

**VILLAGE OF LOMBARD**  
**LOMBARD ST. CHARLES ROAD TIF 1 - WEST**  
**TAX INCREMENT FINANCING DISTRICT**  
**ANNUAL REPORT FOR FISCAL YEAR**  
**BEGINNING JUNE 1, 2009 AND ENDING MAY 31, 2010**

---

**Section 1. Name of Redevelopment Project Area and Contact Information**

Refer to chart attached.

**ANNUAL TAX INCREMENT FINANCE REPORT  
OFFICE OF ILLINOIS COMPTROLLER**

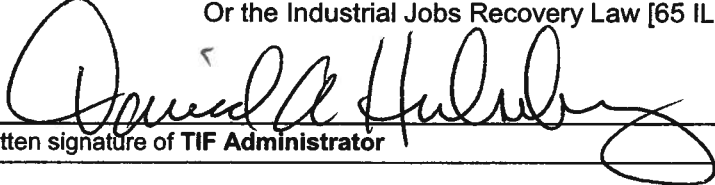
Name of Municipality: Village of Lombard  
County: DuPage  
Unit Code: 022/075/32

Reporting Fiscal Year: **2010**  
Fiscal Year End: 5 / 31 /**2010**

**TIF Administrator Contact Information**

First Name: David	Last Name: Hulseberg
Address: 255 E. Wilson Ave.	Title: Village Manager
Telephone: 630-620-5756	City: Lombard Zip: 60148
E-Mail: hulsebergd@villageoflombard.org	

I attest to the best of my knowledge, this report of the redevelopment project areas in:  
**City/Village of Lombard** is complete and accurate at the end of this reporting  
Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.]  
Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

3/12/11  
Date

---

Written signature of TIF Administrator

**Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\***

**FILL OUT ONE FOR EACH TIF DISTRICT**

Name of Redevelopment Project Area	Date Designated	Date Terminated
Village of Lombard Downtown TIF No. 1	2/1989	
Lombard St. Charles Rd. TIF 1 - West	11/2003	
Lombard St. Charles Rd. TIF 2 - East	2/2004	

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

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

<b>Name of Redevelopment Project Area: Lombard St. Charles Rd TIF 1 - West District (TIF #2)</b>
<b>Primary Use of Redevelopment Project Area*: Other Commercial</b>
<b>If "Combination/Mixed" List Component Types:</b>
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b> <b>Tax Increment Allocation Redevelopment Act <u>X</u> Industrial Jobs Recovery Law _____</b>

	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)] <b>If yes, please enclose the amendment labeled Attachment A</b>	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)] <b>Please enclose the CEO Certification labeled Attachment B</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)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		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)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		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)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	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)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>		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)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	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)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>	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)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	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)] <b>If yes, please enclose the Analysis labeled Attachment J</b>		x
Cumulatively, have deposits 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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		x
Cumulatively, have deposits of incremental 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)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		x
A list of all intergovernmental agreements in effect in FY 2010, 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)] <b>If yes, please enclose list only of the intergovernmental agreements labeled Attachment M</b>	x	

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.  
 FY 2010 Section 2 Lombard St Charles Rd TIF 1 - West District (TIF #2)

## **Attachment A**

### **Amendments to the Redevelopment Plan, the Redevelopment Project Area Boundary**

There were no amendments to the redevelopment plan or the redevelopment project area boundary in FY 2009-10.

**Attachment B**

Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the fiscal year beginning June 1, 2009 and ending May 31, 2010.

Refer to the attached correspondence.

I, William J. Mueller, 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 June 1, 2009 and ending May 31, 2010.



Village President



Date

**Attachment C**

Opinion of legal counsel that the municipality has complied with the Act.

Refer to the attached correspondence.



**KTJ**

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  
00 312-984-6422

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: January 26, 2011

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

---

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 November 20, 2003, the Village adopted by Ordinance Tax Increment Financing for its Village of Lombard St. Charles Road TIF District I (West) 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, and on such other information and documents as we believe necessary to enable us to render this opinion, 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 May 31, 2010, the close of the Village's 2009-2010 fiscal year, 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  
David A. Hulseberg, Village Manager  
Timothy Sexton, Finance Director  
William J. Heniff, Director of Community Development

## **Attachment D**

Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including:

- A. Any project implemented during the fiscal year beginning June 1, 2009 and ending May 31, 2010; and
- B. A description of the redevelopment activities undertaken.

