

ORDINANCE NO. 5348

**AN ORDINANCE CALLING FOR A PUBLIC HEARING AND JOINT
REVIEW BOARD MEETING TO CONSIDER DESIGNATION OF A
REDEVELOPMENT PROJECT AREA, REDEVELOPMENT PLAN AND
REDEVELOPMENT PROJECT FOR THE VILLAGE OF LOMBARD
[ST. CHARLES ROAD TIF DISTRICT I (WEST)]**

WHEREAS, the Village of Lombard is considering the designation of a redevelopment project area and the approval of a redevelopment plan and redevelopment project within the corporate limits of the Village of Lombard, to be called the Lombard St. Charles Road Tax Increment Financing (TIF) District I (West), pursuant to the "Tax Increment Allocation Redevelopment Act", 65 ILCS 5/11-74.4-1 et seq. (hereinafter referred to as the "TIF Act"); and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(a) of the TIF Act, as amended, prior to the adoption of an ordinance proposing the designation of a redevelopment project area or approval of a redevelopment plan or redevelopment project, the Village must fix a time and place for public hearing; and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, as amended, prior to the adoption of an ordinance proposing the designation of a redevelopment project area or approval of a redevelopment plan or redevelopment project, the Village must convene a 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, October 16, 2003, at the hour of 7:30 p.m. at the Lombard Village Hall, 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 designation of a redevelopment project area, a redevelopment plan and redevelopment project for the area legally described in EXHIBIT A attached hereto and made part hereof.

SECTION 2: That a copy of the proposed redevelopment plan and redevelopment project has been on file in the office of the Village Clerk, and has been available for public inspection during regular Village business hours, since July 17, 2003.

SECTION 3: That at the public hearing, any interested person, taxpayer or affected taxing district may file with the Deputy 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 shall be established and shall first meet on Tuesday, September 9, 2003, at 3:30 p.m. at the Lombard Village Hall, Board Room, 255 East Wilson Avenue, Lombard, Illinois. The JRB shall review the public record, planning documents and proposed ordinances approving the redevelopment plan and project. 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 establishing the redevelopment project area and approving the redevelopment plan. In the event the JRB does not file a report, it shall be presumed that the JRB has found that the redevelopment project area and redevelopment plan satisfy the plan

requirements, the eligibility criteria defined in Section 5/11-74.4-3 of the TIF Act and the objectives of the TIF Act. Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, the JRB shall consist of one (1) representative from each of the following taxing districts: College of DuPage Community College District No. 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; and a public member. The public member and the chairperson of the JRB, in that order, shall be selected by a majority of the JRB members present and voting at said September 9, 2003 meeting.

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

SECTION 6: That a notice setting forth the availability of the redevelopment plan and eligibility report, 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 proposed redevelopment project area and to all persons who have registered on the Village's TIF Interested Parties Registry, within a reasonable time of 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 B 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, 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 C 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 _____, 2003.

First reading waived by action of the Board of Trustees this 21st day of August, 2003.

Passed on second reading this 21st day of August, 2003.


AYES: Trustees DeStephano, Tross, Koenig, Sebby, Soderstrom

NAYS: None

ABSENT: None

ABSTAIN: Trustee Florey

APPROVED by me this 21st day of August, 2003.


Village President

ATTEST:


Deputy Village Clerk

Published by me in pamphlet form this 22nd day of August, 2003.


Deputy Village Clerk

EXHIBIT A

LOMBARD ST. CHARLES ROAD TIF DISTRICT I (WEST)

