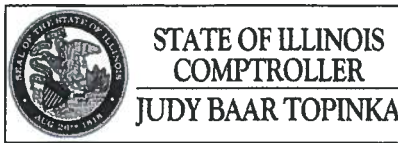


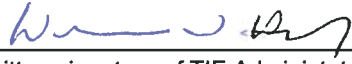
FY 2012
ANNUAL TAX INCREMENT FINANCE
REPORT



Name of Municipality: Village of Lombard Reporting Fiscal Year: **2012**
 County: DuPage Fiscal Year End: **12/31/2012**
 Unit Code: 022/075/32

TIF Administrator Contact Information

First Name: William Last Name: Heniff
 Address: 255 E Wilson Ave Title: Village Manager
 Telephone: 630-620-5700 City: Lombard Zip: 60148
 Mobile: _____ E-mail: heniffw@villageoflombard.org
 Mobile _____ Best way to Email Phone
 Provider _____ contact Mobile Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of _____
 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.]

 Written signature of TIF Administrator _____ Date 11-13-13

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		Feb-89
Lombard St. Charles Rd. TIF - 1 West		Nov-03
Lombard St. Charles Rd. TIF - 2 East		Feb-04

*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.]

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

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F		X
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J		X
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)] If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all intergovernmental agreements in effect 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)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	X	

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

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

Provide an analysis of the special tax allocation fund.

Fund Balance at Beginning of Reporting Period \$ 705,648

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 601,620	\$ 1,660,570	82%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 253	\$ 48,942	2%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (IDOT Grade Crossing Protection Fund)	\$ 312,880	\$ 312,880	15%

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 914,753

Cumulative Total Revenues/Cash Receipts \$ 2,022,392 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 932,057

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 932,057

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ (17,303)

FUND BALANCE, END OF REPORTING PERIOD* \$ 688,344

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

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)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Accounting Services - Lauterbach & Amen	350	
IL Tax Increment Assoc	242	
Polach Appriasal	3,500	
Testing Services	1,900	
Auditing Services - Lauterbach & Amen	230	
		\$ 6,222
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
Union Pacific Railroad Pedestrian Crossing (Grace & St Charles)	4,478	
St. Charles & Grace UPRR Interconnect	2,413	
Great Western Trail Bridge Project	918,944	
		\$ 925,835
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

SECTION 3.2 A

PAGE 2

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)		
		\$ -

SECTION 3.2 A

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 932,057

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
Commonwealth Edison	Utility Relocation	\$ 422,797.14
Union Pacific Railroad	Procurement of Permanent Easement	\$ 84,000.00
Bollinger Lach	Engineering and Land Surveying	\$ 80,140.82
Thomas Engineer	Engineering Services	\$ 582,966.63
Seeco Consultants	Civil and Environmental Engineering	\$ 141,808.83

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 \$ 688,344

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

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

2. Description of Project Costs to be Paid

Union Pacific RR Pedestrian Crossing (Grace & St Charles)		\$ 55,919
Great Western Trail Bridge Project		\$ 686,467
Audit		\$ 450

Total Amount Designated for Project Costs \$ 742,836

TOTAL AMOUNT DESIGNATED \$ 742,836

SURPLUS*/(DEFICIT) \$ (54,492)

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

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

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 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)
PAGE 1

If **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area, indicate so in the space provided:
 If Projects **WERE** undertaken by the Municipality Within the Redevelopment Project Area enter the **TOTAL** number of projects and list them in detail below. 1

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED IF PROJECTS ARE LISTED ON THESE PAGES

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 5,100,000	\$ 5,100,000	\$ 10,200,000
Public Investment Undertaken	\$ 195,525	\$ -	\$ 195,525
Ratio of Private/Public Investment	26 1/12		52 1/6

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

Project 2:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 7:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9:			
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

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

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

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

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

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

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
2004	\$ 3,997,890	\$ 6,664,560

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:

Grace St (W), Westmore/Meyers Rd (E)

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



I, Keith Giagnorio, the elected Chief Executive Officer of the Village of Lombard, County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning June 1, 2011 and ending December 31, 2012.


