

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

FY 2016

Name of Redevelopment Project Area:	Lombard St. Charles Rd TIF 2 East (TIF #3)
Primary Use of Redevelopment Project Area*:	Retail
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law _____

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		x
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		x
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	x	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	x	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		x
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	x	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	x	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		x
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		x
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements labeled Attachment M	x	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2016

TIF NAME: Lombard St. Charles Rd TIF 2 East (TIF #3)

Fund Balance at Beginning of Reporting Period

\$ 716,432

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 224,621	\$ 2,504,550	41%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 13,892	\$ 77,530	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (negative expense and IDOT grade crossing protection fund)	\$ 346,667	\$ 3,468,547	57%

*must be completed where current or prior year(s) have reported funds

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 585,179

Cumulative Total Revenues/Cash Receipts

\$ 6,050,626 | 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 5,622

Distribution of Surplus

Total Expenditures/Disbursements

\$ 5,622

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ 579,558

FUND BALANCE, END OF REPORTING PERIOD*

\$ 1,295,990

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)

\$ (244,010)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2016

TIF NAME: Lombard St. Charles Rd TIF 2 East (TIF #3)

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Auditing services	230	
Legal services	410	
ITIA dues	283	
		\$ 923
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
Rehabilitation of UPRR crossing public improvements	4,698	
		\$ 4,698
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

SECTION 3.2 A

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 5,622

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2016

TIF NAME: Lombard St. Charles Rd TIF 2 East (TIF #3)

FUND BALANCE, END OF REPORTING PERIOD \$ 1,295,990

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
NA	NA	NA

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid		
Audit		\$ 5,000
Legal		\$ 5,000
Grants		\$ 1,500,000
Rehabilitation of UPRR crossing public improvements		\$ 30,000

Total Amount Designated for Project Costs \$ 1,540,000

TOTAL AMOUNT DESIGNATED \$ 1,540,000

SURPLUS*/(DEFICIT) \$ (244,010)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2016

TIF NAME: Lombard St. Charles Rd TIF 2 East (TIF #3)

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

PAGE 1

FY 2016

TIF NAME: Lombard St. Charles Rd TIF 2 East (TIF #3)

*Page 1 is to be included with TIF Report. Pages 2-3 are to be included **ONLY** if projects are listed.

Box below must be filled in with either a check or number of projects, not both

Check if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: _____**ENTER** total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below".

5

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 5,299,189	\$ 5,100,000	\$ 10,399,189
Public Investment Undertaken	\$ 1,502,781	\$ -	\$ 272,922
Ratio of Private/Public Investment	3 10/19		38 10/97

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Oakview Estates

Private Investment Undertaken (See Instructions)	\$ 5,100,000	\$ 5,100,000	\$ 10,200,000
Public Investment Undertaken	\$ 195,525		\$ 195,525
Ratio of Private/Public Investment	26 1/12		52 1/6

Project 2:

Great Western Trail

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,229,859		
Ratio of Private/Public Investment	0		0

Project 3:

Façade grants 2004-2005

Private Investment Undertaken (See Instructions)	\$ 17,014		\$ 17,014
Public Investment Undertaken	\$ 8,507		\$ 8,507
Ratio of Private/Public Investment	2		2

Project 4:

Façade grant 2007-2008 Poolside Dogs, 506 E St Charles Road

Private Investment Undertaken (See Instructions)	\$ 37,780		\$ 37,780
Public Investment Undertaken	\$ 18,890		\$ 18,890
Ratio of Private/Public Investment	2		2

Project 5:

Façade grant 2008-2009 Lombard Hobbies 524 E St Charles Road

Private Investment Undertaken (See Instructions)	\$ 144,395		\$ 144,395
Public Investment Undertaken	\$ 50,000		\$ 50,000
Ratio of Private/Public Investment	2 8/9		2 8/9

Project 6:

Private investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



I, Keith Giagnorio, the elected Chief Executive Officer of the Village of Lombard, County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning January 1, 2016 and ending December 31, 2016.