All that part of the Southwest 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian and the Northwest 1/4 of Section 8, 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 Southwest corner of Lot 1 in Windsor Avenue Subdivision (Doc. No. R1985-063730) of part of the Southwest 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian; thence North along the West line of said Lot 1, and the Northerly extension thereof, to the Northerly line of the Great Western Trail right-of-way; thence Easterly along the Northerly line of the Great Western Trail right-of-way to its intersection with the centerline of Grace Street; thence South along the centerline of Grace Street to its intersection with the Northerly right-of-way line of that portion of St. Charles Road located South of the Union Pacific Railroad right-of-way; thence Westerly along the Westerly extension of said Northerly right-of-way line of St. Charles Road (said Westerly extension also being the Northerly right-of-way line of Parkside Avenue) 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 its intersection with the West right-of-way line of Grace Street; thence North along the West right-of-way line of Grace Street 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 its intersection with the centerline of vacated Martha Street; thence North along the centerline of vacated Martha Street and the Northerly extension thereof to the intersection thereof with the Northerly right-of-way line of St. Charles Road; thence Southwesterly along the Northerly right-of-way line of St. Charles Road to its intersection with the East right-of-way line of Garfield Street; thence North along the East right-of-way line of Garfield Street to the Southwest corner of Lot 9 in Block 19 in H.O. Stone & Co.'s Addition to Lombard (Doc. No. 179463), being a subdivision of parts of the Northwest 1/4 of Section 8 and the Southwest 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian; thence Northeasterly along the Southerly lines of Lots 9 and 2 (including the Northeasterly extension of the Southerly line of Lot 2) in Block 19 in H.O. Stone & Co.'s Addition to Lombard, aforesaid, the Southerly lines of Lots 18 and 9 (including the Northeasterly extension of the Southerly line of Lot 9) in Block 15 in H.O. Stone & Co.'s Addition to Lombard, aforesaid, and the Southerly line of Lot 13 in Block 14 in H.O. Stone & Co.'s Addition to Lombard, aforesaid, to the Southeast corner of said Lot 13 in Block 14 in H.O. Stone & Co.'s Addition to Lombard, aforesaid; thence North along the East lines of Lots 13, 14, 15, 16, 17, 18 and 19 in Block 14 in H.O. Stone & Co.'s Addition to Lombard, aforesaid, to the Northeast corner of said Lot 19 in Block 14 in H.O. Stone & Co.'s Addition to Lombard, aforesaid, said Northeast corner also being a point on the South right-of-way line of Windsor Avenue; thence Westerly along the South right-of-way line of Windsor Avenue to the intersection thereof with the Southerly extension of the West line of Lot 11 in Windsor Avenue Subdivision, aforesaid; thence

Northerly along the Southerly extension of the West line of Lot 11 in Windsor Avenue Subdivision, aforesaid, and the West line of Lot 11 in Windsor Avenue Subdivision, aforesaid, to the Northwest corner of said Lot 11 in Windsor Avenue Subdivision, aforesaid, said Northwest corner also being a point on 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 Northeast corner of Lot 1 in Windsor Avenue Subdivision, aforesaid; thence South along the East line of said Lot 1 in Windsor Avenue Subdivision, aforesaid, to the Southeast corner of said Lot 1; thence West along the South line of said Lot 1 in Windsor Avenue Subdivision, aforesaid, to the place of beginning, all in DuPage County, Illinois;

P.I.N.'s: 06-05-323-005 and -015; 06-05-315-018; 06-05-322-003, -004, -006, -007, -008, -009, -010, -011 and -012; 06-05-321-006, -007, -008 and -009; 06-08-104-008, -009, -010 and -011; 06-08-105-008 and -013; 06-08-106-004, -005, -006 and -010; 06-08-107-001 and -002; 06-08-110-002; 06-08-133-001, -002, -003 and -004;

Common Addresses: 151 North Charlotte Street; 222 East Windsor Avenue; 130, 136, 140, 144, 200, 204, 218, 230, 234, 236, 244 to 250, 376, 380, 384, 386, 390, 396 and 400 East 7 St. Charles Road; and 34, 38, 42 and 46 North Stewart Avenue; all in Lombard, Illinois

EXHIBIT B

**NOTICE OF THE AVAILABILITY OF THE PROPOSED LOMBARD ST.
CHARLES ROAD TAX INCREMENT FINANCING DISTRICT I (WEST)
REDEVELOPMENT PLAN AND ELIGIBILITY REPORT**

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 proposed St. Charles Road Tax Increment Financing District I (West) or have registered your name on the Village of Lombard Tax Increment Financing Interested Parties Registry, that the redevelopment plan and eligibility report, relative to the proposed Village of Lombard St. Charles Road Tax Increment Financing District I (West), are available for your review. Copies of said redevelopment plan and eligibility report can be obtained from William Heniff, Senior Planner, Village of Lombard, 255 East Wilson Avenue, Lombard, Illinois, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

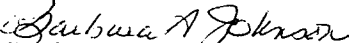
VILLAGE OF LOMBARD

Barbara A. Johnson
Deputy Village Clerk

EXHIBIT B

**NOTICE OF THE AVAILABILITY OF THE PROPOSED LOMBARD ST.
CHARLES ROAD TAX INCREMENT FINANCING DISTRICT I (WEST)
REDEVELOPMENT PLAN AND ELIGIBILITY REPORT**

