

**RESOLUTION NO. \_\_\_\_\_**

**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 \_\_\_\_ day of \_\_\_\_\_, 2005 pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_, 2005.

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

**ATTEST:**

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