

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: September 14, 2006 (B of T) Date: September 21, 2006

TITLE: Downtown Tax Increment Financing District

SUBMITTED BY: Department of Community Development *Watt*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration an ordinance calling for a Public Hearing and a Joint Review Board meeting to consider extending the life of the TIF and an amendment to the Amended Redevelopment Plan and Project for the Downtown Tax Increment Financing District in relation thereto. (DISTRICTS #1 and #4)

Staff recommends approval of this request.

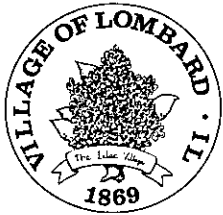
Please this item on the September 21, 2006 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W. T. Lichter* _____ Date *9/14/06*

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



MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: September 21, 2006

**SUBJECT: DOWNTOWN LOMBARD TIF DISTRICT SECOND EXTENSION
– ORDINANCE ESTABLISHING MEETING DATE**

As noted at the August 17, 2006 Village Board meeting, Village staff has been completing work relative to a further extension of the life of the existing Downtown Lombard Tax Increment Financing (TIF) District and an amendment to the Redevelopment Plan. Pursuant to State Statutes, such modifications constitute a substantial change to the nature of the District. Therefore, the Village will be required to amend the TIF District by calling a meeting of the Joint Review Board (JRB) and holding a public hearing before the Village Board to consider this matter and to adopt an amendment to the initial TIF redevelopment plan.

Please find the attached Ordinance establishing a meeting of the JRB on Thursday, October 19, 2006 at 4:30 p.m. and the public hearing associated with the TIF time extension on Thursday, December 7, 2006 at 7:30 p.m. Both meetings will be held in the Village Hall Board Room.

RECOMMENDATION:

Staff recommends approval of the attached Ordinance. Staff also requests a waiver of first reading in order to provide adequate public notice to the JRB members and the public.

ORDINANCE NO. _____

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

WHEREAS, pursuant to Ordinance Numbers 3121, 3122 and 3123, adopted February 2, 1989, the Village of Lombard (hereinafter referred to as the "Village") approved a tax increment redevelopment plan and project (hereinafter referred to as the "TIF Plan"), designated the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area"), and adopted tax increment financing relative to the Village's downtown area tax increment financing district (hereinafter referred to as the "Downtown TIF District"); and

WHEREAS, the Downtown TIF District was originally established as a sixteen (16) year tax increment financing district, with real estate taxes for 2004, as collected during 2005, being the last year of real estate taxes subject to the Downtown TIF District, notwithstanding the fact that the State statutes authorized up to a twenty-three (23) year life for tax increment financing districts; and

WHEREAS, pursuant to Ordinance Number 5145, adopted June 6, 2002, the Village approved an amendment to Ordinance Number 3121 and the TIF Plan that was attached thereto, pursuant to which the life of the Downtown TIF District was extended for an additional seven (7) years, with real estate taxes for 2011, as collected during 2012, being the last year of real estate taxes subject to

the Downtown TIF District (the TIF Plan as amended by said Ordinance Number 5145 being hereinafter referred to as the "Amended TIF Plan"); and

WHEREAS, pursuant to Public Act 94-0783, effective May 19, 2006, the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act") was amended to allow the Village to extend the life of the Downtown TIF District to thirty-five (35) years, with real estate taxes for 2023, as collected during 2024, being the last year of real estate taxes subject to the Downtown TIF District; and

WHEREAS, the Village is, based on the foregoing, considering the approval of a further amendment to the Amended TIF Plan for the Downtown TIF District, pursuant to the TIF Act, to extend the life of the Downtown TIF District for an additional twelve (12) years and to address and accommodate redevelopment during the extended life of the Downtown TIF District beyond its original termination date (hereinafter referred to as the "Second Amendment"); and

WHEREAS, pursuant to proper notice, the Village held the public meeting, as required by 65 ILCS 5/11-74.4-6(e), in regard to the proposed Second Amendment to the Amended TIF Plan for the Downtown TIF District, on September 6, 2006; and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(c) of TIF Act, prior to the adoption of the ordinance approving the Second Amendment to the Amended TIF Plan for the Downtown TIF District, the Village must fix a time and place for a public hearing; and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, prior to the adoption of the ordinance approving the Second Amendment to the Amended TIF Plan for the Downtown TIF District, the Village must convene a meeting of the Joint Review Board (hereinafter referred to as the "JRB") to consider the proposal; and

