

**RESOLUTION
R 65-24**

**A RESOLUTION APPROVING A FIRST AMENDMENT
TO RESOLUTION 49-23 APPROVING A DOWNTOWN RESTAURANT
FORGIVABLE LOAN, A DOWNTOWN RETAIL BUSINESS GRANT AND A
DOWNTOWN RENOVATION AND IMPROVEMENT GRANT FOR THE
PROPERTY COMMONLY KNOWN AS 2-8 W. ST. CHARLES ROAD**

WHEREAS, the Village of Lombard (the “Village”) disburses funds for the Downtown Restaurant Forgivable Loan Program, the Downtown Retail Business Grant and the Downtown Renovation and Improvement Grant (the “Programs”) under the authority of the Village Board of Trustees, and will provide monetary grants to qualified property owners in the Lombard Downtown Tax Increment Financing (TIF) District to enhance and improve buildings and parking areas; and,

WHEREAS, property owner 10 W. St. Charles LLC (the “Applicant”), applied for grants in these Programs for interior and exterior renovations to the building (the “Project”) legally described as Exhibit A attached hereto and made a part hereof, and located at 2-8 W. St. Charles Road, Lombard, Illinois (the “Subject Properties”); and,

WHEREAS, the Village Board adopted Resolution 49-23 on September 21, 2023 approving the requested Program grants to the Applicant, subject to the terms and conditions; and,

WHEREAS, the applicant has applied for and received requisite building permit approvals and has been continuing construction of the Project; and,

WHEREAS, it is probable that the Project will not be completed by December 31, 2024, which is the final date in which expenditures can be paid by the Village from revenues within the TIF District, given its life termination as set forth by Illinois State Statutes and Ordinance 8299 of Village Code; and

WHEREAS, if Project activities occur after December 31, 2024, the Village seeks to utilize funds within the Economic Development Fund, if necessary, to meet the full grant award amount previously set forth within Resolution 49-23; and

WHEREAS, the Village finds that utilization of the applicable and eligible TIF funds as well as applicable Business District Funds for the Project will complement and support the Village’s plans to maintain a quality Central Business District;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following preamble statements as set forth within “EXHIBIT B” in Resolution 49-23 shall be added as follows:

WHEREAS, the Village has also established a Downtown Grant Program Policy, adopted January 4, 2024, to provide for grant fund availability for projects within the defined area; and

WHEREAS, the Village has determined that TIF funds or funds available within the Village’s Downtown Grant Program, through the Economic Development Fund Policy, whichever is deemed appropriate by the Village, may be utilized for reimbursement of eligible grant improvements.

SECTION 2: That Section 2, Condition 2 of Resolution 49-23 shall be amended to read as follows:

2. Work shall be completed within ninety (90) days of approval of the First Amendment.

SECTION 3: All other provisions set forth within Resolution 49-23 not amended by the First Amendment shall remain in full force and effect.

Adopted this 19th day of December 2024, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Militello and Bachner

Nays: None

Absent: None

Approved by me this 19th day of December 2024.


Keith T. Giagnorio
Village President

ATTEST:



Elizabeth Brezinski
Village Clerk

EXHIBIT A
Legal Description

2 W. ST. CHARLES ROAD (06-07-206-042)

LOT 2 AND THAT PART OF LOT 3, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF ST. CHARLES ROAD (FORMERLY LAKE STREET) 65.0 FEET EASTERLY FROM THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 11; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 5, 68.0 FEET, MORE OR LESS TO THE SOUTH LINE OF THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF SAID LOT 3; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF LOT 3 TO THE EAST LINE OF SAID LOT 3 (BEING THE WEST LINE OF MAIN STREET); THENCE SOUTH ALONG THE EAST LINE OF LOT 3, 30.0 FEET, PRE PRESS. TP THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LOINE OF LOT 2, 35.0 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2 (BEING THE NORTH LINE OF ST. CHARLES ROAD)(FORMERLY LAKE STREET); THENCE WESTERLY ALONG THE NORTH LINE OF ST. CHARLES ROAD, 39-28 FEET TO THE PLACE OF BEGINNING (EXCEPTING THE WESTERLY 20-5 FEET OF SAID PART OF LOT 3 AFORESAID) IN BLOCK 11 IN THE TOWN OF LOMBARD, BEING A SUBDIVISION OF PART OF SECTION 5 TO 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ALSO

6 WEST ST. CHARLES ROAD (06-07-206-022)

THE WESTERLY 20.5 FEET OF THE PART OF LOT 3 IN BLOCK 11 OF THE PLAT OF THE TOWN OF LOMBARD DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF LAKE STREET 65 FEET EASTERLY FROM THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 11; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 5, 70 FEET; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF MAIN STREET, 22 FEET NORTHERLY FROM THE NORTHEASTERLY CORNER OF LOT 2 IN SAID BLOCK; THENCE SOUTH ALONG THE WEST LINE OF MAIN STREET, 22 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 23 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2, 35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2 AND THE NORTH LINE OF LAKE STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LAKE STREET 39-28 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; ALSO

8 W. ST. CHARLES ROAD (06-07-206-032)

THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF LOTS 3 AND 4 AND THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF THAT PART OF LOT 5 (BEING 20.0 FEET MORE OR LESS) LYING EAST OF THE EAST LINE OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED FROM JOSEPH B. HULL TO ISAAC CLAFLIN AND RECORDED OCTOBER 121, 1869, AS DOCUMENT 11925 (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED TRACT, TO-WIT: BEGINNING ON THE SOUTH LINE OF SAID LOT 4, 5.0 FEET EAST OF THE SOUTHWEST CORNER

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THEREOF; ALONG AN OLD FENCE LINE) 5.0 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOTS (BEING ALONG AN OLD FENCE LINE) 35.0 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 3 (BEING ALONG AN OLD FENCE LINE) 70.0 FEET TO THE SOUTH LINE OF SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTH LINE 60.0 FEET TO THE PLACE OF BEGINNING (AND BEING THE SAME PROPERTY AS DESCRIBED IN QUIT CLAIM DEED FROM GEORGE H. FISCHER AND WIFE, TO MARY S. OTT AND MAY OTT RECORDED APRIL 18, 1930, AS DOCUMENT 296170) IN BLOCK 11 IN THE TOWN OF LOMBARD, BEING A SUBDIVISION OF PART OF SECTIONS 5 TO 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.