Within the 2009-10 fiscal year, the Village expended funds and/or undertook the following activities associated with implementing the objectives of the redevelopment plan:

- Maintenance costs were expended for the Union Pacific railroad right of way.
- Funds were paid for public right-of-way improvements to East St. Charles Road.
- The Village also expended funds on legal and auditing services.

## **Attachment E**

### **Description of Agreements Regarding Property Disposition or Redevelopment.**

During FY 2009-10, the Village did not enter into any agreements relative to property disposition or redevelopment within the RPA.

## **Attachment F**

**Additional Information on Uses of Funds Related to Achieving Objectives of the  
Redevelopment Plan**

Refer to attachment D

**Attachment G**

**Information Regarding Contracts with TIF Consultants.**

No funds were used for TIF consultants.

## **Attachment H**

### **Reports Submitted by Joint Review Board.**

There were no reports issued by the Joint Review Board (JRB) within FY 2009-10.

## **Attachment I**

### **Summary of any obligations issued by the municipality and official statements**

The Village did not enter into any new redevelopment agreements for properties within the RPA within the 2009-10 fiscal year.

## **Attachment J**

### **Financial Analysis: TIF Obligations**

The Village reviewed the projects described in the previous section and analyzed the incremental tax return associated with the new redevelopment. The Village continues to apply increment to outstanding bonds, and all payments associated with such bonds are current.



## **Attachment K**

For special tax allocation funds that have experienced cumulative deposits of incremental tax revenues of \$100,000 or more, a certified audit report reviewing compliance with the Act performed by an independent public accountant certified and licensed by the authority of the State of Illinois. The audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3.

**VILLAGE OF LOMBARD, ILLINOIS**

**Capital Projects Fund**

**Schedule of Revenues - Budget and Actual  
Year Ended May 31, 2010**

	Budget		Actual
	Original	Final	
<b>Taxes</b>			
Sales Tax	\$ 5,338,780	5,338,780	5,023,409
Utility Tax	2,147,510	2,147,510	2,467,300
	<u>7,486,290</u>	<u>7,486,290</u>	<u>7,490,709</u>
<b>Intergovernmental</b>			
Motor Fuel Tax Allotments	1,187,244	1,187,244	1,080,161
Motor Fuel Tax - High Growth Cities	-	-	23,060
TIF Revenue	2,232,225	2,232,225	2,266,327
TIF1 West of Grace	57,026	57,026	79,964
TIF2 East of Grace	375,850	375,850	303,220
	<u>3,852,345</u>	<u>3,852,345</u>	<u>3,752,732</u>
<b>Interest</b>			
Investment Income	<u>125,000</u>	<u>125,000</u>	<u>170,870</u>
<b>Miscellaneous</b>			
Contributions from Property Owners	15,000	15,000	10,900
Abatements/Rebates	-	-	1,213,344
Other	-	-	86,628
	<u>15,000</u>	<u>15,000</u>	<u>1,310,872</u>
<b>Total Revenues</b>	<u>11,478,635</u>	<u>11,478,635</u>	<u>12,725,183</u>

**VILLAGE OF LOMBARD, ILLINOIS**

**Capital Projects Fund**

**Schedule of Expenditures - Budget and Actual  
Year Ended May 31, 2010**

	Budget		Actual
	Original	Final	
<b>Capital Outlay</b>			
<b>General Capital Projects</b>			
Operating Supplies	\$ -	-	53,087
Street Maintenance Supplies	-	-	200,287
Engineering Services	-	-	801,603
Other Professional/Technical Services	-	-	81,940
Repair and Improvements	89,000	619,000	533,691
Rentals	-	-	10,601
Miscellaneous Contractual Services	-	-	843,975
Capital Improvements	3,163,000	2,633,000	1,262,460
	<u>3,252,000</u>	<u>3,252,000</u>	<u>3,787,644</u>
<b>Infrastructure Capital Projects</b>			
Professional Services - Infrastructure	-	-	30,190
Infrastructure	4,972,360	4,972,360	676,791
Miscellaneous Contractual Services	-	-	3,091,460
	<u>4,972,360</u>	<u>4,972,360</u>	<u>3,798,441</u>
<b>Motor Fuel Tax</b>			
Overtime Wages	60,000	60,000	119,086
Street Maintenance Supplies	300,000	300,000	390,667
Engineering Services	-	-	2,736
Professional Services - Infrastructure	221,235	221,235	-
	<u>581,235</u>	<u>581,235</u>	<u>512,489</u>
<b>TIF Downtown Capital Projects</b>			
Regular Salaries	40,880	40,880	41,672
Part-Time Salaries	-	-	2,075
Overtime Wages	-	-	3,861
Life and AD&D Insurance	70	70	68
Blue Advantage	2,410	2,410	2,188
HMO - Blue Cross/Shield	1,310	1,310	1,193
Social Security - Village	2,510	2,510	2,649
Medicare - Village	590	590	619
IMRF - Village	5,200	5,200	4,479

**VILLAGE OF LOMBARD, ILLINOIS**

**Capital Projects Fund**

**Schedule of Expenditures - Budget and Actual - Continued  
Year Ended May 31, 2010**

	Budget		Actual
	Original	Final	
<b>Capital Outlay (Cont.)</b>			
<b>TIF Downtown Capital Projects (Cont.)</b>			
Operating Supplies	\$ -	600	1,123
Electric	-	-	1,827
Dues and Subscriptions	-	125	125
Auditing Services	-	-	220
Legal Services	-	19,850	19,810
Other Professional/Technical Services	-	-	3,885
Computer Software	-	-	2,290
Miscellaneous Contractual Services	452,640	493,265	509,893
Distribution Surplus TIF Revenue	1,483,038	1,483,038	1,451,783
	<u>1,988,648</u>	<u>2,049,848</u>	<u>2,049,760</u>
<b>TIF1 West of Grace Capital Projects</b>			
Dues and Subscriptions	-	125	125
Auditing Services	-	-	215
Legal Services	-	-	2,014
Miscellaneous Contractual Services	4,551	4,426	4,331
Capital Improvements	-	-	34,495
	<u>4,551</u>	<u>4,551</u>	<u>41,180</u>
<b>TIF2 East of Grace Capital Projects</b>			
Dues and Subscriptions	-	125	125
Auditing Services	-	200	215
Legal Services	-	100	114
Miscellaneous Contractual Services	4,551	4,426	4,331
	<u>4,551</u>	<u>4,851</u>	<u>4,785</u>
<b>Total Capital Outlay</b>	<u>10,803,345</u>	<u>10,864,845</u>	<u>10,194,299</u>
<b>Debt Service</b>			
Principal Retirement	2,141,515	2,141,515	2,141,513
Interest and Fiscal Charges	263,660	263,660	264,852
	<u>2,405,175</u>	<u>2,405,175</u>	<u>2,406,365</u>

## **Attachment L**

### **Letter from Auditor**

Letter is attached

Note: Audit Sections are excerpted from the Village of Lombard Comprehensive Annual Report (CAFR) for the Fiscal Year ended May 31, 2010.

The complete CAFR may be obtained from the Village from the contact person identified in Section 1 of this report.

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 both the Debt Service Fund and the Capital Projects Fund. Please contact the Village if any clarification is needed on the TIF financial information.

**REPORT OF INDEPENDENT ACCOUNTANTS**

October 7, 2010

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 #1 - West, 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 year ended May 31, 2010. 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 year ended May 31, 2010 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.



LAUTERBACH & AMEN, LLP

**Attachment M**

There are no intergovernmental agreements

**Section 3.1 Analysis of Special Tax Allocation Fund**

Refer to the attached tables.



**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.**

Reporting Year	Cumulative
----------------	------------

Fund Balance at Beginning of Reporting Period

\$ 25,280.66
--------------

**Revenue/Cash Receipts Deposited in Fund During Reporting FY:**

			% of Total
Property Tax Increment	\$ 79,964	\$ 274,789	59%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 2,634	\$ 4,397	1%
Land/Building Sale Proceeds		\$ 182,959	40%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period**

\$ 82,598
-----------

**Cumulative Total Revenues/Cash Receipts**

\$ 462,145	100%
------------	------

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

\$ 41,179.78
--------------

**Distribution of Surplus**

\$ -
------

**Total Expenditures/Disbursements**

\$ 41,180
-----------

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

\$ 41,418
-----------

**FUND BALANCE, END OF REPORTING PERIOD**

\$ 66,699
-----------

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

**Section 3.2 Itemized List of Expenditures from Special Tax Allocation Fund**

Refer to the attached tables.

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

		Reporting Fiscal Year
<b>1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)</b>		
Legal Services - Klein Thorpe & Jenkins	114	
Accounting Services - Lauterback & amen	215	
IL Tax Increment Assoc	125	
Legal Services - Butzel Long	1,900	
		\$ 2,354
<b>2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)</b>		
		\$ -
<b>3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)</b>		
		\$ -
<b>4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)</b>		
		\$ -
<b>5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)</b>		
Union Pacific Railroad Pedestrian Crossing (Grace & St Charles)	4,331	
St. Charles Road Improvements	34,495	
		\$ 38,826
<b>6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY</b>		
		\$ -

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		\$ -
8. Financing costs. Subsection (q) (6) and (o)(8)		
		\$ -
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -

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		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 41,180</b>

**Section 3.2 B**

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

Name	Service	Amount



**Section 3.3 Special Tax Allocation Fund Balance (end of reporting period).**

Refer to the attached table.



**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  
 (65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))**

**FUND BALANCE, END OF REPORTING PERIOD** \$ 66,699

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

**Total Amount Designated for Obligations** \$ - \$ -

<b>2. Description of Project Costs to be Paid</b>		
Union Pacific RR Pedestrian Crossing (Grace & St Charles)		\$ (54,077)
Great Western Trail Bridge Project		\$ (352,875)
RTA Planning Grant (20% match)		\$ (5,000)
Winter Decorations		\$ (4,125)

**Total Amount Designated for Project Costs** \$ (416,077)

**TOTAL AMOUNT DESIGNATED** \$ (416,077)

**SURPLUS\*/(DEFICIT)** \$ (349,378)

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

**Section 4.0** A description of all property purchased by the municipality within the Redevelopment Project Area including:

- A. Street Address
- B. Approximate size or description of property
- C. Purchase Price
- D. Seller of property

Refer to table attached.

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

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

  X   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 5.0 Review of Public and Private Investment.**

Refer to table attached.

**SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)**  
 Please include a brief description of each project.

       **No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area**

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ 260,000	\$ -	\$ 260,000
Public Investment Undertaken		\$ -	\$ 68,617
Ratio of Private/Public Investment	0		3 15/19
<b>Project 1:</b>			
<b>151 N Charlotte Redevelopment</b>			
Private Investment Undertaken (See Instructions)	\$ 260,000		\$ 260,000
Public Investment Undertaken	\$ 68,617		\$ 68,617
Ratio of Private/Public Investment	3 15/19		3 15/19
<b>Project 2:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 3:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 4:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 5:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 6:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 7:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 8:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 9:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			

Ratio of Private/Public Investment	0		0
------------------------------------	---	--	---

**Project 10:**

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

**Project 11:**

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

**Project 12:**

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

**Project 13:**

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

**Project 14:**

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

**Project 15:**

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

**Project 16:**

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

**Project 17:**

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

**Project 18:**

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

**Project 19:**

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

**Project 20:**

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

<b>Project 21:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 22:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 23:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 24:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 25:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Section 6.0** Optional Items

Refer to table attached.



**Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.**

**SECTION 6**

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
2003	\$ 1,464,900	\$ 2,373,280

List all overlapping tax districts in the redevelopment project area.  
If overlapping taxing district received a surplus, list the surplus.