WHEREAS, it is the desire of the President and Board of Trustees of the Village to conduct such public hearing and to convene said meeting of the JRB;

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

SECTION 1: That pursuant to the provisions of the TIF Act, the President and Board of Trustees hereby designate the date of Thursday, December 7, 2006, at the hour of 7:30 p.m. at the Lombard Municipal Complex, Board Room, 255 East Wilson Avenue, Lombard, Illinois, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the proposed Second Amendment to the Amended TIF Plan for the Downtown TIF District.

SECTION 2: That a copy of the proposed Second Amendment to the Amended TIF Plan for the Downtown TIF District has been on file in the office of the Village Clerk, and has been available for public inspection during regular Village business hours, since August 18, 2006.

SECTION 3: That at the public hearing, any interested person, taxpayer or affected taxing district may file with the Village Clerk written comments and/or

objections to, and may be heard orally with respect to, any issues embodied in the notice of public hearing attached hereto.

SECTION 4: That the JRB for the Downtown TIF District, as previously established, shall meet on Thursday, October 19, 2006, at 4:30 p.m. at the Lombard Municipal Complex, Community Room, 255 East Wilson Avenue, Lombard, Illinois. The JRB shall review the public record, planning documents and proposed Second Amendment to the Amended TIF Plan for the Downtown TIF District. The JRB shall make an advisory recommendation to the Village within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of amending the Amended TIF Plan for the Downtown TIF District in accordance with the Second Amendment. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, the JRB consists of one (1) representative from each of the following taxing districts: College of DuPage Community College District 502, Glenbard Township High School District No. 87, Lombard Elementary School District No. 44, the Lombard Park District, the County of DuPage, York Township, and the Village of Lombard (current member William J. Mueller, who serves as chairperson of the JRB); and a public member (the current public member is Gary Bird).

SECTION 5: That the Village of Lombard's representative on the JRB is hereby reconfirmed as William J. Mueller or his designee.

SECTION 6: That a notice setting forth the availability of the Second Amendment to the Amended TIF Plan for the Downtown TIF District, and how to obtain a copy thereof, shall be sent by mail to all residential addresses within seven hundred fifty (750) feet of the boundaries of the Downtown TIF District and to all persons who have registered on the Village's TIF Interested Parties Registry, within a reasonable time after the adoption of this Ordinance, as required by Section 5/11-74.4-5(a) of the TIF Act, with said notice being substantially in the form attached hereto as EXHIBIT A and made part hereof.

SECTION 7: That a notice of the public hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the public hearing shall be given by publication and by first class U.S. Mail, all as required by Sections 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as EXHIBIT B and made part hereof.

SECTION 8: That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Passed on first reading this ____ day of _____, 2006.

First reading waived by action of the Board of Trustees this ____ day of _____, 2006.

Passed on second reading this ____ day of _____, 2006,
pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2006.

William J. Mueller
Village President

(SEAL)

ATTEST:

Brigitte O'Brien
Village Clerk

EXHIBIT A

NOTICE OF THE AVAILABILITY OF THE SECOND AMENDMENT TO THE LOMBARD DOWNTOWN TAX INCREMENT FINANCING DISTRICT AMENDED REDEVELOPMENT PLAN AND PROJECT

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Lombard's Downtown Tax Increment Financing District or have registered your name on the Village of Lombard Tax Increment Financing Interested Parties Registry, that the Second Amendment to the Amended Redevelopment Plan and Project for the Village of Lombard's Downtown Tax Increment Financing District, relative to the proposed extension of the life of the Village of Lombard's Downtown Tax Increment Financing District for an additional twelve (12) years and amendments to the Amended Redevelopment Plan and Project to address and accommodate redevelopment during the extended life of the Village of Lombard's Downtown Tax Increment Financing District beyond its original termination date, is available for your review. Copies of said Second Amendment can be obtained at the Lombard Village Hall, Community Development Department, 255 East Wilson Avenue, Lombard, Illinois, 60148, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

VILLAGE OF LOMBARD

Brigitte O'Brien
Village Clerk

EXHIBIT B

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 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

180461-49/72

LAW OFFICES

KLEIN, THORPE AND JENKINS, LTD.

