

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2024

Name of Redevelopment Project Area:

Lombard Downtown TIF No. 1

Primary Use of Redevelopment Project Area*:
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
If "Combination/Mixed" List Component Types:
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>
Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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	
For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).		
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
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [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 <u>submitted to</u> the municipality <u>by</u> 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 the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited 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, 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 (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 the list only, not actual agreements (labeled Attachment M).		x
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	x	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2024

Name of Redevelopment Project Area:

Lombard Downtown TIF No. 1

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 404,106

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 3,353,998	\$ 49,685,034	96%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 27,693	\$ 1,167,022	2%
Land/Building Sale Proceeds		\$ 653,231	1%
Bond Proceeds		\$ 6,000	0%
Transfers from Municipal Sources			0%
Private Sources		\$ 90,948	0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 386,156	1%

All Amount Deposited in Special Tax Allocation Fund \$ 3,381,691

Cumulative Total Revenues/Cash Receipts \$ 51,988,391 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 2,032,121

Transfers to Municipal Sources
Distribution of Surplus \$ 1,697,708

Total Expenditures/Disbursements \$ 3,729,829

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (348,138)

Previous Year Adjustment (Explain Below) \$ (55,968)

FUND BALANCE, END OF REPORTING PERIOD* \$ (0)

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

Previous Year Explanation:

Prior year report missing expense of \$55,968 for a transfer to the General Fund for reimb. for FY 2008 purchase of the property located at 11-19 and 21 E. St. Charles Road.

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

FY 2024

Name of Redevelopment Project Area:
Lombard Downtown TIF No. 1

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
PAGE 1

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. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
TIF Dues/ITIA		
Legal Services	2,357	
Audit Services	218	
		\$ 2,575
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
Transfer to General fund for reimb. for FY 2008 purchase of the property located at 11-19 and 21 E. St. Charles Road	144,246	
		\$ 144,246
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Sprinkler Park Grant	2,877	
16 S Park Ave - Punky's Façade & Renovation Improvement Grant	50,000	
2-8 W St Charles Road - Grove Tavern Renovation Imp & Retail Business Grants	170,000	
118 W St Charles - PREA Façade Grant	26,017	
10-12 S Park - UMJK Holdings LLC Façade & Renovation Improvement Grant	68,100	
108 W St Charles Rd - Kyo Façade & Retail Business Grant	102,037	
		\$ 419,031
6. Costs of the construction of public works or improvements.		
Right-of-Way Beautification Program	600	
Downtown Sidewalk Improvement Project	122,687	
S. Park Pedestriaization Project	865,687	
E St Charles Sidewalk Improvement Project	13,034	
101-109 S Main Street Property- RDA Holiday Properties Lilac Station	421,766	
		\$ 1,423,774

SECTION 3.2 A
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
School District Agreement	42,496	
		\$ 42,496
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

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PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 2,032,121

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

FY 2024

Name of Redevelopment Project Area:

Lombard Downtown TIF No. 1

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

FUND BALANCE BY SOURCE \$ (0)

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Total Amount Designated for Project Costs	\$ -	\$ -

TOTAL AMOUNT DESIGNATED \$ -

SURPLUS/(DEFICIT) \$ (0)

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

FY 2024

Name of Redevelopment Project Area:

Lombard Downtown TIF No. 1

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

X

Indicate an 'X' if no property was 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2024

Name of Redevelopment Project Area:

Lombard Downtown TIF#1

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	36
2b. Did the municipality undertake any NEW projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	6

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 29,736,252	\$ -	\$ 29,736,252
Public Investment Undertaken	\$ 7,264,464	\$ -	\$ 7,264,464
Ratio of Private/Public Investment	4 7/75		4 7/75

Project 1*: Façade grant, Factum/Ground Level

Private Investment Undertaken (See Instructions)	\$ 46,530		\$ 46,530
Public Investment Undertaken	\$ 23,265		\$ 23,265
Ratio of Private/Public Investment	2		2

Project 2*: 101-109 S Main St Redevelopment

Private Investment Undertaken (See Instructions)	\$ 16,635,521		\$ 16,635,521
Public Investment Undertaken	\$ 460,044		\$ 460,044
Ratio of Private/Public Investment	36 9/56		36 9/56

Project 3*: Façade Grant, Sky Centers

Private Investment Undertaken (See Instructions)	\$ 19,950		\$ 19,950
Public Investment Undertaken	\$ 9,975		\$ 9,975
Ratio of Private/Public Investment	2		2

Project 4*: Façade Grant, Brick's Pizza

Private Investment Undertaken (See Instructions)	\$ 2,300		\$ 2,300
Public Investment Undertaken	\$ 1,150		\$ 1,150
Ratio of Private/Public Investment	2		2

Project 5*: Downtown Lighting Rehab

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 72,471		\$ 72,471
Ratio of Private/Public Investment	0		0

Project 6*: Façade Grant, Four Paws

Private Investment Undertaken (See Instructions)	\$	88,350	\$	88,350
Public Investment Undertaken	\$	44,175	\$	44,175
Ratio of Private/Public Investment		2		2

Project 7*: Rest. Forgivable Loan, Topaz RG LLC

Private Investment Undertaken (See Instructions)	\$	228,520	\$	228,520
Public Investment Undertaken	\$	83,485	\$	83,485
Ratio of Private/Public Investment		2 14/19		2 14/19

