



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**  
**FY 2015**

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

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment labeled Attachment A</b>	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification labeled Attachment B</b>		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		x
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		x
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	x	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	x	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		x
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	x	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	x	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		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)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		x
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose list only of the intergovernmental agreements labeled Attachment M</b>	x	

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

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

**Provide an analysis of the special tax allocation fund.**

**FY 2015**

**TIF NAME: Lombard St. Charles Rd. TIF - 1 West (TIF #2)**

Fund Balance at Beginning of Reporting Period \$ 63,205

<b>Revenue/Cash Receipts Deposited in Fund During Reporting FY:</b>	<b>Reporting Year</b>	<b>Cumulative*</b>	<b>% of Total</b>
Property Tax Increment	\$ 50,980	\$ 622,871	75%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 2,919	\$ 10,990	1%
Land/Building Sale Proceeds		\$ 182,959	22%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (RTA Planning Grant)		\$ 10,000	1%

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

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period** \$ 53,899

**Cumulative Total Revenues/Cash Receipts** \$ 826,820 100%

**Total Expenditures/Cash Disbursements** (Carried forward from Section 3.2) \$ 91,330

**Distribution of Surplus** \$ -

**Total Expenditures/Disbursements** \$ 91,330

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS** \$ (37,431)

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 25,774

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

**SURPLUS\*/(DEFICIT)(Carried forward from Section 3.3)** \$ (81,953)

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

FY 2015

TIF NAME: Lombard St. Charles Rd. TIF - 1 West (TIF #2)

**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**

<b>Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]</b>	<b>Amounts</b>	<b>Reporting Fiscal Year</b>
<b>1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)</b>		
Auditing Services	240	
Legal Services	465	
ITIA dues	283	
		\$ 988
<b>2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)</b>		
		\$ -
<b>3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)</b>		
Polach Appraisal Group	3,500	
Assoc. Property Couns.	500	
		\$ 4,000
<b>4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)</b>		
Downtown Improvement and Renovation Grant - Mesa Electronics	41,567	
Downtown Retail Business Grant - Mesa Home Video	20,000	
Downtown Retail Business Grant - Lori's Antique Jewelry	20,000	
		\$ 81,567
<b>5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)</b>		
UP RR crossing maint.	4,675	
DuPage County permit fee	100	
		\$ 4,775
<b>6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY</b>		
		\$ -







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

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

**FY 2015**

**TIF NAME: Lombard St. Charles Rd. TIF - 1 West (TIF #2)**

**FUND BALANCE, END OF REPORTING PERIOD** \$ 25,774

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

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

**2. Description of Project Costs to be Paid**

Grants		\$ 70,000
UP railroad pedestiran crossing maint. (Grace and St. Charles)		\$ 32,249
Dues		\$ 1,698
Legal		\$ 2,280
Audit		\$ 1,500

**Total Amount Designated for Project Costs** \$ 107,727

**TOTAL AMOUNT DESIGNATED** \$ 107,727

**SURPLUS\*/(DEFICIT)** \$ (81,953)

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



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

FY 2015

TIF NAME: Lombard St. Charles Rd. TIF - 1 West (TIF #2)

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

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

Property Acquired by the Municipality Within the Redevelopment Project Area

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

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

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

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

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

FY 2015

TIF NAME: Lombard St. Charles Rd. TIF - 1 West (TIF #2)

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

Check here if <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area: _____			
<b>ENTER</b> total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			
_____ <u>7</u> _____			
<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 267,962	\$ -	\$ 267,962
Public Investment Undertaken	\$ 400,834	\$ -	\$ 124,127
Ratio of Private/Public Investment	2/3		2 10/63

<b>Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE</b>			
151 N Charlotte Redevelopment			
Private Investment Undertaken (See Instructions)	\$ 260,000		\$ 260,000
Public Investment Undertaken	\$ 68,617		\$ 68,617
Ratio of Private/Public Investment	3 15/19		3 15/19

<b>Project 2:</b>			
Great Western Trail			
Private Investment Undertaken (See Instructions)	\$ -		
Public Investment Undertaken	\$ 235,140		
Ratio of Private/Public Investment	0		0

<b>Project 3:</b>			
Downtown Retail Business Grant 212-216 E St Charles Rd			
Private Investment Undertaken (See Instructions)	\$ 7,962		\$ 7,962
Public Investment Undertaken	\$ 3,010		\$ 3,010
Ratio of Private/Public Investment	2 20/31		2 20/31