Is this on the agenda?

RINDA Y. ALLISON
TERRENCE M. BARNICLE
JAMES P. BARTLEY
THOMAS P. BAYER
GERARD E. DEMPSEY
MICHAEL J. DUGGAN
JAMES V. FERLOLO
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

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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. PETSCHKE
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: Dave Hulseberg, Director of Community Development,
Village of Lombard

FROM: Tom Bayer, Village Attorney

DATE: September 13, 2006

SUBJECT: **Further Extension of the Life of the Downtown TIF District and the
Amendment of the Amended Redevelopment Plan and Project
In Relation Thereto**

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

Per the TIF Amendment Schedule distributed on July 18, 2006, enclosed please find the following Ordinance for the September 21, 2006, Village Board meeting:

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

Per the TIF Amendment Schedule, the Joint Review Board meeting has been scheduled for October 19, 2006 at 4:30 p.m. and the Public Hearing has been scheduled for December 7, 2006 at 7:30 p.m.

Please note that, prior to adoption of the Ordinance, Exhibits "1" (the legal description of the Downtown TIF District) and "2" (the map of the Downtown TIF District with street names) must be attached to Exhibit B.

Please provide me with a certified copy of the Ordinance by Tuesday, September 26, 2006, so I can mail out the required notices on Thursday, September 28, 2006.

Finally, please be advised that I will prepare an agenda and proposed written recommendation for the Joint Review Board meeting.

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

encl.

cc: William T. Lichter, Village Manager (w/encl.)
Leonard Flood, Finance Director (w/encl.)
William Heniff, Senior Planner (w/encl.)
Robert Rychlicki, Kane McKenna & Associates (w/encl.)

180467-49/72

ORDINANCE NO. _____

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

WHEREAS, pursuant to Ordinance Numbers 3121, 3122 and 3123, adopted February 2, 1989, the Village of Lombard (hereinafter referred to as the "Village") approved a tax increment redevelopment plan and project (hereinafter referred to as the "TIF Plan"), designated the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area"), and adopted tax increment financing relative to the Village's downtown area tax increment financing district (hereinafter referred to as the "Downtown TIF District"); and

WHEREAS, the Downtown TIF District was originally established as a sixteen (16) year tax increment financing district, with real estate taxes for 2004, as collected during 2005, being the last year of real estate taxes subject to the Downtown TIF District, notwithstanding the fact that the State statutes authorized up to a twenty-three (23) year life for tax increment financing districts; and

WHEREAS, pursuant to Ordinance Number 5145, adopted June 6, 2002, the Village approved an amendment to Ordinance Number 3121 and the TIF Plan that was attached thereto, pursuant to which the life of the Downtown TIF District was extended for an additional seven (7) years, with real estate taxes for 2011, as collected during 2012, being the last year of real estate taxes subject to

the Downtown TIF District (the TIF Plan as amended by said Ordinance Number 5145 being hereinafter referred to as the “Amended TIF Plan”); and

WHEREAS, pursuant to Public Act 94-0783, effective May 19, 2006, the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the “TIF Act”) was amended to allow the Village to extend the life of the Downtown TIF District to thirty-five (35) years, with real estate taxes for 2023, as collected during 2024, being the last year of real estate taxes subject to the Downtown TIF District; and

WHEREAS, the Village is, based on the foregoing, considering the approval of a further amendment to the Amended TIF Plan for the Downtown TIF District, pursuant to the TIF Act, to extend the life of the Downtown TIF District for an additional twelve (12) years and to address and accommodate redevelopment during the extended life of the Downtown TIF District beyond its original termination date (hereinafter referred to as the “Second Amendment”); and

WHEREAS, pursuant to proper notice, the Village held the public meeting, as required by 65 ILCS 5/11-74.4-6(e), in regard to the proposed Second Amendment to the Amended TIF Plan for the Downtown TIF District, on September 6, 2006; and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(c) of TIF Act, prior to the adoption of the ordinance approving the Second Amendment to the Amended TIF Plan for the Downtown TIF District, the Village must fix a time and place for a public hearing; and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, prior to the adoption of the ordinance approving the Second Amendment to the Amended TIF Plan for the Downtown TIF District, the Village must convene a meeting of the Joint Review Board (hereinafter referred to as the "JRB") to consider the proposal; and