Village President

11-14-13

Date



20 N. Wacker Drive, Ste 1660
Chicago, Illinois 60606-2903
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15010 S. Ravinia Avenue, Ste 10
Orland Park, Illinois 60462-5353
T 708 349 3888 F 708 349 1506

tpbayer@ktjlaw.com
DD 312-984-6422

www.ktjlaw.com

MEMORANDUM

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

Date: September 26, 2013

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

Ladies and Gentlemen:

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

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

In light of the request by the Illinois Comptroller's Office, that the Village file an Annual Tax Increment Financing Report covering both the Village's 2012A Fiscal Year (June 1, 2011 to May 31, 2012), for which an Annual Tax Increment Financing Report was filed, and the Village's 2012B Fiscal Year (June 1, 2012 to December 31, 2012), as opposed to only filing an Annual Tax Increment Financing Annual Report for the Village's 2012B Fiscal Year, this opinion is based upon the opinions issued by our office on November 2, 2012, relative to the Village's 2012A Fiscal Year, a copy of which is attached hereto as Exhibit A and made part hereof, and on May 31, 2013, relative to the Village's 2012B Fiscal Year, a copy of which is attached hereto as Exhibit B and made part hereof.

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, 2012, the close of the Village's 2012A Fiscal Year (June 1, 2011 through May 31, 2012), and as of December 31, 2012, the close of the Village's 2012B Fiscal Year (June 1, 2012 through December 31, 2013), and the close of the Village's combined 2012A and 2012B Fiscal Years, to the best of our knowledge and belief, the Village was in compliance with the provisions of the Act.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

Thomas P. Bayer

Thomas P. Bayer

encl.

cc: President and Board of Trustees (w/ encl.)

Timothy Sexton, Acting Village Manager/Finance Director (w/ encl.)

William J. Heniff, Director of Community Development (w/ encl.)

Exhibit A

**Village Attorney's Opinion
dated November 2, 2012,
relative to the Village of Lombard's 2012A Fiscal Year**

(attached)

MEMORANDUM

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

Date: November 2, 2012

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

Ladies and Gentlemen:

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

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

In rendering this opinion, we have examined and considered such public records, proceedings and related matters of and with respect to the Village as we deemed necessary. Based on the foregoing, 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, 2012, the close of the Village's 2011-2012 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

cc: President and Board of Trustees
David A. Hulseberg, Village Manager
Timothy Sexton, Finance Director
William J. Heniff, Director of Community Development

Exhibit B

**Village Attorney's Opinion
dated May 31, 2013,
relative to the Village of Lombard's 2012B Fiscal Year**

(attached)

K T JKLEIN, THORPE & JENKINS, LTD.
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DD 312-984-642215010 S. Ravinia Avenue, Ste 10
Orland Park, Illinois 60462-5353
T 708 349 3888 F 708 349 1506

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MEMORANDUM

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

Date: May 31, 2013

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

Ladies and Gentlemen:

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

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

In rendering this opinion, we have examined and considered such public records, proceedings and related matters of and with respect to the Village as we deemed necessary. Based on the foregoing, 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 December 31, 2012, the close of the Village's 2012B fiscal year (June 1, 2012 through December 31, 2012), 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

Joint Review Board Meeting Minutes

Attached are minutes from the December 15, 2011 Joint Review Board meeting that were approved by the Joint Review Board on January 29, 2013.



Village of Lombard

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

Minutes

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

*DuPage County,
DuPage County High School District #88,
DuPage County Elementary School District #45,
College of DuPage, York Township,
Village of Lombard, Lombard Park District,
Helen M. Plum Memorial Library District
Citizen Member*

Thursday, December 15, 2011

3:00 PM

Village Hall Community Room

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

Revised January 24, 2013

1.0 Call to Order, Pledge of Allegiance and Introductions

Chairperson Mueller called the meeting to order at 3:35 p.m.

The following Joint Review Board members were present:

William J. Mueller, Village President, Village of Lombard

Gary Bird, Citizen Member

Paul Lauricella, Zoning Technician, Dept. of Economic Development & Planning, DuPage County

Bruce Martin, Chief Financial Officer, DuPage High School District 88

Vickie Nissen, Assistant Superintendent, Finance, School District 45

Absent: Representatives from DuPage County Health Department, College of DuPage, DuPage Airport Authority, DuPage Water Commission, York Township, DuPage County Forest Preserve District, York Township Highway Commissioner, Lombard Park District and Helen M. Plum Library.

Also present: Tod Altenburg, Assistant Superintendent for Finance and Operations, Chris McLain, Assistant Superintendent for Business Services, Glenbard High School District 87; Lombard Elementary School District 44; William Heniff, AICP, Director of Community Development; Jennifer Henaghan, AICP, Senior Planner; and Janet Downer, Administrative Coordinator.

2.0 Appoint Chairperson

A motion was made by Chris McLain and seconded by Paul Lauricella

to appoint William J. Mueller as Chairperson. The motion passed by unanimous consent of the members present.