Project 8*: Façade Grant, Shannon's Deli

Private Investment Undertaken (See Instructions)	\$	21,000	\$	21,000
Public Investment Undertaken	\$	10,480	\$	10,480
Ratio of Private/Public Investment		2		2

Project 9*: Facde and Restaurant Grant, MKT

Private Investment Undertaken (See Instructions)	\$	154,047	\$	154,047
Public Investment Undertaken	\$	51,349	\$	51,349
Ratio of Private/Public Investment		3		3

Project 10*: Land acquisition, 109-115 W St Charles Rd

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	107,668	\$	107,668
Ratio of Private/Public Investment		0		0

Project 11*: Carriage House addition

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	234,556	\$	234,556
Ratio of Private/Public Investment		0		0

Project 12*: Relocation costs, Lombard Chamber of Commerce

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	14,560	\$	14,560
Ratio of Private/Public Investment		0		0

Project 13*: Hammerschmidt Storage Garage

Private Investment Undertaken (See Instructions)	\$	66,306	\$	66,306
Public Investment Undertaken	\$	22,102	\$	22,102
Ratio of Private/Public Investment		3		3

Project 14*: St. Charles Rd signalization project

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	110,558	\$	110,558
Ratio of Private/Public Investment		0		0

Project 15*: Public Art Grant

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	139,387	\$	139,387
Ratio of Private/Public Investment		0		0

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16*: Relocation costs, Elmhurst Mem. Hosp. Medical Facility

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	45,746	\$ 45,746
Ratio of Private/Public Investment		0	0

Project 17*: Land acq. Park Avenue downtown parking lot

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	189,666	\$ 189,666
Ratio of Private/Public Investment		0	0

Project 18*: DuPage Theater restoration grant and RFP

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	114,124	\$ 114,124
Ratio of Private/Public Investment		0	0

Project 19*: Façade and restaurant grant, Rosemary and Jeans

Private Investment Undertaken (See Instructions)	\$	112,667	\$ 112,667
Public Investment Undertaken	\$	112,667	\$ 112,667
Ratio of Private/Public Investment		1	1

Project 20*: Big Idea Feasibility Study

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	4,702	\$ 4,702
Ratio of Private/Public Investment		0	0

Project 21*: Lincoln Place Development

Private Investment Undertaken (See Instructions)	\$	11,000,000	\$ 11,000,000
Public Investment Undertaken	\$	196,303	\$ 196,303
Ratio of Private/Public Investment		56 1/28	56 1/28

Project 22*: Façade and Retail Grant, Balkan Bakery

Private Investment Undertaken (See Instructions)	\$	88,100	\$ 88,100
Public Investment Undertaken	\$	44,050	\$ 44,050
Ratio of Private/Public Investment		2	2

Project 23*: Façade Grant, Fringe

Private Investment Undertaken (See Instructions)	\$	1,800	\$ 1,800
Public Investment Undertaken	\$	900	\$ 900
Ratio of Private/Public Investment		2	2

Project 24*: Façade Grant, Thomas J Masterson & Co.

Private Investment Undertaken (See Instructions)	\$	1,695	\$ 1,695
Public Investment Undertaken	\$	848	\$ 848
Ratio of Private/Public Investment		2	2

PAGE 4 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 25*: Façade Grant, Paradiso

Private Investment Undertaken (See Instructions)	\$	789	\$	789
Public Investment Undertaken	\$	345	\$	345
Ratio of Private/Public Investment		2 2/7		2 2/7

Project 26 Name: Façade Grant Fringe (106 W. St. Charles)

Private Investment Undertaken (See Instructions)	\$	2,550	\$	2,550
Public Investment Undertaken	\$	1,275	\$	1,275
Ratio of Private/Public Investment		2		2

Project 27 Name: Façade Grant Bone & Blossom (126 W. St. Charles)

Private Investment Undertaken (See Instructions)	\$	9,108	\$	9,108
Public Investment Undertaken	\$	4,554	\$	4,554
Ratio of Private/Public Investment		2		2

Project 28 Name: Retail Grant - Gnarly Knots (100 W. St. Charles)

Private Investment Undertaken (See Instructions)	\$	273,000	\$	273,000
Public Investment Undertaken	\$	20,000	\$	20,000
Ratio of Private/Public Investment		13 13/20		13 13/20

Project 29 Name: Downtown Sidewalks

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	3,198,912	\$	3,198,912
Ratio of Private/Public Investment		0		0

Project 30 Name: South Park Pedestrianization Project

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	1,528,993	\$	1,528,993
Ratio of Private/Public Investment		0		0

Project 31 Name: E St Charles Sidewalk Improvement Project

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	13,034	\$	13,034
Ratio of Private/Public Investment		0		0

Project 32: Façade and Renovation Improvement Grant, Punky's (16 S Park Ave)

Private Investment Undertaken (See Instructions)	\$	82,139	\$	82,139
Public Investment Undertaken	\$	50,000	\$	50,000
Ratio of Private/Public Investment		1 9/14		1 9/14

Project 33: Façade and Retail Grant, Grove Tavern (2-8 W St Charles)

Private Investment Undertaken (See Instructions)	\$	355,000	\$	355,000
Public Investment Undertaken	\$	170,000	\$	170,000
Ratio of Private/Public Investment		2 3/34		2 3/34