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 proposed St. Charles Road Tax Increment Financing District I (West) or have registered your name on the Village of Lombard Tax Increment Financing Interested Parties Registry, that the redevelopment plan and eligibility report, relative to the proposed Village of Lombard St. Charles Road Tax Increment Financing District I (West), are available for your review. Copies of said redevelopment plan and eligibility report can be obtained from William Heniff, Senior Planner, Village of Lombard, 255 East Wilson Avenue, Lombard, Illinois, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

VILLAGE OF LOMBARD

Barbara A. Johnson
Deputy Village Clerk

EXHIBIT C

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT
PROJECT AREA, A REDEVELOPMENT PLAN AND A REDEVELOPMENT
PROJECT FOR THE PROPOSED LOMBARD ST. CHARLES ROAD TAX
INCREMENT FINANCING DISTRICT I (WEST)**

Notice is hereby given that a public hearing will be held on Thursday, October 16, 2003, at 7:30 p.m. at the Lombard Village Hall, Board Room, 255 East Wilson Avenue, Lombard, Illinois, on the proposed designation of a Redevelopment Project Area, Redevelopment Plan and Redevelopment Project for the proposed Lombard St. Charles Road Tax Increment Financing District I (West), 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 proposed Lombard St. Charles Road Tax Increment Financing District I (West) 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 Redevelopment Plan and Redevelopment Project provide for land acquisition, improvements to the public infrastructure within the proposed Redevelopment Project Area and for the Village of Lombard to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated Village actions include, but are not limited to, the vacation of portions of existing rights-of-way, the encouragement of redevelopment agreements and improving public facilities such as utility improvements, storm water detention improvements and related site work. The Village of Lombard would realize the goals and objectives of the Redevelopment Plan through public finance techniques including, but not limited to, tax increment allocation financing.

A copy of the Redevelopment Plan and Eligibility Report have been on file with the Village since July 17, 2003, and are 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 office of William Heniff, Senior Planner, Village of Lombard, 255 East Wilson Avenue, Lombard, Illinois, 60148. Copies of the Redevelopment Plan and Eligibility Report are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Community Affairs. William Heniff, Senior Planner for the Village of Lombard [(630) 620-3599] or Robert Rychlicki of Kane, McKenna & Associates, Inc. [(312) 444-1702], can be contacted for further information.