3.0 Appoint Citizen Member

A motion was made by Chris McLain and seconded by Paul Lauricella to appoint Gary Bird as Citizen Member. The motion passed by unanimous consent of the members present.

4.0 Approval of Minutes

A motion was made by Gary Bird and seconded by Bruce Martin to approve the minutes of the April 12, 2011 meeting. The motion passed by unanimous consent of the members present.

5.0 New Business

2010-2011 Annual TIF Report

Chairperson Mueller noted the boundaries of the TIF-2 East District.

Jennifer Henaghan, Senior Planner, presented the report. She indicated that this is the newest of the TIF districts being approved in 2004. \$294,000 in property tax increment was received while \$43,000 was expended. The major expenditures include approximately \$34,000 for preliminary engineering expenses associated with the Great Western Trail bridge project, approximately \$4,000 for the Union Pacific railroad pedestrian crossing and \$4,000 for right of way beautification.

A major future expenditure will include the Great Western Trail bridge project. \$2.5 million has been budgeted but projections expect the amount to be less.

Chairperson Mueller asked about the development of the condominium building located in this TIF. Mr. Heniff answered that Oakview Estates, which is located at the northeast corner of St. Charles Road and Grace Street, was developed about 7 years ago. Prior to the redevelopment, the site contained semi-industrial buildings. The Village entered into a development agreement with the developer to facilitate the project which included approximately \$450,000 in TIF increment. What currently exists on the site is considered Phase I of a two-phase project. Phase II was to include another building being located to the west. Unfortunately, the market fell soft and the second building was not built but the developer did undertake the required capital improvements associated with it. The developer then wanted to divorce themselves from the project so they entered into an amended agreement with the Village. The Village agreed to pay approximately \$190,000 in TIF increment which was the

amount generated by the property to date. This resulted in a sizeable dollar amount remaining in the TIF. The former property owner is currently involved in bankruptcy proceedings and the current developer/owner is experiencing financial hardship so the second building remains on hold. The Village has been working to ensure that the corner maintains a positive appearance and are hoping that one day the second building can be completed.

Mr. Heniff then referred to Lombard Hobbies which is also located in this TIF district. He noted how they completed façade modifications and made improvements to their site about 5 years ago and how their business is doing well.

Vickie Nissen asked if the proposed second building of Oakview Estates would be located east of Grace. Mr. Heniff answered yes. Ms. Nissen asked how many units were proposed for the second building. Mr. Heniff answered 40.

Chairperson Mueller asked if this TIF would generate surplus money to the taxing bodies. Mr. Heniff answered that has not been the case in recent times. After 10 years there is a revisit provision which would require the JRB to convene and assess the TIF in terms of progress and expenditures and see what can be done in the future.

Chairperson Mueller asked if the TIF was anticipating more development. Mr. Heniff answered that while there has been interest in redeveloping some parcels, there still remains financial uncertainty and constraints which preclude development now but could eventually led to potential projects in the not-to-distant future.

Chairperson Mueller asked if there were any more questions or comments. Hearing none, he requested a motion to approve the annual report.

A motion was made by Gary Bird and seconded by Bruce Martin to accept the 2010-2011 Annual TIF Report. The motion passed by unanimous consent of the members present.

6.0 Adjournment

On a motion by Chris McLain and seconded by Gary Bird the meeting was adjourned at 3:45 p.m.

Analysis

The Village reviewed the projects described in the previous attachments 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.

Audited Financial Statements

The audit is attached.

Note: Audit Sections are excerpted from the Village of Lombard Comprehensive Annual Report (CAFR) for the Fiscal Years ended May 31, 2012 and December 31, 2012.

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

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

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

**Schedule of Revenues - Budget and Actual
Year Ended May 31, 2012**

	Budget		Actual
	Original	Final	
Taxes			
Sales Tax	\$ 5,149,230	5,149,230	5,351,912
Utility Tax	600,000	600,000	1,675,000
	<u>5,749,230</u>	<u>5,749,230</u>	<u>7,026,912</u>
Intergovernmental			
Motor Fuel Tax Allotments	1,170,410	1,170,410	1,265,462
Motor Fuel Tax - High Growth Cities	-	-	18,544
TIF Revenue	2,290,300	2,290,300	2,339,211
TIF1 West of Grace	62,610	62,610	51,278
TIF2 East of Grace	294,220	294,220	291,985
	<u>3,817,540</u>	<u>3,817,540</u>	<u>3,966,480</u>
Interest			
Investment Income	30,000	30,000	14,559
Miscellaneous			
Contributions from Property Owners	15,000	15,000	16,176
Abatements/Rebates	-	-	130,093
Other	582,000	582,000	199,901
	<u>597,000</u>	<u>597,000</u>	<u>346,170</u>
Total Revenues	<u>10,193,770</u>	<u>10,193,770</u>	<u>11,354,121</u>