PAGE 5 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 34: Façade Grant, PREA (118 W St Charles)

Private Investment Undertaken (See Instructions)	\$	93,983	\$	93,983
Public Investment Undertaken	\$	26,017	\$	26,017
Ratio of Private/Public Investment		3 30/49		3 30/49

Project 35: Façade and Renovation Improvement Grant, UMJK Holdings LLC (10-12 S Park)

Private Investment Undertaken (See Instructions)	\$	291,900	\$	291,900
Public Investment Undertaken	\$	68,100	\$	68,100
Ratio of Private/Public Investment		4 2/7		4 2/7

Project 36: Façade and Retail Business Grant, Kyo (108 W St Charles Rd)

Private Investment Undertaken (See Instructions)	\$	147,963	\$	147,963
Public Investment Undertaken	\$	102,037	\$	102,037
Ratio of Private/Public Investment		1 9/20		1 9/20

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.
 SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2024

Name of Redevelopment Project Area:

Lombard Downtown TIF No. 1

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

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

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent
Downtown Grant Prgms (2022 & 2023& 2024)	0	0	0	0
Downtown Sidewalk Project	6	0	6	0
South Park Pedestrianization Project	0	0	0	0
E St Charles Sidewalk Improvement Project	0	0	0	0

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.
Downtown Grant Programs (2022 & 2023 & 2024)	\$0	\$0
Downtown Sidewalk Project	\$0	\$0
South Park Pedestrianization Project	\$0	\$0
E St Charles Sidewalk Improvement	\$0	\$0

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2024

Name of Redevelopment Project Area:

Lombard Downtown TIF No. 1

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

The redevelopment project area is roughly defined as along St. Charles Road and Main Street (east of Elizabeth Street, south of Grove Avenue, west of Garfield Street and north of Parkside and Maple Streets.

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

**REDEVELOPMENT PROJECT AREA FOR THE
LOMBARD DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

(Original Legal Description)

LOTS 1 AND 2 OF THE RESUBDIVISION OF LOT 6 OF BLOCK 27 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3 AND 4 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, THE NORTH 25 FT. OF LOT 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 IN CAVERNO'S SUBDIVISION, LOT 1 IN LOMBARD BIBLE CHURCH CONSOLIDATION PLAT, LOTS 1, 2, 3, 4 AND 5 IN OWNER'S SUBDIVISION IN BLOCK 18 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 11 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 8, 9, 10, 11 AND 12 IN J.B. HULL'S SUBDIVISION OF PART OF BLOCK 11 AND PART OF OUTLOT 4 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 7, 8, 9, 12, 13, 14, 15, 16, 17 AND 18 OF GROVE PARK SUBDIVISION, LOTS 2, 3, 4, 5, 6, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28 IN GROVE PARK SUBDIVISION, LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN GROVE PARK SUBDIVISION FIRST ADDITION, LOTS 11 AND 12 IN W.H. MAPLE'S SUBDIVISION, LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 10 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2 AND 3, IN THE SUBDIVISION OF OUTLOT 10 IN THE ORIGINAL TOWN OF LOMBARD, LOT 1 OF THE BELFAST CONSOLIDATION PLAT, LOTS 1, 2, 4 AND 5 OF BLOCK 19 IN THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, OF J.B. HULL'S SUBDIVISION OF LOT 3 OF BLOCK 19 OF THE ORIGINAL TOWN OF LOMBARD, LOT 43 EXCEPTING THE NORTH 20 FEET THEREOF IN ORCHARD SUBDIVISION, LOTS 1 AND 2 OF TIMKE'S RESUBDIVISION, ALL OF PARK MANOR CONDOMINIUM, INCLUDING ALL CHICAGO & NORTHWESTERN RAILROAD RIGHT-OF-WAY AND ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE ABOVE-DESCRIBED PROPERTY ALL BEING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF BLOCK 22 OF THE ORIGINAL TOWN OF LOMBARD DESCRIBED BY BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET, 499.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK 22 AND RUNNING THENCE EASTERLY TO A POINT ON THE CENTER LINE OF SAID BLOCK 22 THAT IS 386.6 FEET TO THE SOUTHERLY LINE OF SAID PARKSIDE AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARKSIDE AVENUE TO THE EAST LINE OF MAIN STREET; THENCE SOUTH ON THE EAST LINE OF MAIN STREET, 291.85 FEET TO THE PLACE OF BEGINNING, LOTS 1, 2 AND 3 IN JAMES' SUBDIVISION OF PART OF BLOCK 22 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 28, 29, 30 AND 31 OF PART OF BLOCK 22 IN N. MATSON & OTHERS RESUBDIVISION, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 17 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 16 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, THE EAST ½ OF LOT 3, LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 12 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13, 14 AND 15 IN BLOCK 18 OF H.O. STONE & COMPANY'S ADDITION TO LOMBARD, LOMBARD TOWER CONDOMINIUMS, CHARLOTTE-GARFIELD CONDOMINIUMS,

Section 7: Optional Documents

INCLUDING ALL CHICAGO & NORTHWESTERN RAILROAD RIGHT-OF-WAY AND ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE ABOVE-DESCRIBED PROPERTY ALL BEING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

(Legal Description as revised to take into account consolidations, resubdivisions, and deletions of property, since the formation of the TIF District in 1989)