WHEREAS, it is the desire of the President and Board of Trustees of the Village to conduct such public hearing and to convene said meeting of the JRB;

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

SECTION 1: That pursuant to the provisions of the TIF Act, the President and Board of Trustees hereby designate the date of Thursday, December 7, 2006, at the hour of 7:30 p.m. at the Lombard Municipal Complex, Board Room, 255 East Wilson Avenue, Lombard, Illinois, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the proposed Second Amendment to the Amended TIF Plan for the Downtown TIF District.

SECTION 2: That a copy of the proposed Second Amendment to the Amended TIF Plan for the Downtown TIF District has been on file in the office of the Village Clerk, and has been available for public inspection during regular Village business hours, since August 18, 2006.

SECTION 3: That at the public hearing, any interested person, taxpayer or affected taxing district may file with the Village Clerk written comments and/or

objections to, and may be heard orally with respect to, any issues embodied in the notice of public hearing attached hereto.

SECTION 4: That the JRB for the Downtown TIF District, as previously established, shall meet on Thursday, October 19, 2006, at 4:30 p.m. at the Lombard Municipal Complex, Community Room, 255 East Wilson Avenue, Lombard, Illinois. The JRB shall review the public record, planning documents and proposed Second Amendment to the Amended TIF Plan for the Downtown TIF District. The JRB shall make an advisory recommendation to the Village within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of amending the Amended TIF Plan for the Downtown TIF District in accordance with the Second Amendment. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, the JRB consists of one (1) representative from each of the following taxing districts: College of DuPage Community College District 502, Glenbard Township High School District No. 87, Lombard Elementary School District No. 44, the Lombard Park District, the County of DuPage, York Township, and the Village of Lombard (current member William J. Mueller, who serves as chairperson of the JRB); and a public member (the current public member is Gary Bird).

SECTION 5: That the Village of Lombard's representative on the JRB is hereby reconfirmed as William J. Mueller or his designee.

SECTION 6: That a notice setting forth the availability of the Second Amendment to the Amended TIF Plan for the Downtown TIF District, and how to obtain a copy thereof, shall be sent by mail to all residential addresses within seven hundred fifty (750) feet of the boundaries of the Downtown TIF District and to all persons who have registered on the Village's TIF Interested Parties Registry, within a reasonable time after the adoption of this Ordinance, as required by Section 5/11-74.4-5(a) of the TIF Act, with said notice being substantially in the form attached hereto as EXHIBIT A and made part hereof.

SECTION 7: That a notice of the public hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the public hearing shall be given by publication and by first class U.S. Mail, all as required by Sections 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as EXHIBIT B and made part hereof.

SECTION 8: That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Passed on first reading this ____ day of _____, 2006.

First reading waived by action of the Board of Trustees this ____ day of _____, 2006.

Passed on second reading this ____ day of _____, 2006,
pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2006.

William J. Mueller
Village President

(SEAL)

ATTEST:

Brigitte O'Brien
Village Clerk

EXHIBIT A

NOTICE OF THE AVAILABILITY OF THE SECOND AMENDMENT TO THE LOMBARD DOWNTOWN TAX INCREMENT FINANCING DISTRICT AMENDED REDEVELOPMENT PLAN AND PROJECT

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Lombard's Downtown Tax Increment Financing District or have registered your name on the Village of Lombard Tax Increment Financing Interested Parties Registry, that the Second Amendment to the Amended Redevelopment Plan and Project for the Village of Lombard's Downtown Tax Increment Financing District, relative to the proposed extension of the life of the Village of Lombard's Downtown Tax Increment Financing District for an additional twelve (12) years and amendments to the Amended Redevelopment Plan and Project to address and accommodate redevelopment during the extended life of the Village of Lombard's Downtown Tax Increment Financing District beyond its original termination date, is available for your review. Copies of said Second Amendment can be obtained at the Lombard Village Hall, Community Development Department, 255 East Wilson Avenue, Lombard, Illinois, 60148, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

VILLAGE OF LOMBARD

Brigitte O'Brien
Village Clerk

EXHIBIT B

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 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

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