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

**Schedule of Expenditures - Budget and Actual
Year Ended May 31, 2012**

	Budget		Actual
	Original	Final	
Capital Outlay			
General Capital Projects			
Operating Supplies	\$ -	-	762
Street Maintenance Supplies	-	-	164,020
Legal Advertising	-	-	1,129
Printing and Binding	-	-	1,482
Engineering Services	-	-	149,426
Other Professional/Technical Services	-	-	291,652
Repair and Improvements	-	-	215,097
Miscellaneous Contractual Services	-	-	54,556
Capital Improvements	3,073,640	3,073,640	1,391,394
	<u>3,073,640</u>	<u>3,073,640</u>	<u>2,269,518</u>
Infrastructure Capital Projects			
Professional Services - Infrastructure	-	-	96,663
Infrastructure	333,830	333,830	141,575
	<u>333,830</u>	<u>333,830</u>	<u>238,238</u>
Motor Fuel Tax			
Overtime Wages	140,000	140,000	52,442
Street Maintenance Supplies	360,000	360,000	204,765
Engineering Services	-	-	164,243
Miscellaneous Contractual Services	-	-	158,726
Professional Services - Infrastructure	735,950	735,950	(92,980)
	<u>1,235,950</u>	<u>1,235,950</u>	<u>487,196</u>
TIF Downtown Capital Projects			
Regular Salaries	43,240	43,240	42,599
Life and AD&D Insurance	70	70	76
Blue Advantage	3,090	3,090	4,842
HMO - Blue Cross/Shield	1,630	1,630	1,491
Social Security - Village	2,660	2,660	2,432

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

**Schedule of Expenditures - Budget and Actual - Continued
Year Ended May 31, 2012**

	Budget		Actual
	Original	Final	
Capital Outlay (Cont.)			
TIF Downtown Capital Projects (Cont.)			
Medicare - Village	\$ 630	630	569
IMRF - Village	5,920	5,920	5,921
Operating Supplies	-	-	1,387
Electric	-	-	1,334
Training and Travel	-	-	311
Legal Advertising	-	-	68
Auditing Services	230	230	230
Legal Services	-	-	3,156
Other Professional/Technical Services	-	-	48,790
Miscellaneous Contractual Services	504,720	504,720	474,142
Distribution Surplus TIF Revenue	1,457,540	1,457,540	1,667,338
	<u>2,019,730</u>	<u>2,019,730</u>	<u>2,254,686</u>
TIF1 West of Grace Capital Projects			
Auditing Services	-	-	220
Miscellaneous Contractual Services	357,560	357,560	7,016
	<u>357,560</u>	<u>357,560</u>	<u>7,236</u>
TIF2 East of Grace Capital Projects			
Auditing Services	-	-	225
Engineering Services	-	-	126,434
Miscellaneous Contractual Services	1,604,680	1,604,680	153,112
	<u>1,604,680</u>	<u>1,604,680</u>	<u>279,771</u>
Total Capital Outlay	<u>8,625,390</u>	<u>8,625,390</u>	<u>5,536,645</u>
Debt Service			
Principal Retirement	1,555,970	1,555,970	1,555,970
Interest and Fiscal Charges	249,310	249,310	250,286
	<u>1,805,280</u>	<u>1,805,280</u>	<u>1,806,256</u>

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

**Schedule of Revenues - Budget and Actual
For the Seven Months Ended December 31, 2012**

	Budget		Actual
	Original	Final	
Taxes			
Sales Tax	\$ 1,034,810	1,034,810	1,034,810
Utility Tax	1,300,000	1,300,000	1,217,465
	<u>2,334,810</u>	<u>2,334,810</u>	<u>2,252,275</u>
Intergovernmental			
Motor Fuel Tax Allotments	710,000	710,000	806,559
Motor Fuel Tax - High Growth Cities	-	-	19,330
TIF Revenue	2,342,500	2,342,500	2,088,925
TIF1 West of Grace	52,820	52,820	59,224
TIF2 East of Grace	291,990	291,990	226,737
	<u>3,397,310</u>	<u>3,397,310</u>	<u>3,200,775</u>
Interest			
Investment Income	30,000	30,000	20,366
Miscellaneous			
Contributions from Property Owners	-	-	4,751
Citizen Participation	-	-	4,251
Other	30,000	30,000	21,506
	<u>30,000</u>	<u>30,000</u>	<u>30,508</u>
Total Revenues	<u>5,792,120</u>	<u>5,792,120</u>	<u>5,503,924</u>