LOTS 1 AND 2 OF THE RESUBDIVISION OF LOT 6 OF BLOCK 27 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3 AND 4 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, THE NORTH 25 FEET OF LOTS 4, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN CAVERNO'S SUBDIVISION, LOT 1 IN LOMBARD BIBLE CHURCH CONSOLIDATION PLAT, LOT 1 IN THE VILLAGE OF LOMBARD MAPLE STREET PLAT OF CONSOLIDATION, LOTS 1, 2, 3, 4 AND 5 IN OWNER'S SUBDIVISION IN BLOCK 18 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 11 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 3, 4, 5, 6, 7 AND 11 IN BLOCK 10 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN GROVE PARK SUBDIVISION 1ST ADDITION, LOTS 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28 IN GROVE PARK SUBDIVISION, LOTS 1 AND 2 IN TIMKE'S RESUBDIVISION, LOTS 1, 2, 3, 4 AND 5 IN GROVE STREET ASSESSMENT PLAT, LOT 1 OF THE BELFAST CONSOLIDATION PLAT, LOT 43 EXCEPTING THE NORTH 20 FEET THEREOF IN ORCHARD SUBDIVISION, ALL OF THE LINCOLN TERRACE CONDOMINIUM, LOTS 1, 2 AND 3 IN THE SUBDIVISION OF OUTLOT 10 IN BLOCK 19 IN THE ORIGINAL TOWN OF LOMBARD, LOTS 4 AND 5 OF BLOCK 19 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 5, 6 AND 7 OF J.B. HULL'S SUBDIVISION OF LOT 3 OF BLOCK 19 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1 AND 2 OF BLOCK 19 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2 AND 3 IN ZITTS RESUBDIVISION, LOT 2 IN PARK VIEW POINTE RESIDENTIAL CONDOMINIUM, ALL OF PARK VIEW POINTE COMMERCIAL CONDOMINIUM, LOT 1 IN PARK VIEW POINTE RESUBDIVISION, LOTS 8, 9, 10 AND 11 IN J.B. HULL'S SUBDIVISION PART OF BLOCK 11 AND PART OF OUTLOT 4 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 10 AND 11 IN PARK MANOR CONDOMINIUM, ALL CHICAGO & NORTHWESTERN RAILROAD RIGHT-OF-WAY AND ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE ABOVE-DESCRIBED PROPERTY ALL BEING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF BLOCK 22 OF THE ORIGINAL TOWN OF LOMBARD DESCRIBED BY BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET, 499.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK 22 AND RUNNING THENCE EASTERLY TO A POINT ON THE CENTER LINE OF SAID BLOCK 22 THAT IS 386.6 FEET TO THE SOUTHERLY LINE OF SAID PARKSIDE AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARKSIDE AVENUE TO THE EAST LINE OF MAIN STREET; THENCE SOUTH ON THE EAST LINE OF MAIN STREET, 291.85 FEET TO THE

Section 7: Optional Documents

PLACE OF BEGINNING, LOTS 1, 2 AND 3 IN JAMES' SUBDIVISION OF PART OF BLOCK 22 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 28, 29, 30 AND 31 OF PART OF BLOCK 22 IN N. MATSON & OTHERS RESUBDIVISION, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 17 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 16 OF THE ORIGINAL TOWN OF LOMBARD, LOTS 1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 12 OF THE ORIGINAL TOWN OF LOMBARD, REGENCY GROVE CONDOMINIUMS, LOTS 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13, 14 AND 15 IN BLOCK 18 OF H.O. STONE & COMPANY'S ADDITION TO LOMBARD, LOMBARD TOWER CONDOMINIUMS, CHARLOTTE-GARFIELD CONDOMINIUMS, INCLUDING ALL CHICAGO & NORTHWESTERN RAILROAD RIGHT-OF-WAY AND ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE ABOVE-DESCRIBED PROPERTY ALL BEING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN DUPAGE COUNTY, ILLINOIS.

EXCLUDING:

PARCEL 1:

UNIT NO. 227, IN PARK AVENUE CONDOMINIUM NO. 1, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN FIRST ADDITION TO GROVE PARK SUBDIVISION, ALSO CERTAIN LOTS OR PARTS THEREOF IN ORIGINAL TOWN OF LOMBARD, ALSO CERTAIN LOTS OR PARTS THEREOF IN W.H. MAPLES SUBDIVISION, AND CERTAIN VACATED STREETS ADJACENT THERETO, IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 16, 2003 AS DOCUMENT R2003-225259, IN DUPAGE COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED 0.526% INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NOS. 165 AND 166, A LIMITED COMMON ELEMENT AS DEPICTED IN THE DECLARATION OF CONDOMINIUM RECORDED JUNE 16, 2003 AS DOCUMENT R2003-225259.

P.I.N.: 06-07-228-057.

Common Address: 150 W. St. Charles Road, Unit 227, Lombard, Illinois 60148.

