R76-62393 IN DUPAGE COUNTY, ILLINOIS AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 IN THE RESUBDIVISION OF LOT 5 OF YORKTOWN; THENCE NORTH 37 DEGREES, 24 MINUTES, 23 SECONDS WEST, A DISTANCE OF 212.19 FEET; THENCE NORTH 02 DEGREES, 58 MINUTES, 02 SECONDS WEST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 87 DEGREES, 01 MINUTES, 58 SECONDS WEST, A DISTANCE OF 85.00 FEET; THENCE SOUTH 02 DEGREES, 58 MINUTES, 02 SECONDS EAST, A DISTANCE OF 149.12 FEET; THENCE SOUTH 38 DEGREES, 25 MINUTES, 42 SECONDS WEST, A DISTANCE OF 604.76 FEET; THENCE SOUTH 66 DEGREES, 33 MINUTES, 07 SECONDS WEST, A DISTANCE OF 515.96 FEET; THENCE SOUTH 67 DEGREES, 08 MINUTES, 52 SECONDS WEST, A DISTANCE OF 189.32 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE SOUTH 30 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 314.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 67 DEGREES, 08 MINUTES, 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 377.85 FEET; THENCE NORTH 00 DEGREES, 20 MINUTES, 12 SECONDS WEST, A DISTANCE OF 97.52 FEET; THENCE NORTH 66 DEGREES, 07 MINUTES, 38 SECONDS EAST, A DISTANCE OF 169.70 FEET; THENCE SOUTH 02 DEGREES, 57 MINUTES, 12 SECONDS EAST, A DISTANCE OF 97.10 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 66 DEGREES, 33 MINUTES, 07 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 821.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02 DEGREES, 58 MINUTES, 03 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 295.00 FEET; THENCE NORTH 87 DEGREES, 01 MINUTES, 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

# Lombard Business District 1

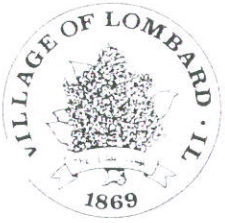


YORK TWP. PT. SEC. 29 T.39N. R.11E.

**EXHIBIT**

B





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

I further certify that attached hereto is a  
copy of RESOLUTION 22-06  
A RESOLUTION EXPRESSING THE VILLAGE'S OFFICIAL  
INTENT TO PROCEED WITH THE ESTABLISHMENT  
OF LOMBARD BUSINESS DISTRICT NO. 1 AND THE ADOPTION  
OF A BUSINESS DISTRICT DEVELOPMENT PLAN  
of the said Village of Lombard as it appears from the  
official records of said Village, duly passed on  
September 15, 2005

In Witness Whereof, I have hereunto affixed my official signature and  
the Corporate Seal of said **Village of Lombard**, Du Page County,  
Illinois this 28th day of September, 2005.



Brigitte O'Brien  
Village Clerk  
Village of Lombard  
DuPage County, Illinois