<b>Project 4:</b>			
Downtown Retail Business Grant Mesa Home Video			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 20,000		\$ 20,000
Ratio of Private/Public Investment	0		0

<b>Project 5:</b>			
Downtown Retail Business Grant Lori's Antique Jewelry			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 20,000		\$ 20,000
Ratio of Private/Public Investment	0		0

<b>Project 6:</b>			
Downtown Retail Business Grant Mesa Electronics			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 41,567		
Ratio of Private/Public Investment	0		0

<b>Project 7:</b>			
Downtown Plan Consultant fees			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	12,500	\$ 12,500
Ratio of Private/Public Investment		0	0

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

<b>Project 9:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 10:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 11:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 12:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 13:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 14:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 15:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0





I, Keith Giagnorio, the elected Chief Executive Officer of the Village of Lombard, County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning January 1, 2015 and ending December 31, 2015.

A handwritten signature in black ink, appearing to read "Keith Giagnorio", is written over a solid horizontal line.

Village President

5/23/16

Date

KTJ

KLEIN, THORPE & JENKINS, LTD.  
Attorneys at Law20 N. Wacker Drive, Ste 1660  
Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444tpbayer@ktjlaw.com  
DD 312-984-642215010 S. Ravinia Avenue, Ste 10  
Orland Park, Illinois 60462-5353  
T 708 349 3888 F 708 349 1506

www.ktjlaw.com

**MEMORANDUM**

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

Date: May 26, 2016

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

Ladies and Gentlemen:

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

Please be advised that our office serves as Village Attorney for the Village of Lombard, DuPage County, Illinois (hereinafter the "Village"). On November 20, 2003, the Village adopted by Ordinance Tax Increment Financing for its Village of Lombard St. Charles Road TIF District I (West) Redevelopment Project Area, and by separate Ordinance authorized the DuPage County Clerk to annually certify and cause to be paid to the Village incremental tax revenues generated by the above-captioned Tax Increment Financing District.

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

1. The Village is a municipality duly constituted and validly existing under the Constitution and laws of the State of Illinois; and
2. As of December 31, 2015, the close of the Village's 2015 fiscal year (January 1, 2015 through December 31, 2015), to the best of our knowledge and belief, the Village was in compliance with the provisions of the Act.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

*Thomas P. Bayer*

Thomas P. Bayer

encl.

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

**Activities Statement**

Within the 2015 fiscal year, the Village expended funds and/or undertook the following activities:

- The Village paid out two Downtown Retail Business Grants and a portion of one Downtown Improvement and Renovation Grant.
- Maintenance costs were expended for the Union Pacific railroad right of way.
- The Village expended funds on auditing services and legal services.
- Membership dues were paid to the Illinois Tax Increment Association.



# Village of Lombard

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

## Minutes

### St. Charles Road TIF 1 - West District Joint Review Board Meeting

*DuPage County,  
DuPage County High School District #87,  
DuPage County Elementary School District #44,  
College of DuPage, York Township,  
Village of Lombard, Lombard Park District,  
Helen M. Plum Memorial Library District  
Citizen Member*

Tuesday, January 29, 2013

3:45 PM

Village Hall Community Room

(immediately following completion of the Downtown TIF meeting)

Revised January 25, 2013

#### 1.0 Call to Order and Pledge of Allegiance

*President Ware called the meeting to order at 3:50 p.m.*

#### 2.0 Roll Call of Joint Review Board Members

*The following Joint Review Board members were present:  
William Ware, Acting Village President, Village of Lombard  
Tod Altenburg, Assistant Superintendent for Finance and Operations,  
Lombard Elementary School District 44*

*Absent: DuPage County, DuPage County High School District #87,  
College of DuPage, York Township, Lombard Park District, Helen M.  
Plum Memorial Library District, and Citizen Member.*

*Also in attendance: David Hulseberg, Village Manager, Village of  
Lombard; William J. Heniff, AICP, Community Development Director,  
Village of Lombard; and Jamie Cunningham, Assistant Director of  
Finance, Village of Lombard.*

#### 3.0 Appoint Citizen Member

*After the roll call was taken, Acting President Ware asked for the  
report. It was noted that the District currently does not have a Citizen  
Member.*

#### 4.0 Approval of Minutes

#### 5.0 New Business



**130022**

**2011-2012 Annual TIF Report**

Review of the St. Charles Road TIF 1 West Tax Increment Financing (TIF) District Report for fiscal year 2012 (ending May 31, 2012).

