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**ORDINANCE NO. 5082**

**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 REDEVELOPMENT PLAN AND REDEVELOPMENT 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 approved a tax increment redevelopment plan and project, designated the tax increment 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**, pursuant to Section V(J) of Exhibit B to Ordinance Number 3121, as referenced above, the Downtown TIF District was 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 authorize up to a twenty-three (23) year life for tax increment financing districts; and

**WHEREAS**, it has become evident to the Village that the full redevelopment value of the Downtown TIF District will not be achieved without extending the life of the Downtown TIF District for an additional seven (7) years, so as to have said Downtown TIF District exist for the full time period authorized by State statute; and

**WHEREAS**, the Village is, based on the foregoing, considering the approval of an amendment to the redevelopment plan and redevelopment project for the Downtown TIF District, pursuant to the "Tax Increment Allocation Redevelopment Act", 65 ILCS 5/11-74.4-1 et seq.

(hereinafter referred to as the "TIF Act"), to extend the life of the Downtown TIF District for an additional seven (7) years; and

**WHEREAS**, pursuant to the provisions of Section 5/11-74.4-5(c) of TIF Act, prior to the adoption of an ordinance proposing an amendment to the Downtown TIF District redevelopment plan and redevelopment project, to extend the life of the Downtown TIF District by an additional seven (7) years, 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 an ordinance proposing an amendment to the Downtown TIF District redevelopment plan and redevelopment project, to extend the life of the Downtown TIF District by an additional seven (7) years, 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 Joint Review Board;

**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, May 16, 2002, 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 amendment to the redevelopment plan and redevelopment

project for the Downtown TIF District, so as to extend the life of said Downtown TIF District by an additional seven (7) years.

**SECTION 2:** That a copy of the proposed amended redevelopment plan and redevelopment project, in the form of an Extension Proposal Report, has been on file in the office of the Village Clerk, and has been available for public inspection during regular Village business hours, since March 8, 2002.

**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 Monday, April 8, 2002, at 7:30 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 amendment to the Downtown TIF District redevelopment plan and redevelopment project relative to the proposed seven (7) year extension of the life of 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 Downtown TIF District redevelopment plan and redevelopment project to provide for the seven (7) year extension of the life of the Downtown TIF

District. 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 Downtown TIF District Extension Proposal 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 Downtown TIF District 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 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, 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 \_\_\_\_\_, 2002.

First reading waived by action of the Board of Trustees this 21st day of March, 2002.


Passed on second reading this 21st day of March, 2002, pursuant to a roll call vote as follows:

**AYES:** TRUSTEES DESTEPHANO, KOENIG, SEBBY & SODERSTROM  
\_\_\_\_\_

**NAYS:** TRUSTEE TROSS-TRUSTEE FLOREY ABSTAINED  
\_\_\_\_\_

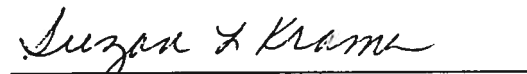
**ABSENT:** NONE  
\_\_\_\_\_

**APPROVED** by me this 21st day of March, 2002.

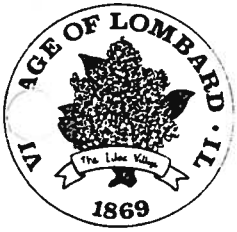
  
\_\_\_\_\_  
William J. Mueller  
Village President

(SEAL)

ATTEST:

  
\_\_\_\_\_  
Suzan L. Kramer, Village Clerk

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**VILLAGE OF LOMBARD**

255 E. Wilson Ave.  
Lombard, Illinois 60148-3931  
630/620-5700 FAX: 630/620-8222  
TDD: 630/620-5812  
www.villageoflombard.org

**NOTICE OF THE AVAILABILITY OF THE LOMBARD DOWNTOWN  
TAX INCREMENT FINANCING DISTRICT EXTENSION PROPOSAL  
REPORT**

**Village President**  
William J. Mueller

**Village Clerk**  
Suzan L. Kramer

**Trustees**  
Joan DeStephano, Dist. 1  
Richard J. Tross, Dist. 2  
Karen S. Koenig, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Village Manager**  
William T. Lichter

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 Extension Proposal Report, relative to the proposed extension of the life of the Village of Lombard's Downtown Tax Increment Financing District for an additional seven (7) years, is available for your review. Copies of said Extension Proposal Report 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.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

VILLAGE OF LOMBARD

Suzan L. Kramer  
Village Clerk



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Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Village Manager**  
William T. Lichter

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

Notice is hereby given that a public hearing will be held on Thursday, May 16, 2002, at 7:30 p.m. at the Lombard Municipal Complex, Board Room, 255 East Wilson Avenue, Lombard, Illinois, on a proposed amendment to the Redevelopment Plan and Redevelopment 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 seven (7) years, 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 amendment to the Redevelopment Plan and Redevelopment Project is limited to the extension of the life of the Lombard Downtown Tax Increment Financing District for an additional seven (7) years. All other provisions of the Redevelopment Plan and Redevelopment Project shall remain as originally approved in 1989.

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A copy of the Extension Proposal Report has been on file with the Village since March 8, 2002, 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 Extension Proposal Report is 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. David Hulseberg, 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 amendment of the Lombard Downtown Tax Increment Financing District Redevelopment Project and Redevelopment Plan. 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).

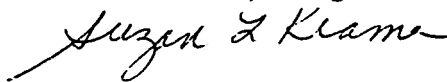
Pursuant to the Act, the meeting of the JRB will be held on Monday, April 8, 2002 at 7:30 p.m. at the Lombard Municipal Complex, Community Room, 255 East Wilson Avenue, Lombard, Illinois, 60148. Those taxing districts with representatives on the JRB are hereby notified of said JRB meeting. The JRB's recommendation on the proposed extension of the Lombard Downtown Tax Increment Financing District for an additional seven (7) years 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 extending the life of the Lombard Downtown Tax Increment Financing District for an additional seven (7) years.

Prior to and at the May 16, 2002 Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Community Affairs may file with the Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed extension of the life of the Lombard Downtown Tax Increment Financing District for an additional seven (7) years, and the proposed amendment to Redevelopment Project and Redevelopment Plan in relation thereto. 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  
Suzan L. Kramer, Village Clerk





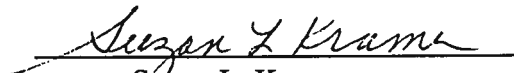
I, **Suzan L. Kramer** verify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a true and correct copy of ORDINANCE 5082

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  
REDEVELOPMENT PLAN AND REDEVELOPMENT  
PROJECT FOR THE DOWNTOWN TAX INCREMENT  
FIANANCING DISTRICT IN RELATION THERETO  
VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS

of the said Village as it appears from the official records of said Village duly passed on March 21, 2002.

**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 March, 2002.



Suzan L. Kramer  
Village Clerk  
Village of Lombard  
DuPage County, Illinois