PARCEL 3:

THAT PART OF LOT 1 IN LINCOLN PLACE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7,

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TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 2003 AS DOCUMENT NUMBER R2003-452349, AND CORRECTED BY AFFIDAVIT AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 5, 2004 AS DOCUMENT NUMBER R2004-284508, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 73 DEGREES 15 MINUTES 34 SECONDS EAST ALONG AN ASSUMED BEARING, BEING THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 165.60 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 55 SECONDS EAST 24.83 FEET TO A POINT ON A CONCRETE BLOCK WALL; THENCE SOUTHWESTERLY ALONG SAID CONCRETE BLOCK WALL THE FOLLOWING EIGHT COURSES, SOUTH 73 DEGREES 18 MINUTES 28 SECONDS WEST 12.92 FEET; THENCE SOUTH 16 DEGREES 38 MINUTES 16 SECONDS EAST 0.99 FEET; THENCE SOUTH 73 DEGREES 21 MINUTES 44 SECONDS WEST 37.70 FEET; THENCE NORTH 16 DEGREES 38 MINUTES 16 SECONDS WEST 2.00 FEET; THENCE SOUTH 73 DEGREES 17 MINUTES 28 SECONDS WEST 46.39 FEET; THENCE SOUTH 16 DEGREES 38 MINUTES 16 SECONDS EAST 1.94 FEET; THENCE SOUTH 73 DEGREES 21 MINUTES 44 SECONDS WEST 59.54 FEET; THENCE SOUTH 16 DEGREES 25 MINUTES 52 SECONDS EAST 7.30 FEET; THENCE SOUTH 73 DEGREES 34 MINUTES 08 SECONDS WEST 1.06 FEET; THENCE SOUTH 28 DEGREES 18 MINUTES 13 SECONDS WEST 1.64 FEET; THENCE SOUTH 73 DEGREES 13 MINUTES 00 SECONDS WEST 6.77 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 16 DEGREES 47 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE 34.01 FEET TO THE POINT OF BEGINNING;

ALSO THAT PART DESCRIBED AS FOLLOWS (“RETAIL TRASH ROOM”):

THAT PART OF SAID LOT 1; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 16 DEGREES 45 MINUTES 55 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 46.96 FEET; THENCE SOUTH 73 DEGREES 14 MINUTES 05 SECONDS WEST 11.76 FEET TO THE INSIDE CORNER OF A CONCRETE BLOCK WALL, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 16 DEGREES 48 MINUTES 46 SECONDS EAST ALONG SAID WALL 7.77 FEET; THENCE SOUTH 73 DEGREES 48 MINUTES 28 SECONDS WEST ALONG SAID WALL 11.08 FEET; THENCE NORTH 16 DEGREES 58 MINUTES 03 SECONDS WEST ALONG SAID WALL 7.65 FEET; THENCE NORTH 73 DEGREES 11 MINUTES 14 SECONDS EAST ALONG SAID WALL 11.10 FEET TO THE POINT OF BEGINNING;

ALSO THAT PART DESCRIBED AS FOLLOWS (“RETAIL PARKING”):

THAT PART OF SAID LOT 1; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 16 DEGREES 47 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 12.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 47 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE 82.00 FEET; THENCE NORTH 73 DEGREES 18 MINUTES 13 SECONDS EAST 13.69 FEET; THENCE SOUTH 16 DEGREES

Section 7: Optional Documents

41 MINUTES 47 SECONDS EAST 82.00 FEET; THENCE SOUTH 73 DEGREES 18 MINUTES 13 SECONDS WEST 13.57 FEET TO THE POINT OF BEGINNING;

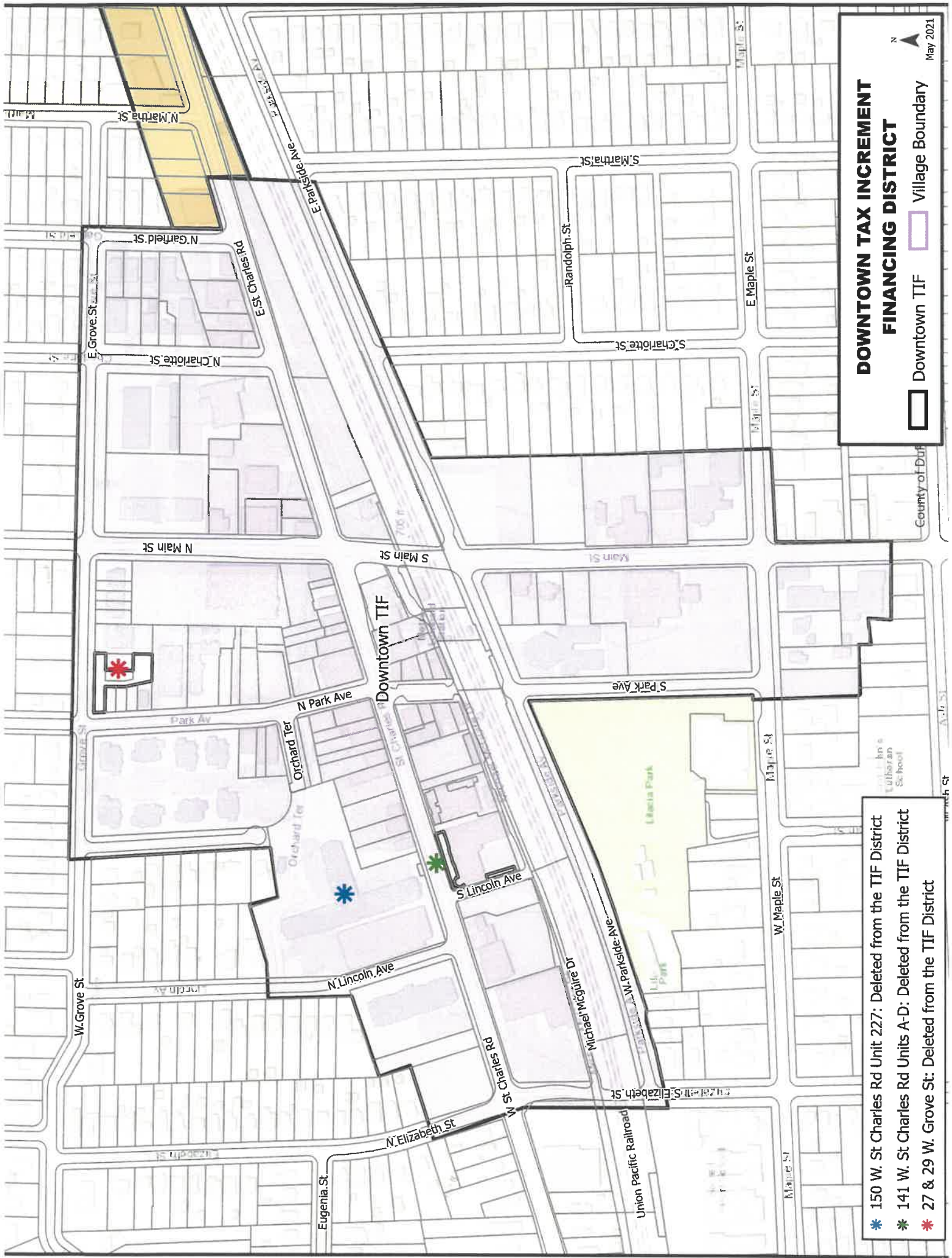
EXCEPT (“CONDO TURRET EXCLUSION”):