*After the roll call was taken, Acting President Ware asked for the report.*

*William Heniff then presented the Downtown TIF Annual Report. He stated that the TIF annual report reflects the expenditures and activities undertaken in the district. He noted the smaller geographical boundary of the district means that the corresponding revenues and expenditures are lower.*

*He then discussed the few expenditures over the past year, which were primarily associated with the Great Western Trail overpass project. He noted that this allocation of shared between the two St. Charles Road TIF Districts.*

**130040**

**2011-2012 Tax Increment Financing (TIF) Project Review**

Discussion of the TIF projects/work being done in furtherance of the St. Charles Road TIF 1 West plan.

*William Heniff noted that the revitalization guidebook for the downtown area also noted a number of possible improvements for the East St. Charles Road corridor as well. However, these opportunities have not materialized to date.*

## **6.0 Adjournment**

*Acting President Ware asked in there were any additional comments. Hearing none, the meeting was closed at 3:55 p.m.*



# Village of Lombard

Attachment H

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

## Minutes

### St. Charles Road TIF 1 - West District Joint Review Board Meeting

*DuPage County,  
DuPage County High School District #87,  
DuPage County Elementary School District #44,  
College of DuPage, York Township,  
Village of Lombard, Lombard Park District,  
Helen M. Plum Memorial Library District  
Citizen Member*

---

Thursday, December 19, 2013

10:00 AM

Village Hall - Community Room

---

(immediately following the completion of the Downtown TIF)

#### 1.0 Call to Order and Pledge of Allegiance

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

#### 2.0 Roll Call of Joint Review Board Members

*Present: Chris McClain, District 87; Jennifer Ganser, Village of Lombard; William Heniff, Village of Lombard; Jamie Cunningham, Village of Lombard; Keith Giagnorio, Village of Lombard; and Sarah Richardt, Lombard Town Centre.*

#### 3.0 Public Participation

*There was no public participation.*

#### 4.0 Approval of Minutes

*There was not a quorum so the minutes could not be approved.*

#### 5.0 Unfinished Business

*No unfinished business.*

#### 6.0 New Business

*Ms. Ganser reviewed the Annual TIF Report for the Downtown TIF District. She noted that this report is for fiscal years 2012A and 2012B. The St Charles West TIF was created in 2003. The St*

*Charles West TIF had a beginning fund balance of \$103,176 and an ending fund balance of \$206,212. Notable expenses were made for the Union Pacific Railroad Pedestrian Crossing and the Great Western Trail Bridge Project. Mr. Heniff reviewed past activities in the TIF. He noted that there will be more expenses for the Great Western Trail Bridge Project in the 2013 Annual TIF Report. Mr. Heniff said the former Allied Drywall property may be redeveloped in the future into 10-11 single family homes.*

## **7.0 Other Business**

*There was no other business.*

## **8.0 Information Only**

## **9.0 Adjournment**

*On a motion by Chris McClain and seconded by Keith Giagnorio the meeting was adjourned at 10:20 a.m.*

**Audited Financial Statements**

The audit is attached.

Note: Audit Sections are excerpted from the Village of Lombard Comprehensive Annual Report (CAFR) for the Fiscal Year ended December 31, 2015.

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

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

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

Schedule of Revenues - Budget and Actual  
For the Fiscal Year Ended December 31, 2015

	Budget		Actual
	Original	Final	
<b>Taxes</b>			
Sales Tax	\$ 7,085,130	7,085,130	4,296,884
Utility Tax	236,720	236,720	3,207,259
	<u>7,321,850</u>	<u>7,321,850</u>	<u>7,504,143</u>
<b>Intergovernmental</b>			
Motor Fuel Tax Allotments	800,000	800,000	1,060,895
Motor Fuel Tax - High Growth Cities	200,000	200,000	-
TIF Revenue	1,773,620	1,773,620	1,730,109
TIF1 West of Grace	50,590	50,590	50,980
TIF2 East of Grace	212,100	212,100	200,794
	<u>3,036,310</u>	<u>3,036,310</u>	<u>3,042,778</u>
<b>Interest</b>			
Investment Income	5,000	5,000	86,514
<b>Miscellaneous</b>			
Contributions from Property Owners	10,000	10,000	7,402
Citizen Participation	-	-	9,017
Abatements/Rebates	-	-	50,056
Other	1,400	1,400	24,244
	<u>11,400</u>	<u>11,400</u>	<u>90,719</u>
<b>Total Revenues</b>	<u>10,374,560</u>	<u>10,374,560</u>	<u>10,724,154</u>