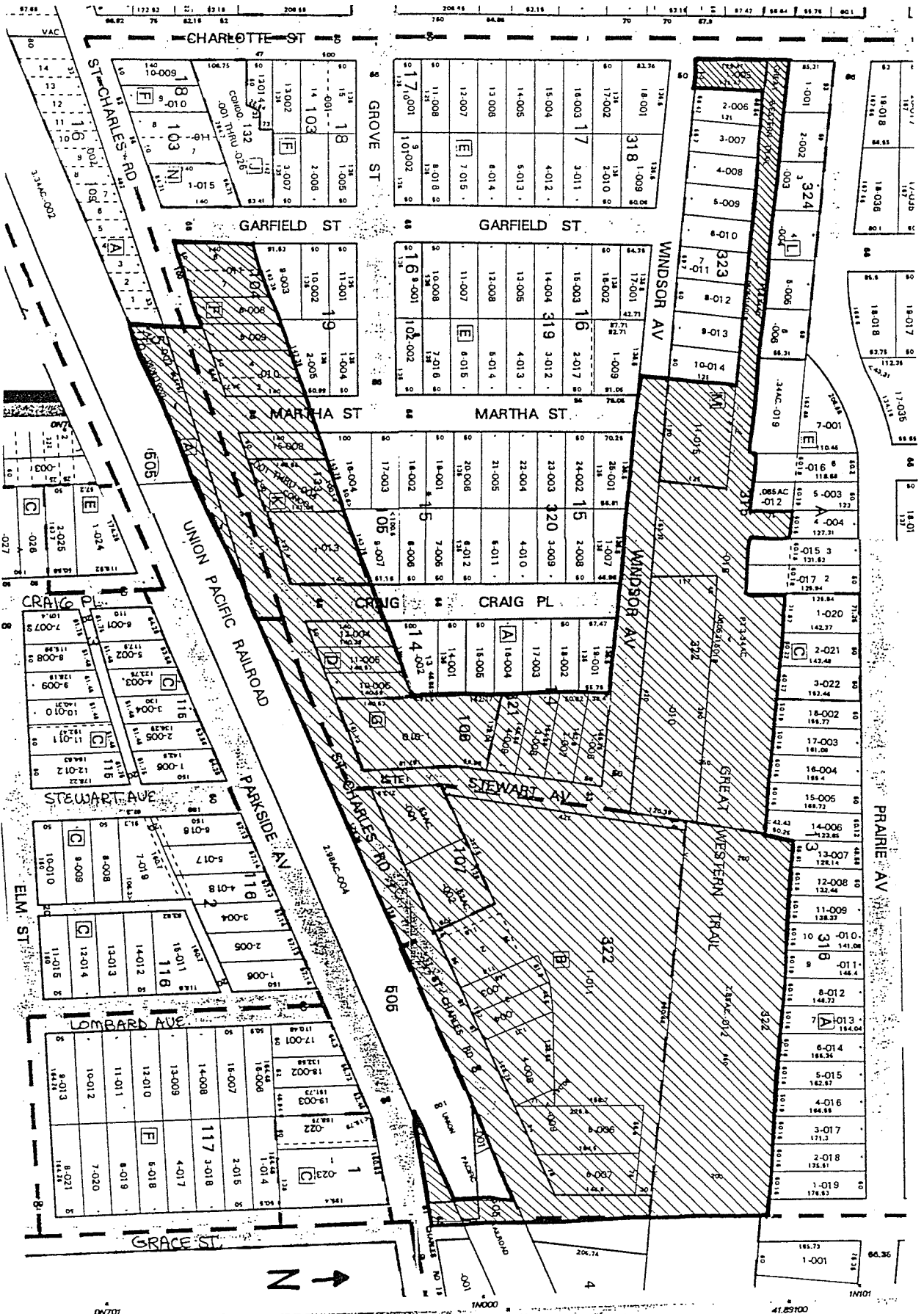
Pursuant to the TIF Act, a Joint Review Board for the proposed Lombard St. Charles Road Tax Increment Financing District I (West) (the "JRB") is being established to review the public record, planning documents and proposed ordinances approving the redevelopment plan and project relative to the proposed Lombard St. Charles Road Tax Increment Financing District I (West). Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: College of DuPage Community College District No. 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; and a public member. The public member and the chairperson of the JRB, in that order, shall be selected by a majority of the JRB members present and voting at the initial meeting of the JRB.

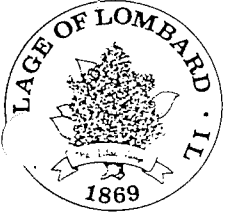
Pursuant to the TIF Act, the first meeting of the JRB will be held on Tuesday, September 9, 2003 at 3:30 p.m. at the Lombard Village Hall, Board Room, 255 East Wilson Avenue, Lombard, Illinois, 60148. Those taxing districts with representatives on the JRB are hereby notified of said JRB meeting. The JRB's recommendation on the Redevelopment Project Area and Redevelopment

Plan shall be advisory and non-binding, and shall be adopted by a majority vote of the JRB members present and voting and shall be 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 establishing the Redevelopment Project Area.

Prior to and at the October 16, 2003, Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Community Affairs may file with the Deputy Village Clerk written comments to and may be heard orally with respect to the designation of the Redevelopment Project Area and approval of the Redevelopment Plan in relation thereto. Written comments are invited and can be sent in advance of the Public Hearing to the Lombard Deputy 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
Barbara A. Johnson, Deputy Village Clerk





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

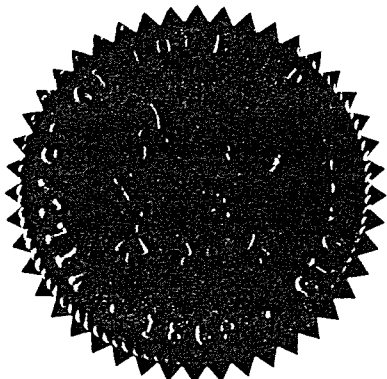
I further certify that attached hereto is a copy of ORDINANCE 5348

AN ORDINANCE CALLING FOR A PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER DESIGNATION OF A REDEVELOPMENT PROJECT AREA, REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE VILLAGE OF LOMBARD

(ST. CHARLES ROAD TIF DISTRICT I)(WEST)

of the said Village as it appears from the official records of said Village duly approved August 21, 2003.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 22nd day of August, 2003.



Barbara A. Johnson

Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois