

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

  X   Resolution or Ordinance (Blue)   X   Waiver of First Requested  
       Recommendations of Boards, Commissions & Committees (Green)  
       Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES  
FROM: Scott R. Niehaus, Village Manager  
DATE: October 15, 2024 BOT Date: October 17, 2024  
TITLE: An Ordinance Memorializing the Natural Termination of the Downtown Lombard Tax Increment Financing District  
SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your approval an Ordinance prepared by Village Counsel memorializing the natural termination of the Downtown Lombard TIF District. This action will also allow the applicable taxing bodies within the TIF District to set their 2024 tax levy. (DISTRICT #1)

A Waiver of First Reading is requested.

REVIEW (AS NECESSARY):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X Scott Niehaus Date 10/15/24



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WH*

**MEETING DATE:** October 17, 2024

**SUBJECT:** **Ordinance Terminating the Lombard Downtown Tax Increment Financing District**

As the Village Board is aware, the life Lombard Downtown Tax Increment Financing (TIF) District reached its natural termination on December 31, 2023. As a final step in this effort, the Village needs to adopt the attached Ordinance officially closing the TIF District. The Ordinance sets forth the following:

1. It recognizes that the incremental equalized assessed valuation ("EAV") of the Downtown TIF District, (which was \$49,676,722.00 for the 2023 tax year), will be available for taxation, by the taxing districts impacted by the TIF District, for the 2024 tax levy collected in 2025.
2. The Village memorializes the termination of the TIF District and the companion notification to the taxing districts informing them of the additional EAV that will be subject to taxation, so that said taxing districts can properly determine the amount of their respective tax levies for the 2024 tax levy collected in 2025.
3. TIF incremental revenues derived from the Redevelopment Project Area have been distributed to the Village for deposit into the Lombard Downtown Special Tax Allocation Fund, as required by the TIF Act.
4. Throughout 2024, the Village has been closing out previously approved payment obligations for projects funded with previously collected TIF District funds.
5. With the termination, the rates of the taxing districts of the applicable taxing districts shall be extended and taxes levied, collected and distributed, for 2024 taxes collected in 2025, in the manner applicable in the absence of the adoption of tax increment financing.

Perhaps most importantly, numerous projects were completed during the life of the TIF District, thereby resulting in substantial private investment, increases in the tax base, creation of additional

job opportunities, and improvements to the public infrastructure to benefit the established TIF District Redevelopment Project Area.

**ACTION REQUESTED**

Please place this item on the October 17, 2024 Village Board agenda for consideration and approval. In order for the Village to provide due notice to the applicable taxing districts by November 31, 2024 so that the applicable taxing bodies can properly establish their 2024 tax levy, a waiver of first reading of the Ordinance is requested.

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**AN ORDINANCE MEMORIALIZING THE NATURAL TERMINATION  
OF THE LIFE OF THE LOMBARD DOWNTOWN TAX INCREMENT  
FINANCING (TIF) DISTRICT REDEVELOPMENT PROJECT AREA,  
AND AUTHORIZING PAYMENT OF REDEVELOPMENT PROJECT COSTS FROM  
REVENUES FROM THE LOMBARD DOWNTOWN SPECIAL TAX ALLOCATION FUND**

**WHEREAS**, the Village of Lombard, DuPage County Illinois (the "Village"), is a duly organized and validly existing non-home rule municipality, created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State of Illinois; and

**WHEREAS**, the Village did, pursuant to Ordinance Nos. 3121, 3122 and 3123, adopted February 2, 1989, as amended by Ordinance No. 5145, adopted June 6, 2002, Ordinance No. 5981, adopted January 18, 2007, Ordinance No. 6648, adopted September 15, 2011, Ordinance No. 7240, adopted June 16, 2016, and Ordinance No. 7953, adopted May 21, 2021, (hereinafter referred to as the "TIF Ordinances"), approve a tax increment redevelopment plan and project (hereinafter referred to as the "TIF Plan"), designate the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area"), and adopt tax increment financing relative to the Village's downtown tax increment financing district No. 1 (hereinafter referred to as the "Downtown TIF District"); said Downtown TIF District being legally described and depicted as set forth in EXHIBIT A and EXHIBIT B attached hereto and made part hereof; and

**WHEREAS**, the TIF Ordinances provided that the Downtown TIF District would remain in full force and effect through December 31, 2023, subject to the receipt by the Village of tax increment financing ("TIF") incremental revenues from the 2023 tax levy during 2024; and

**WHEREAS**, as a result of the natural termination of the life of the Downtown TIF District Redevelopment Project Area, the incremental equalized assessed valuation ("EAV") of the Downtown TIF District, (which was \$49,676,722.00 for the 2023 tax year), will be available for taxation, by the taxing districts impacted by the Downtown TIF District, for the 2024 tax levy collected in 2025; and

**WHEREAS**, it is important to notify the taxing districts impacted by the Downtown TIF District of the aforementioned additional EAV that will be subject to taxation by them, so that said taxing districts can properly determine the amount of their respective tax levies for the 2024 tax levy collected in 2025; and

**WHEREAS**, as a result of the approval of the TIF Ordinances, TIF incremental revenues derived from the Redevelopment Project Area have been distributed to the Village for deposit into the Lombard Downtown Special Tax Allocation Fund, as required by the TIF Act; and

**WHEREAS**, in furtherance of the TIF Plan, numerous projects have proceeded, thereby resulting in substantial investment by private enterprise, increases in the tax base of the Village and all of the affected taxing districts, additional job opportunities for Village residents, and new tangential benefits adding to the welfare and prosperity of the Village and its inhabitants; and

**WHEREAS**, obligations under certain redevelopment agreements and otherwise remain outstanding, which obligations are anticipated to require the use of a portion of the incremental revenues generated by the Redevelopment Project Area, all as hereinafter set forth; and

**WHEREAS**, after study and calculation of funds required for all remaining obligations, the President and Board of Trustees of the Village have determined that the estimated costs to be incurred, as hereinafter set forth, be paid from the remaining balance of the Lombard Downtown Special Tax Allocation Fund, if any, as said costs represent TIF eligible redevelopment project costs;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

**SECTION 1:** The recitals as set forth above are hereby incorporated herein by reference as if set forth fully herein.

**SECTION 2:** The Village hereby recognizes and memorializes the natural termination of the life of the Downtown TIF District Redevelopment Project Area, and the fact that the incremental EAV of the Downtown TIF District will be available for taxation, by those taxing districts impacted by the Downtown TIF District, for the 2024 tax levy collected in 2025.

**SECTION 3:** Certain outstanding obligations of the Downtown TIF District previously approved as being in furtherance of the TIF Plan remain unpaid, and payment of such obligations, are hereby directed to be made from the Lombard Downtown Special Tax Allocation Fund, as necessary.

**SECTION 4:** Except as provided for in Section 3 above, any monies remaining in the Lombard Downtown Special Tax Allocation Fund as of the adoption of this Ordinance are hereby designated surplus, and shall be paid to the DuPage County Collector (Treasurer) for payment to the taxing districts impacted by the Downtown TIF District Redevelopment Project Area, in the same manner and proportion as the most recent distribution by the DuPage County Collector (Treasurer), to those taxing districts, of real property taxes from real property in the Downtown TIF District Redevelopment Project Area, in accordance with 65 ILCS 5/11-74.4-8.

**SECTION 5:** In the event that additional TIF incremental revenues attributable to the Downtown TIF District Redevelopment Project Area shall be received by the Village from late payment of real estate taxes or any other reason, after the approval of this Ordinance, such monies shall be segregated by the Finance Department, applied to the payment of outstanding obligations of the Downtown TIF District, if any, and any remaining funds shall be declared surplus funds, and sent to the DuPage County Collector (Treasurer) for distribution in the same manner as provided for in Section 4 above.

**SECTION 6:** After the termination of the natural life of the Downtown TIF District Redevelopment Project Area, the rates of the taxing districts shall be extended and taxes levied, collected and distributed, for 2024 taxes collected in 2025, in the manner applicable in the absence of the adoption of tax increment financing.

**SECTION 7:** That a copy of this Ordinance shall be forwarded, by the Village Clerk, to each taxing district impacted by the Downtown TIF District, and copies of this Ordinance shall also be forwarded, by the Village Clerk, to the DuPage County Clerk, and to the DuPage County Collector (Treasurer), all prior to November 1, 2024.

**SECTION 8:** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect the other provisions of this Ordinance.

**SECTION 9:** All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 10:** This Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2024.

First reading waived by action of the Board of Trustees this \_\_\_ day of \_\_\_\_\_, 2024.

Passed on second reading this \_\_\_ day of \_\_\_\_\_, 2024, pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this 17th day of October, 2024.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

**ATTEST:**

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 18<sup>th</sup> day of October, 2024.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

**EXHIBIT A**

**REDEVELOPMENT PROJECT AREA**

**(Legal Description of Downtown TIF District)**

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 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, 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 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.

PARCEL 4:

LOT 2 IN PARK PLACE OF LOMBARD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 2016, AS DOCUMENT R2016-016547, IN DUPAGE COUNTY, ILLINOIS.

**P.I.N.:** 06-07-206-052.

**Address of Real Estate:** 29 West Grove Street, Lombard, Illinois 60148.

PARCEL 5:

OUTLOT A IN PARK PLACE OF LOMBARD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 2016, AS DOCUMENT R2016-016547, IN DUPAGE COUNTY, ILLINOIS.

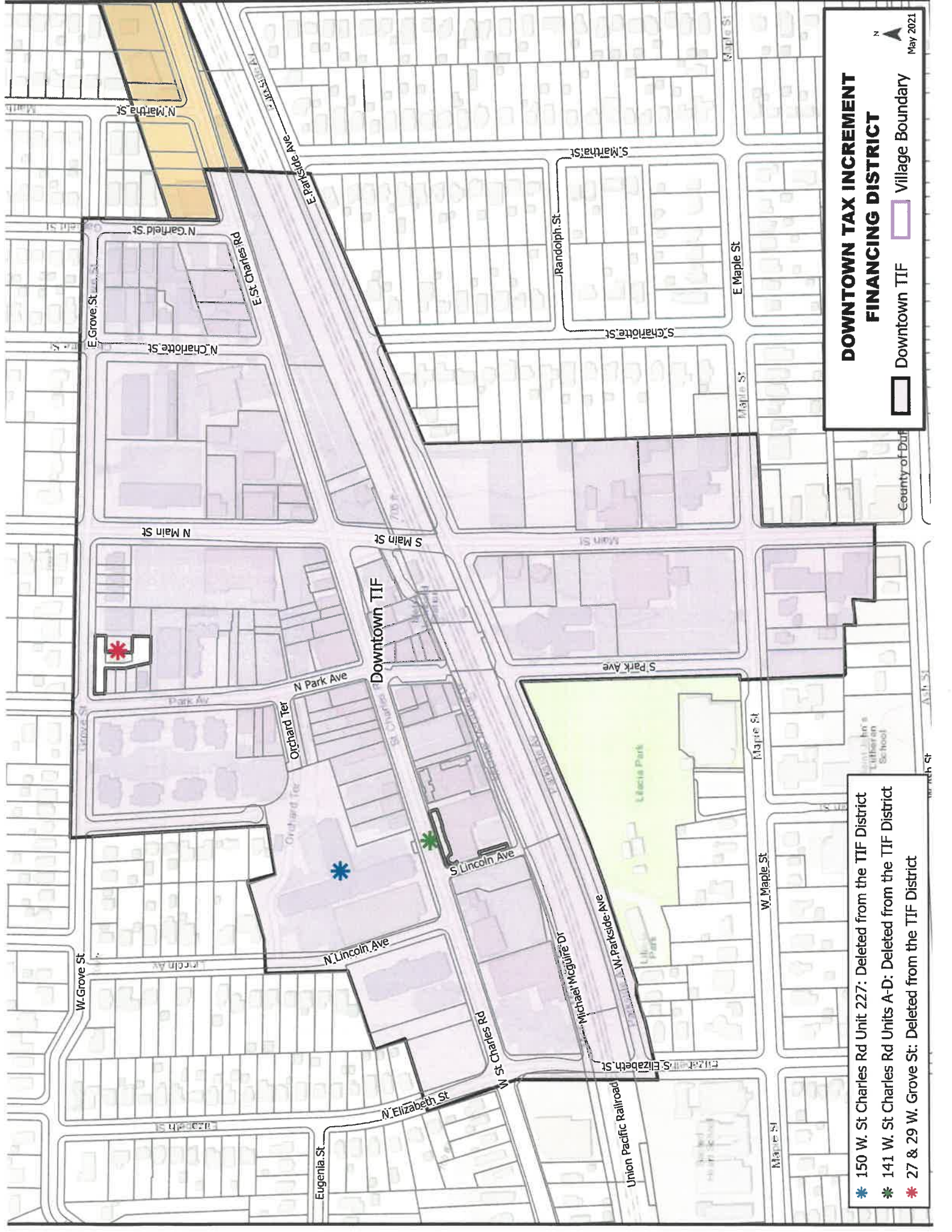
**P.I.N.:** 06-07-206-051

**Address of Real Estate:** 27 West Grove Street, Lombard, Illinois 60148.



**EXHIBIT B**

**Depiction of  
the Downtown TIF District**

(attached)



**DOWNTOWN TAX INCREMENTAL FINANCING DISTRICT**

 Downtown TIF
  Village Boundary

 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