THAT PART OF SAID LOT 1 LYING ABOVE THE BOTTOM VERTICAL PLANE OF ELEVATION 724.00 FEET (BASED ON THE VILLAGE OF LOMBARD MONUMENT 1-002, ELEVATION 691.53); DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 73 DEGREES 15 MINUTES 34 SECONDS EAST ALONG AN ASSUMED BEARING, BEING THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 165.60 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 55 SECONDS EAST 24.83 FEET TO A POINT ON A CONCRETE BLOCK WALL; THENCE SOUTHWESTERLY ALONG SAID CONCRETE BLOCK WALL THE FOLLOWING EIGHT COURSES, SOUTH 73 DEGREES 18 MINUTES 28 SECONDS WEST 12.92 FEET; THENCE SOUTH 16 DEGREES 38 MINUTES 16 SECONDS EAST 0.99 FEET; THENCE SOUTH 73 DEGREES 21 MINUTES 44 SECONDS WEST 37.70 FEET; THENCE NORTH 16 DEGREES 38 MINUTES 16 SECONDS WEST 2.00 FEET; THENCE SOUTH 73 DEGREES 17 MINUTES 28 SECONDS WEST 46.39 FEET; THENCE SOUTH 16 DEGREES 38 MINUTES 16 SECONDS EAST 1.94 FEET; THENCE SOUTH 73 DEGREES 21 MINUTES 44 SECONDS WEST 37.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 73 DEGREES 21 MINUTES 44 SECONDS WEST 21.85 FEET; THENCE SOUTH 16 DEGREES 25 MINUTES 52 SECONDS EAST 7.30 FEET; THENCE SOUTH 73 DEGREES 34 MINUTES 08 SECONDS WEST 1.06 FEET; THENCE SOUTH 28 DEGREES 18 MINUTES 13 SECONDS WEST 1.64 FEET; THENCE NORTH 62 DEGREES 16 MINUTES 07 SECONDS WEST 4.58 FEET; THENCE NORTH 16 DEGREES 54 MINUTES 39 SECONDS WEST 11.41 FEET; THENCE NORTH 28 DEGREES 41 MINUTES 28 SECONDS EAST 11.33 FEET; THENCE NORTH 72 DEGREES 49 MINUTES 49 SECONDS EAST 11.31 FEET; THENCE SOUTH 61 DEGREES 52 MINUTES 37 SECONDS EAST 11.35 FEET; THENCE SOUTH 16 DEGREES 38 MINUTES 16 SECONDS EAST 6.23 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-07-209-025.

Common Address: 141 West St. Charles Road, Lombard, Illinois 60148.



DOWNTOWN TAX INCREMENTAL FINANCING DISTRICT

Village Boundary
 Downtown TIF

- * 150 W. St Charles Rd Unit 227: Deleted from the TIF District
- * 141 W. St Charles Rd Units A-D: Deleted from the TIF District
- * 27 & 29 W. Grove St: Deleted from the TIF District

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2024

Name of Redevelopment Project Area:

Lombard Downtown TIF No. 1

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

Year of Designation	Base EAV	Reporting Fiscal Year EAV
1989	\$ 8,410,000	49,676,722

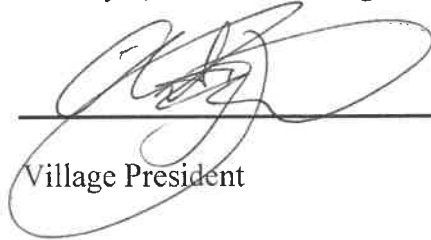
List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
York Township	\$ 19,718
College of DuPage #502	\$ 40,341
District 44 Lombard School	\$ 818,402
DuPage Airport Authority	\$ 2,713
Forest Preserve District of DuPage County	\$ 22,705
Helen M Plum Memorial Library	\$ 90,047
Lombard Park District	\$ 77,701
Village of Lombard	\$ 130,862
Glenbard Township HS Dist #87	\$ 464,108
DuPage County	\$ 31,111
	\$ -
	\$ -
	\$ -



I, Anothy Puccio, 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, 2024 and ending December 31, 2024.