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

Schedule of Expenditures - Budget and Actual  
For the Fiscal Year Ended December 31, 2015

	Budget		Actual
	Original	Final	
<b>Capital Outlay</b>			
<b>General Capital Projects</b>			
Street Maintenance Supplies	\$ -	-	168,268
Legal Advertising	-	-	267
Engineering Services	-	-	348,057
Other Professional/Technical Services	140,000	140,000	106,808
Miscellaneous Contractual Services	360,000	360,000	352,416
Construction Services	5,828,700	5,828,700	3,915,107
Land Purchase/Improvements	-	-	16,472
	<u>6,328,700</u>	<u>6,328,700</u>	<u>4,907,395</u>
<b>Facilities Capital Projects</b>			
Other Professional/Technical Services	-	-	3,655
Construction Services	385,000	385,000	112,328
Repair and Improvements	100,000	100,000	444,404
	<u>485,000</u>	<u>485,000</u>	<u>560,387</u>
<b>Motor Fuel Tax</b>			
Part-Time Wages	15,000	15,000	468
Overtime Wages	120,000	120,000	105,398
Social Security	930	930	29
Medicare	220	220	7
Street Maintenance Supplies	200,000	200,000	135,246
Engineering Services	-	-	3,959
Construction Services	600,000	600,000	618,614
Fleet Services	-	-	(122,486)
	<u>936,150</u>	<u>936,150</u>	<u>741,235</u>
<b>TIF Downtown Capital Projects</b>			
Regular Salaries	32,150	32,150	32,832
Overtime Wages	6,000	6,000	8,182
PPO	-	-	(83)
Life Insurance	50	50	42
Blue Advantage	2,700	2,700	2,654

VILLAGE OF LOMBARD, ILLINOIS

Capital Projects Fund

Schedule of Expenditures - Budget and Actual - Continued  
For the Fiscal Year Ended December 31, 2015

	Budget		Actual
	Original	Final	
Capital Outlay (Cont.)			
TIF Downtown Capital Projects (Cont.)			
Social Security	\$ 1,970	1,970	1,960
Medicare	470	470	462
IMRF	5,070	5,070	5,157
Operating Supplies	-	-	329
Electric	1,560	1,560	1,208
Auditing Services	2,280	2,280	4,658
Legal Services	2,400	2,400	9,012
Other Professional/Technical Services	-	-	4,500
Miscellaneous Contractual Services	231,820	231,820	552,220
Distribution Surplus TIF Revenue	1,681,810	1,681,810	1,557,051
Land Purchase/Improvements	69,600	69,600	-
	<u>2,037,880</u>	<u>2,037,880</u>	<u>2,180,184</u>
TIF1 West of Grace Capital Projects			
Auditing Services	240	240	240
Legal Services	380	380	465
Construction Services	-	-	41,567
Miscellaneous Contractual Services	53,880	53,880	49,058
	<u>54,500</u>	<u>54,500</u>	<u>91,330</u>
TIF2 East of Grace Capital Projects			
Auditing Services	240	240	230
Legal Services	380	380	400
Other Professional/Technical Services	-	-	1,802
Miscellaneous Contractual Services	9,930	9,930	4,958
	<u>10,550</u>	<u>10,550</u>	<u>7,390</u>
Total Capital Outlay	<u>9,852,780</u>	<u>9,852,780</u>	<u>8,487,921</u>
Debt Service			
Principal Retirement	1,135,780	1,135,780	1,135,775
Interest and Fiscal Charges	71,990	71,990	72,252
Total Debt Service	<u>1,207,770</u>	<u>1,207,770</u>	<u>1,208,027</u>



**REPORT OF INDEPENDENT ACCOUNTANTS**

May 5, 2016

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

We have examined management's assertion included in its representation report that the Village of Lombard, Illinois, with respect to the St. Charles Road Tax Increment Finance District #1 - West, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the fiscal year ended December 31, 2015. As discussed in that representation letter, management is responsible for the Village of Lombard, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

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

In our opinion, management's assertion that the Village of Lombard, Illinois complied with the aforementioned requirements during the fiscal year ended December 31, 2015 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*