Village President

6-22-17
Date

K T J

KLEIN, THORPE & JENKINS, LTD.
Attorneys at Law

20 N. Wacker Drive, Ste 1660
Chicago, Illinois 60606-2903
T 312 984 6400 F 312 984 6444

tpbayer@ktjlaw.com
DD 312-984-6422

Attachment C

15010 S. Ravinia Avenue, Ste 10
Orland Park, Illinois 60462-5353
T 708 349 3888 F 708 349 1506

www.ktjlaw.com

MEMORANDUM

To: Attached List of Taxing Districts Affected by
the Village of Lombard Downtown TIF District

Date: June 14, 2017

Re: **Village of Lombard**
St. Charles Road Tax Increment Financing District II (East)

Ladies and Gentlemen:

This opinion is being delivered pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter the "Act") and, more specifically, 65 ILCS 5/11-74.4-5(d)(4).

Please be advised that our office serves as Village Attorney for the Village of Lombard, DuPage County, Illinois (hereinafter the "Village"). On February 19, 2004, the Village adopted by Ordinance Tax Increment Financing for its Village of Lombard St. Charles Road TIF District II (East) Redevelopment Project Area, and by separate Ordinance authorized the DuPage County Clerk to annually certify and cause to be paid to the Village incremental tax revenues generated by the above-captioned Tax Increment Financing District.

In rendering this opinion, we have examined and considered such public records, proceedings and related matters of and with respect to the Village as we deemed necessary. Based on the foregoing, we are of the opinion that:

1. The Village is a municipality duly constituted and validly existing under the Constitution and laws of the State of Illinois; and
2. As of December 31, 2016, the close of the Village's 2016 fiscal year (January 1, 2016 through December 31, 2016), to the best of our knowledge and belief, the Village was in compliance with the provisions of the Act.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

Thomas P. Bayer

Thomas P. Bayer

encl.

cc: President and Board of Trustees (w/ encl.)
Scott Niehaus, Village Manager (w/ encl.)
Timothy Sexton, Finance Director (w/ encl.)
William J. Heniff, Director of Community Development (w/ encl.)

Activities Statement

Within the 2016 fiscal year, the Village expended funds and/or undertook the following activities:

- Costs were expended for the Union Pacific railroad right of way.
- The Village also expended funds on auditing services, legal services, and dues for the Illinois Tax Increment Association.



Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org

Minutes

St. Charles Road TIF 2 - East District Joint Review Board Meeting

Wednesday, September 9, 2015

10:00 AM

Village Hall - Community Room

(Immediately following the completion of the Downtown TIF and St. Charles Road TIF
1-West meetings)

1.0 Call to Order and Pledge of Allegiance

Call to order by Village President Keith Giagnorio at 10:13 a.m.

2.0 Roll Call of Joint Review Board Members

*The following Joint Review Board members were present:
Keith Giagnorio (Village President, Village of Lombard), Paul
Lauricella (DuPage County) and Michael Mariani (York Township
Supervisor).*

*Also in attendance: William J. Heniff, AICP, Director of Community
Development; Jennifer Ganser, Assistant Director of Community
Development, and Tim Sexton, Director of Finance, Village of
Lombard.*

3.0 Public Participation

There was no public participation.

4.0 Approval of Minutes

*A motion was made by Keith Giagnorio, seconded by Michael Mariani,
to approve the minutes of the August 19, 2014 meeting. The motion
passed by unanimous consent of the members present.*

5.0 Appoint Citizen Member

The District currently does not have a Citizen Member.

6.0 Unfinished Business

There was no unfinished business.

7.0 New Business

Ms. Ganser noted this report is for fiscal year 2014 and reviewed the report. Activity was quiet. She noted that the façade grant is eligible in the East TIF, though no one has applied for the grant in 2014 or 2015 to date. Mr. Heniff said the Oak View Estates property went before the Plan Commission as a workshop to discuss townhomes and row homes. Also, a few buildings have seen façade enhancements without the use of TIF funds. Mr. Dillon asked if there were expense outside of the Great Western Train Bridge and Mr. Heniff said no.