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

Schedule of Expenditures - Budget and Actual
For the Seven Months Ended December 31, 2012

	Budget		Actual
	Original	Final	
Capital Outlay			
General Capital Projects			
Street Maintenance Supplies	\$ -	-	156,045
Legal Advertising	-	-	317
Engineering Services	-	-	1,545,001
Other Professional/Technical Services	-	-	232,381
Repair and Improvements	-	-	117,418
Miscellaneous Contractual Services	-	-	48,543
Capital Improvements	5,156,500	5,156,500	4,722,312
	<u>5,156,500</u>	<u>5,156,500</u>	<u>6,822,017</u>
Infrastructure Capital Projects			
Infrastructure	1,673,500	1,673,500	-
	<u>1,673,500</u>	<u>1,673,500</u>	
Motor Fuel Tax			
Overtime Wages	60,000	60,000	3,138
Street Maintenance Supplies	300,000	300,000	-
Fleet Services Reserve	-	-	59,580
Engineering Services	-	-	80,431
Miscellaneous Contractual Services	-	-	334,103
Professional Services - Infrastructure	30,000	30,000	-
	<u>390,000</u>	<u>390,000</u>	<u>477,252</u>
TIF Downtown Capital Projects			
Regular Salaries	23,690	23,690	23,585
PPO Plus - Blue Cross/Shield	1,130	1,130	-
Life and AD&D Insurance	40	40	42
Blue Advantage	3,000	3,000	3,671
Social Security - Village	1,450	1,450	1,345

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

**Schedule of Expenditures - Budget and Actual - Continued
For the Seven Months Ended December 31, 2012**

	Budget		Actual
	Original	Final	
Capital Outlay (Cont.)			
TIF Downtown Capital Projects (Cont.)			
Medicare - Village	\$ 340	340	315
IMRF - Village	3,440	3,440	3,424
Operating Supplies	-	-	14
Electric	-	-	677
Auditing Services	240	240	240
Other Professional/Technical Services	-	-	25,826
Miscellaneous Contractual Services	626,800	626,800	500,992
Distribution Surplus TIF Revenue	1,750,000	1,750,000	1,846,211
	<u>2,410,130</u>	<u>2,410,130</u>	<u>2,406,342</u>
TIF1 West of Grace Capital Projects			
Auditing Services	-	-	230
Miscellaneous Contractual Services	165,690	165,690	241
	<u>165,690</u>	<u>165,690</u>	<u>471</u>
TIF2 East of Grace Capital Projects			
Auditing Services	225	225	230
Engineering Services	-	-	(419,451)
Miscellaneous Contractual Services	738,090	738,090	758,626
	<u>738,315</u>	<u>738,315</u>	<u>339,405</u>
Total Capital Outlay	<u>10,534,135</u>	<u>10,534,135</u>	<u>10,045,487</u>
Debt Service			
Principal Retirement	680,890	680,890	680,885
Interest and Fiscal Charges	82,850	82,850	83,724
Total Debt Service	<u>763,740</u>	<u>763,740</u>	<u>764,609</u>

Certified Letter Statement

The compliance letter is attached.

REPORT OF INDEPENDENT ACCOUNTANTS

September 20, 2012

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

We have examined management's assertion included in its representation report that the Village of Lombard, Illinois, with respect to the St. Charles Road Tax Increment Finance District #2 - East, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended May 31, 2012. 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, 2012 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

REPORT OF INDEPENDENT ACCOUNTANTS

May 9, 2013

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

We have examined management's assertion included in its representation report that the Village of Lombard, Illinois, with respect to the St. Charles Road Tax Increment Finance District #2 - East, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the seven months ended December 31, 2012. 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 seven months ended December 31, 2012 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

Legal Description of the Redevelopment Project Area

All that part of the Southeast 114 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian, the Northeast 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, the West 112 of the Southwest 114 of Section 4, Township 39 North, Range 11, East of the Third Principal Meridian and the West 112 of the Northwest 114 of Section 9, Township 39 North, Range 11, East of the Third Principal Meridian, including all lots, blocks, tracts, parcels and rights-of-way, located within the following legally described boundaries:

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

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

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

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

Map of District