LAUTERBACH & AMEN, LLP



### Legal Description of the Redevelopment Project Area

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

Beginning at the Southwest corner of Lot 1 in Windsor Avenue Subdivision (Doc. No. R1985-063730) of part of the Southwest 114 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian; thence North along the West line of said Lot 1, and the Northerly extension thereof, to the Northerly line of the Great Western Trail right-of-way; thence Easterly along the Northerly line of the Great Western Trail right-of-way to its intersection with the centerline of Grace Street; thence South along the centerline of Grace Street to its intersection with the Northerly right-of-way line of that portion of St. Charles Road located South of the Union Pacific Railroad right-of-way; thence Westerly along the Westerly extension of said Northerly right-of-way line of St. Charles Road (said Westerly extension also being the Northerly right-of-way line of Parkside Avenue) to its intersection with the Southerly line of the Union Pacific Railroad right-of-way; thence Northeasterly along the Southerly line of the Union Pacific Railroad right-of-way to its intersection with the West right-of-way line of Grace Street; thence North along the West right-of-way line of Grace Street to its intersection with the Northerly line of the Union Pacific Railroad right-of-way; thence Southwesterly along the Northerly line of the Union Pacific Railroad right-of-way; to its intersection with the centerline of vacated Martha Street; thence North along the centerline of vacated Martha Street and the Northerly extension thereof to the intersection thereof with the Northerly right-of-way line of St. Charles Road; thence Southwesterly along the Northerly right-of-way line of St. Charles Road to its intersection with the East right-of-way line of Garfield Street; thence North along the East right-of-way line of Garfield Street to the Southwest corner of Lot 9 in Block 19 in H.O. Stone & Co.'s Addition to Lombard (Doc. No. 179463), being a subdivision of parts of the Northwest 114 of Section 8 and the Southwest 114 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian; thence Northeasterly along the Southerly lines of Lots 9 and 2 (including the Northeasterly extension of the Southerly line of Lot 2) in Block 19 in H.O. Stone & Co.'s Addition to Lombard, aforesaid, the Southerly lines of Lots 18 and 9 (including the Northeasterly extension of the Southerly line of Lot 9) in Block 15 in H.O. Stone & Co.'s Addition to Lombard, aforesaid, and the Southerly line of Lot 13 in Block 14 in H.O. Stone & Co.'s Addition to Lombard, aforesaid, to the Southeast corner of said Lot 13 in Block 14 in H.O. Stone & Co.'s Addition to Lombard, aforesaid; thence North along the East lines of Lots 13, 14, 15, 16, 17, 18 and 19 in Block 14 in H.O. Stone & Co.'s Addition to Lombard, aforesaid, to the Northeast corner of said Lot 19 in Block 14 in H.O. Stone & Co.'s Addition to Lombard, aforesaid, said Northeast corner also being a point on the South right-of-way line of Windsor Avenue; thence Westerly along the South right-of-way line of Windsor Avenue to the intersection thereof with the Southerly extension of the West line of Lot 11 in Windsor Avenue Subdivision, aforesaid; thence Northerly along the Southerly extension of the West line of Lot 11 in Windsor Avenue Subdivision, aforesaid, and the West line of Lot 11 in Windsor Avenue Subdivision, aforesaid, to


the Northwest corner of said Lot 11 in Windsor Avenue Subdivision, aforesaid, said Northwest corner also being a point on the Southerly line of the Great Western Trail right-of-way; thence Westerly along the Southerly line of the Great Western Trail right-of-way to the Northeast corner of Lot 1 in Windsor Avenue Subdivision, aforesaid; thence South along the East line of said Lot 1 in Windsor Avenue Subdivision, aforesaid, to the Southeast corner of said Lot 1; thence West along the South line of said Lot 1 in Windsor Avenue Subdivision, aforesaid, to the place of beginning, all in DuPage County, Illinois;




P.I.N.'s: 06-05-323-005 and -015; 06-05-315-018; 06-05-322-003, -004, -006, -007, -008, -009, -010, -011 and -012; 06-05-321-006, -007, -008 and -009; 06-08-104-008, -00.9, -010 and -011; 06-08-105-008 and -013; 06-08-106-004, -005, -006 and -010; 06-08-107-001 and -002; 06-08-110-002; 06-08-133-001, -002, -003 and -004;

Common Addresses: 151 North Charlotte Street; 222 East Windsor Avenue; 130, 136, 140, 144, 200, 204, 218, 230, 234, 236, 244 to 250, 376, 380, 384, 386, 390, 396 and 400 East St. Charles Road; and 34, 38, 42 and 46 North Stewart Avenue; all in Lombard, Illinois.

# Attachment O

**VILLAGE OF LOMBARD**  
**TIF DISTRICTS**

 NOT TO SCALE  
 OCT 2007

 DOWNTOWN TIF  
 TIF 1 WEST  
 TIF 2 EAST