8.0 Other Business

There was no other business.

9.0 Information Only

10. Adjournment

On a motion by Michael Mariani and seconded by Keith Giagnorio the meeting was adjourned at 10:18 a.m.

Audited Financial Statements

The audit is attached.

Note: Audit Sections are excerpted from the Village of Lombard Comprehensive Annual Report (CAFR) for the Fiscal Year ended December 31, 2016.

The complete CAFR may be obtained from the Village from the contact person identified in Section 1 of this report or on the Village's website.

Due to the conversion of our financial records to be compliant with GASB Statement #34, the TIF numbers cannot be directly traced to the Comprehensive Annual Financial Report. However, the TIF numbers are included in the Capital Projects Fund. Please contact the Village if any clarification is needed on the TIF financial information.

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

Schedule of Revenues - Budget and Actual
For the Fiscal Year Ended December 31, 2016

	Budget		Actual
	Original	Final	
Taxes			
Utility Tax	\$ 214,470	214,470	207,484
Intergovernmental			
Sales Tax	5,041,230	5,041,230	5,093,738
Motor Fuel Tax Allotments	1,000,000	1,000,000	1,104,864
TIF Revenue	1,768,030	1,768,030	1,713,356
TIF1 West of Grace	52,510	52,510	52,300
TIF2 East of Grace	209,250	209,250	224,621
	<u>8,071,020</u>	<u>8,071,020</u>	<u>8,188,879</u>
Interest			
Investment Income	5,000	5,000	102,547
Miscellaneous			
Contributions from Property Owners	10,000	10,000	10,778
Abatements/Rebates	-	-	70,507
Other	282,270	282,270	388,281
	<u>292,270</u>	<u>292,270</u>	<u>469,566</u>
Total Revenues	<u>8,582,760</u>	<u>8,582,760</u>	<u>8,968,476</u>

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

**Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended December 31, 2016**

	Budget		Actual
	Original	Final	
Capital Outlay			
General Capital Projects			
Street Maintenance Supplies	\$ -	-	264,434
Legal Advertising	-	-	530
Other Professional/Technical Services	-	-	28,792
Engineering Services	-	-	140,100
Miscellaneous Contractual Services	-	-	192,612
Construction Services	2,709,600	2,709,600	1,637,306
Land Purchase/Improvements	-	-	242,465
	<u>2,709,600</u>	<u>2,709,600</u>	<u>2,506,239</u>
Facilities Capital Projects			
Other Professional/Technical Services	-	-	5,936
Construction Services	370,000	370,000	419,680
Repair and Improvements	75,000	75,000	36,125
Miscellaneous Contractual Services	-	-	7,119
	<u>445,000</u>	<u>445,000</u>	<u>468,860</u>
Motor Fuel Tax			
Part-Time Wages	15,000	15,000	-
Overtime Wages	120,000	120,000	106,341
Social Security	930	930	-
Medicare	220	220	-
Street Maintenance Supplies	130,000	130,000	92,690
Engineering Services	-	-	220,548
Construction Services	1,613,800	1,613,800	481,907
	<u>1,879,950</u>	<u>1,879,950</u>	<u>901,486</u>
TIF Downtown Capital Projects			
Regular Salaries	33,100	33,100	-
Life Insurance	50	50	-
Blue Advantage	2,700	2,700	-