The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

**SECTION 7**

Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**SECTION 8**

Provide a general description of the redevelopment project area using only major boundaries:

--

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

**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 St. Charles Road; and 34, 38, 42 and 46 North Stewart Avenue; all in Lombard, Illinois

@PFDesktop\.:ODMA/MHODMA/CH2KDC01;iManage;112490;1

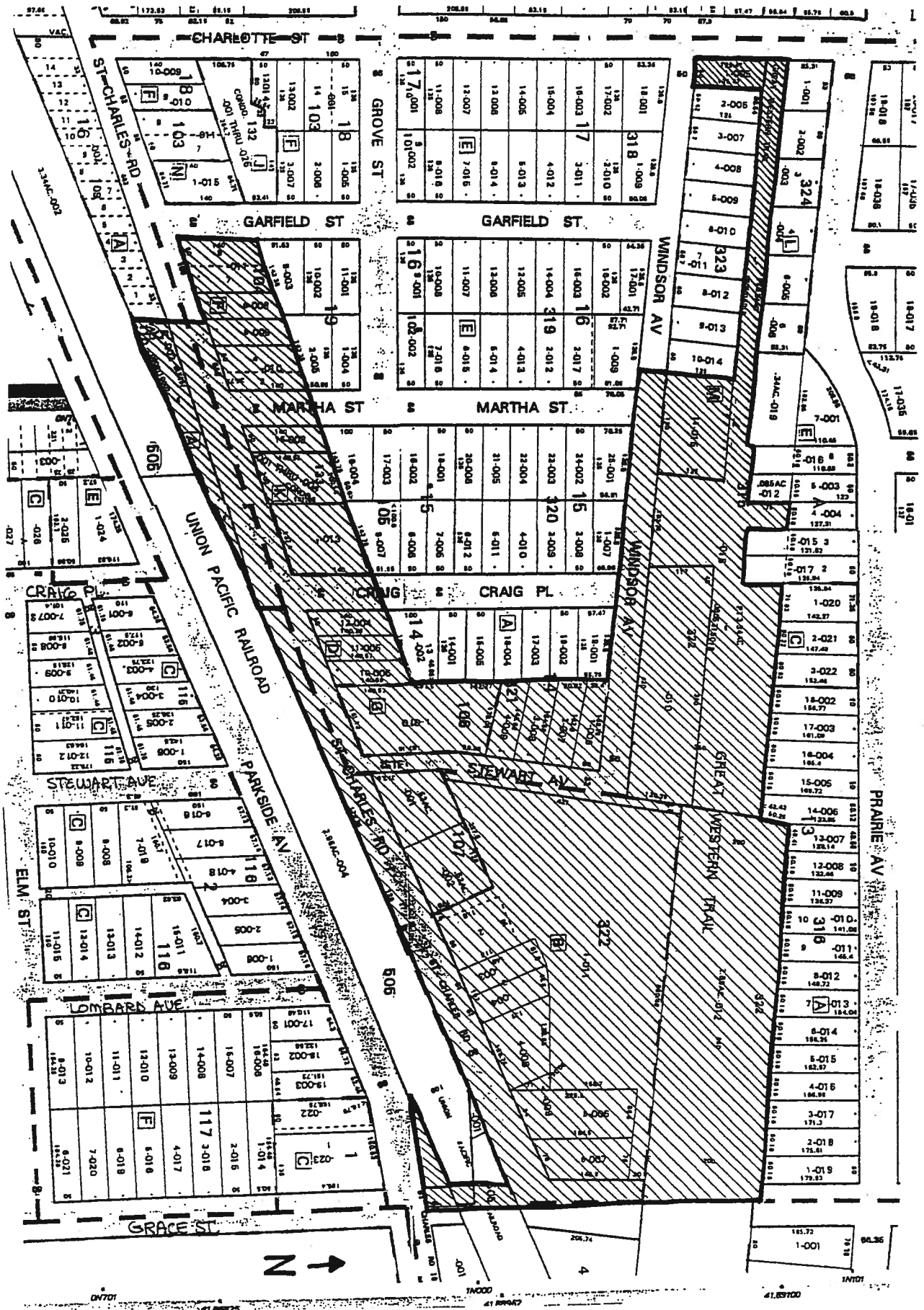


Exhibit "A"