Village President

6/18/25

Date

M E M O R A N D U M

To: Attached List of Taxing Districts Affected by
the Village of Lombard Downtown TIF District – TIF District #1

Date: June 25, 2025

Attachment C

Re: **Village of Lombard**
Downtown Tax Increment Financing District

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 2, 1989, the Village adopted by Ordinance Tax Increment Financing for its Village of Lombard Downtown TIF District 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, 2024, the close of the Village's 2024 fiscal year (January 1, 2024 through December 31, 2024), to the best of our knowledge and belief, the Village was in compliance with the provisions of the Act.

encl.

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

DuPage County
421 N. County Farm Road
Wheaton, IL 60187

DuPage Airport Authority
2700 International Drive, Ste 200
West Chicago, IL 60185

Glenbard High School District #87
596 Crescent Blvd.
Glen Ellyn, IL 60137-4297

Lombard Park District
227 W. Parkside Ave.
Lombard, IL 60148

Forest Preserve District of DuPage County
35580 Naperville Road
Wheaton, IL 60187

Helen M. Plum Memorial Library
110 W. Maple Avenue
Lombard, IL 60148

School District #44
150 W. Madison
Lombard, IL 60148

York Township
1502 S. Meyers Road
Lombard, IL 60148

College of DuPage
425 Fawell Blvd.
Glen Ellyn, IL 60137-6599

Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148

DuPage Water Commission
600 E. Butterfield Road
Elmhurst, IL 60126

York Township Highway Commissioner
19W475 Roosevelt Road
Lombard, IL 60148

Activities Statement

Within the 2024 fiscal year, the Village expended funds and/or undertook the following activities:

- Sidewalk reconstruction along both sides of the St. Charles Road right-of-way from Elizabeth Street to Garfield Street as well as Main Street from McGuire Drive to approximately 200 feet north of St. Charles Road.
- Complete reconstruction activities of the 0-99 block of South Park Avenue (engineering design review, public utilities review, excavation of the existing street surface and adjacent sidewalks) started in Fall 2023, with completion in 2024.
- TIF Redevelopment Agreement incentive payments to HP Lilac Station for eligible redevelopment costs.
- A Downtown Renovation & Improvement Grant was made to Punky's for their exterior façade improvements
- A Downtown Renovation & Improvement Grant and Retail Business Grant was made to Grove Tavern for their exterior façade modifications and build out of existing vacant building at 6 W St. Charles Road and modifications in 2 W St Charles restaurant space.
- A Downtown Renovation & Improvement Grant was made to Performance Real Estate Advisors LLC (PREA) for their exterior façade (awning/signage/lighting/landscape) improvement.
- A Downtown Renovation & Improvement Grant was made to UMJK Holdings LLC for their exterior façade (awning/signage) and exterior patio accessibility improvements.
- A Downtown Renovation & Improvement Grant and Retail Business Grant was made to Kyo for their exterior façade modifications of the commercial building and interior build out of current vacant building.
- Capital expenditures were made associated with the existing downtown Lombard Sprinkler Park and miscellaneous beautification and streetscape improvements.
- Fees were paid to School District 87 for job training, vocational education and career education.
- Funds were transferred to the Village of Lombard for the FY 2008 purchase of the property located at 11-19 and 21 E St Charles Road for the purpose of constructing a parking lot for both commuters and visitors to the downtown business district.
- Funds were paid for Village legal services, TIF Dues, and auditing services.
- Funds were distributed to the taxing bodies.

Village of Lombard

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



Minutes

Monday, July 22, 2024

9:00 AM

Lombard Village Hall Community Room

Downtown TIF District Joint Review Board Meeting

*Village of Lombard
York Township Supervisor
County of DuPage
College of DuPage Community College District No. 502
Glenbard Township High School District #87,
DuPage County Elementary School District No. 44
Lombard Park District
Helen M. Plum Memorial Library District
Public Member*

1.0 Call to Order and Pledge of Allegiance

The meeting was called to order by Lombard Village President Giagnorio at 9:00 a.m.

The Pledge of Allegiance was recited.

2.0 Roll Call

Present:

Lombard: President Keith Giagnorio

Villa Park School District No. 45: Jeff Eagan, Assistant Director of Finance

York Center Park District: Alex Furguson, Supt. of Finance & Human Resources.

Also present from Lombard staff: William Heniff, Community Development Director, and Tim Sexton, Finance Director

3.0 Public Participation

4.0 Approval of Minutes

On a motion by Giagnorio, second by Furguson, the September 28, 2023 minutes were approved. All members present voted in favor of the motion.