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

Schedule of Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2016

	Budget		Actual
	Original	Final	
Capital Outlay (Cont.)			
TIF Downtown Capital Projects (Cont.)			
Social Security	\$ 2,030	2,030	-
Medicare	480	480	-
IMRF	6,080	6,080	-
Operating Supplies	-	-	51
Auditing Services	4,280	4,280	7,438
Legal Services	2,400	2,400	10,483
Other Professional/Technical Services	-	-	18,139
Miscellaneous Contractual Services	220,460	220,460	235,213
Distribution Surplus TIF Revenue	1,564,540	1,564,540	1,542,021
Land Purchase/Improvements	69,600	69,600	-
	<u>1,905,720</u>	<u>1,905,720</u>	<u>1,813,345</u>
TIF1 West of Grace Capital Projects			
Auditing Services	250	250	240
Legal Services	380	380	472
Construction Services	60,000	60,000	(63,060)
Miscellaneous Contractual Services	5,580	5,580	4,982
	<u>66,210</u>	<u>66,210</u>	<u>(57,366)</u>
TIF2 East of Grace Capital Projects			
Auditing Services	250	250	230
Legal Services	380	380	410
Construction Services	-	-	(346,667)
Miscellaneous Contractual Services	9,990	9,990	4,982
	<u>10,620</u>	<u>10,620</u>	<u>(341,045)</u>
Total Capital Outlay	<u>7,017,100</u>	<u>7,017,100</u>	<u>5,291,519</u>
Debt Service			
Principal Retirement	890,400	890,400	890,400
Interest and Fiscal Charges	47,320	47,320	47,811
Total Debt Service	<u>937,720</u>	<u>937,720</u>	<u>938,211</u>

**REPORT OF INDEPENDENT ACCOUNTANTS**

May 3, 2017

The Honorable Village President
Members of the Board of Trustees
Village of Lombard, Illinois

We have examined management's assertion included in its representation report that the Village of Lombard, Illinois, with respect to the St. Charles Road Tax Increment Finance District #2 - East, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the fiscal year ended December 31, 2016. As discussed in that representation letter, management is responsible for the Village of Lombard, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Lombard, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village of Lombard, Illinois' compliance with specified requirements.

In our opinion, management's assertion that the Village of Lombard, Illinois complied with the aforementioned requirements during the fiscal year ended December 31, 2016 is fairly stated in all material respects.

This report is intended solely for the information and use of the President, Board of Trustees, management, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in blue ink that reads "Lauterbach + Amen LLP".

LAUTERBACH & AMEN, LLP

Legal Description of the Redevelopment Project Area

All that part of the Southeast 114 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian, the Northeast 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, the West 112 of the Southwest 114 of Section 4, Township 39 North, Range 11, East of the Third Principal Meridian and the West 112 of the Northwest 114 of Section 9, 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 intersection of the Northerly line of the Great Western Trail right-of-way and the centerline of Grace Street in the Southeast 114 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian; thence Easterly along the Northerly line of the Great Western Trail right-of-way 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 the East right-of-way line of Grace Street; thence South along the East right-of-way line of Grace Street 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 a point on said Southerly line of the Union Pacific Railroad right-of-way which is 45 feet East (as measured along the Southerly line of the Union Pacific right-of-way) of the Northwest corner of Lot 3 in B.D. Kramer Resubdivision (Doc. No. R1973-052562) of part of the Southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian; thence Southeasterly along a line drawn parallel with and 45 feet East of the West line of Lot 3 in B.D. Kramer Resubdivision, aforesaid, to the intersection of said line with the Northerly right-of-way line of Western Avenue; thence Northeasterly along the Northerly right-of-way line of Western Avenue to its intersection with the Northerly extension of the West line of Lot 15 in Block 5 in Sunnyside Addition to Lombard (Doc. No. 191820), a subdivision of part of the Southeast 114 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian; thence South along the Northerly extension of the West line of said Lot 15 in Block 5 in Sunnyside Addition to Lombard, aforesaid, and the West lines of Lots 15, 14, 13, 12, 11, 10, 9, 8 and 7 in Block 5 in Sunnyside Addition to Lombard, aforesaid, to the Southwest corner of Lot 7 in Block 5 in Sunnyside Addition to Lombard, aforesaid; thence Easterly along the South line of Lot 7 in Block 5 in Sunnyside Addition to Lombard, aforesaid, to the Southeast corner of said Lot 7 in Block 5 in Sunnyside Addition to Lombard, aforesaid; thence Easterly, along a straight line, to the Northwest corner of Lot 84 in Robertson's St. Charles Road Addition to Westnore (Doc. No. 157522), a subdivision of part of the Southwest 114 of Section 4, Township 39 North, Range 11, East of the Third Principal Meridian; thence West along the North lines of Lots 84, 83, 82 and 81 in Robertson's St. Charles Road Addition to Westnore, aforesaid, to the Northeast corner of Lot 81 in Robertson's St. Charles Road Addition to Westnore, aforesaid; thence Easterly, along a straight line, to the Southwest corner of Lot 1 in Karban's Resubdivision (Doc. No. R1986-019922) of part of the Southwest 114 of Section 4, Township 39 North, Range 11, East of the Third Principal Meridian; thence East along the South line of Lot 1 in Karban's Resubdivision, aforesaid, to Southeast corner of said Lot 1 in Karban's

Resubdivision, aforesaid, (said Southeast corner of Lot I also being the Northeast corner of Lot 3 in Karban's Resubdivision, aforesaid); thence South along the East line of Lot 3 in Karban's Resubdivision, aforesaid, to its intersection with the North line of Lot I in Rose's Plat of Consolidation (Doc. No. RI987-135515) of part of the Southwest 114 of Section 4, Township 39 North, Range II, East of the Third Principal Meridian; thence East along the North line of Lot I in Rose's Plat of Consolidation, aforesaid, to its intersection with the West right-of-way line of Ahrens Avenue; thence North along the West right-of-way line of Ahrens Avenue to its intersection with the Westerly extension of the South line of Lot 29 in Robertson's St. Charles Road Addition to Westmore, aforesaid; thence East along the Westerly extension of the South line of Lot 29, the South line of Lot 19 and the Easterly extension of the South line of Lot 19, all in Robertson's St. Charles Road Addition to Westmore, aforesaid, to the intersection of the Easterly extension of the South line of Lot 19 in Robertson's St. Charles Road Addition to Westmore, aforesaid, with the centerline of Westmore Avenue (Westmore/Meyers Road); thence South along the centerline of Westmore Avenue (Westmore/Meyers Road) to the intersection thereof with 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 intersection of the Southerly line of the Great Western Trail right-of-way and the Northerly extension of the East right-of-way line of Edgewood Avenue; thence South along the Northerly extension of the East right-of-way line of Edgewood Avenue to its intersection with the South right-of-way line of St. Charles Place; thence West along the South right-of-way line of St. Charles Place and the South right-of-way line of St. Charles Road to the intersection of the South right-of-way line of St. Charles Road and the centerline of Grace Street; thence North along the centerline of Grace Street to its intersection with the North line of the Great Western Trail right-of-way, said point of intersection also being the point of beginning; all in DuPage County, Illinois;

P.I.N.'s: 06-05-427-001, -002 and -003; 06-05-426-001, -002,-003,-004,-006 and -007; 06-05-423-002, -006, -009, -010, -012 and -013; 06-05-421-002 and -007; 06-05-424-005,-006 and -007; 06-05-425-015, -016 and -021; 06-05-428-001; 06-04-309-025, -026 and -029; 06-04-310-045, -046 and -047; 06-04-311-037, -038,-039,-040, -041, -042,-043 and -044; 06-08-200-002 and -003; 06-09-100-001; Pt. 06-09-104-117; 06-09-101-009, -010, -012, -013, -015, -017 and -018; 06-08-218-001;

Commonly known as: 1 North Grace Street; 404, 430, 540, 555, 600, 601, 606, 609, 612, 626, 638, 640, 730, 736, 740 to 774, 806, 812, 819, 820, 825, 833, 901, 902, 906, 912, 916, 922, 925, 926, 932, 935 and 938 East St. Charles Road; 619 East Western Avenue; and 506, 524 and 550 East St. Charles Place; all in Lombard, Illinois.

Attachment O

VILLAGE OF LOMBARD
TIF DISTRICTS

DOWNTOWN TIF (Blue outline)
TIF 1 WEST (Red outline)
TIF 2 EAST (Green outline)

 NOT TO SCALE
OCT 2007