5.0 New Business

Mr. Heniff provided an overview of the requisite 2023 TIF Annual Report which was filed with the State of Illinois Comptroller's Office. Within the Report, he referenced the annual surplus disbursement of payments to the applicable taxing bodies, which constitutes the majority of TIF expenses within the 2023 year.

He then noted selected expenditures by the Village associated with the St. Charles Road sidewalk reconstruction project, which included engineering work, sidewalk reconstruction activities, landscaping, and the purchase of related street furniture. Retail business grant funds were allocated to Gnarly Knots Pretzel Company for their remodeling effort at 100 W. St. Charles Road. A facade grant was also awarded to Bone & Blossom for a wall sign.

He referenced the acquisition of the 25 W. Maple Street property from

the Helen Plum Library District to the Village of Lombard. While the property is located within the Downtown TIF District, TIF funds were not used in the sale of the property.

No comments were made relative to the report.

6.0 Other Business

Development Activity within TIF District and Downtown TIF Expiring

Mr. Heniff stated that with the Downtown TIF District expiring, staff prepared a PowerPoint presentation regarding the final year of the Downtown Lombard TIF. The presentation included the history of the TIF, and many key private and public projects that were undertaken during the life of the TIF. He also covered the steps the Village is in the process of taking to complete the TIF close out effort. He also referenced that staff was working with property owners and tenant on securing approval of eligible grants and completing any approved work prior to the end of the 2024 calendar year.

He stated that the respective taxing districts will be informed of the pending closure. School Districts should begin to review the past TIF payment obligations that are a part of the TIF dispersal effort, recognizing that such payments will no longer be made starting in 2025.

7.0 Information Only

8.0 Adjournment

Motion by Giagnorio, second by Eagan, the meeting adjourned at 9:25 a.m.. All members present voted in favor of the motion.

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, 2024.

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, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended December 31, 2024

	Budget		Actual
	Original	Final	
Revenues			
Taxes	\$ 4,385,880	4,385,880	4,702,470
Intergovernmental	13,424,140	13,424,140	9,248,552
Investment Income	605,000	605,000	2,288,519
Miscellaneous	22,890	22,890	32,380
Total Revenues	<u>18,437,910</u>	<u>18,437,910</u>	<u>16,271,921</u>
Expenditures			
Capital Outlay			
General Capital Projects	8,604,700	8,604,700	5,528,233
Grant Capital Projects	5,042,060	5,042,060	141,750
Facilities Capital Projects	141,000	141,000	198,643
Building Reserve Capital Projects	435,800	435,800	1,727,834
Motor Fuel Tax Capital Projects	2,335,450	2,335,450	1,603,537
TIF Downtown Capital projects	3,859,860	3,859,860	3,585,584
TIF1 West of Grace Capital Projects	1,480	1,480	176,371
TIF2 East of Grace Capital Projects	810	810	824
TIF4 Butterfield/Yorktown Capital Projects	30,610	30,610	31,113
Total Expenditures	<u>20,451,770</u>	<u>20,451,770</u>	<u>12,993,889</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(2,013,860)</u>	<u>(2,013,860)</u>	<u>3,278,032</u>
Other Financing Sources (Uses)			
Transfers In	735,280	735,280	5,389,355
Transfers Out	(57,590)	(57,590)	—
	<u>677,690</u>	<u>677,690</u>	<u>5,389,355</u>
Net Change in Fund Balance	<u>(1,336,170)</u>	<u>(1,336,170)</u>	8,667,387
Fund Balance - Beginning			<u>33,107,459</u>
Fund Balance - Ending			<u><u>41,774,846</u></u>

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

Schedule of Revenues - Budget and Actual

For the Fiscal Year Ended December 31, 2024

	Budget		Actual
	Original	Final	
Taxes			
Property Taxes	\$ 4,234,130	4,234,130	4,549,554
Utility Tax	151,750	151,750	152,916
	<u>4,385,880</u>	<u>4,385,880</u>	<u>4,702,470</u>
Intergovernmental			
Sales Tax	7,046,140	7,046,140	7,071,587
Motor Fuel Tax Allotments	1,765,000	1,765,000	1,976,965
Grants	4,613,000	4,613,000	200,000
	<u>13,424,140</u>	<u>13,424,140</u>	<u>9,248,552</u>
Investment Income	<u>605,000</u>	<u>605,000</u>	<u>2,288,519</u>
Miscellaneous			
Contributions from Property Owners	13,000	13,000	6,637
Other	9,890	9,890	25,743
	<u>22,890</u>	<u>22,890</u>	<u>32,380</u>
Total Revenues	<u>18,437,910</u>	<u>18,437,910</u>	<u>16,271,921</u>

**Lauterbach & Amen**668 N. River Road
Naperville, IL 60563
630.393.1483lauterbachamen.com**INDEPENDENT AUDITORS' REPORT
ON COMPLIANCE**

June 23, 2025

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

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Lombard, Illinois, as of and for the year ended December 31, 2024 and have issued our report thereon dated June 23, 2025. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, contracts, and grants applicable to tax increment financing districts is the responsibility of the Village of Lombard, Illinois' management. In connection with our audit, nothing came to our attention that caused us to believe that the Village failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing," insofar as it relates to accounting matters for the Downtown Tax Increment Finance District #1, however, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Village noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the Board of Trustees, management, the State of Illinois, and others within the Village and is not intended to be, and should not be, used by anyone other than the specified parties.

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

