

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

☐ Resolution or Ordinance (Blue) ☐ 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 : December 30, 2019 **(BOT) Date:** January 9, 2020

SUBJECT: Butterfield Road / Yorktown Business District NO. 2 (BD2) First
Amendment Public Hearings

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Please place this on the January 9, 2020 Village Board Agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village
Manager's Office by 12:00 noon, Wednesday, prior to the
agenda distribution.

**AGENDA
FOR THE PUBLIC HEARING PORTION
OF THE JANUARY 9, 2020
VILLAGE OF LOMBARD BOARD MEETING
RELATIVE TO THE PROPOSED AMENDMENT TO THE BOUNDARIES
OF THE BUTTERFIELD ROAD / YORKTOWN BUSINESS DISTRICT NO. 2,
AND THE APPROVAL OF A FIRST AMENDMENT
TO THE BUSINESS DISTRICT PLAN IN RELATION THERETO**

- A. Call Public Hearing to Order
- B. Opening Statement by the Village Attorney relative to this being the public hearing in regard to amending the boundaries of the Butterfield Road / Yorktown Business District No. 2, and approving a First Amendment to the Business District Plan in relation thereto
- C. Overview of the proposed boundary amendment to the Butterfield Road / Yorktown Business District No. 2, and the proposed First Amendment to the Business District Plan in relation thereto [Robert Rychlicki and Nina Coppola of Kane, McKenna & Associates, Inc. and Village Staff]
- D. Public Comment
- E. Discussion by the Village Board
- F. Closure and Final Adjournment of the Public Hearing

**PUBLIC HEARING OPENING STATEMENT
IN REGARD TO THE PROPOSED AMENDMENT TO THE BOUNDARIES OF THE
LOMBARD BUTTERFIELD ROAD / YORKTOWN BUSINESS DISTRICT NO. 2,
AND THE PROPOSED AMENDMENT TO
THE BUSINESS DISTRICT PLAN IN RELATION THERETO**

THE PUBLIC HEARING TONIGHT IS IN REGARD TO THE VILLAGE'S PROPOSAL TO AMEND THE BOUNDARIES OF THE BUTTERFIELD ROAD / YORKTOWN BUSINESS DISTRICT NUMBER 2, AND APPROVE A FIRST AMENDMENT TO THE BUSINESS DISTRICT PLAN IN RELATION THERETO. IN ACCORDANCE WITH THE BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT LAW, THE VILLAGE HAS TAKEN THE FOLLOWING ACTIONS ON THE FOLLOWING DATES IN REGARD TO THE PROPOSED AMENDMENT TO THE BOUNDARIES OF THE BUSINESS DISTRICT, AND THE PROPOSED FIRST AMENDMENT TO THE BUSINESS DISTRICT PLAN IN RELATION THERETO.

	<u>ACTION</u>	<u>DATE TAKEN</u>
1.	Approved, by Ordinance, the date and procedures for this Public Hearing regarding the proposed amendment to the boundaries of the Business District	December 5, 2019
2.	Made the proposed First Amendment to the Business District Plan available for review by the public.	December 5, 2019
3.	Published notice of the Public Hearing in the newspaper (<i>The Daily Herald</i>)	December 26, 2019 and December 27, 2019

PURSUANT TO THE BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT LAW, THE VILLAGE IS HOLDING THIS PUBLIC HEARING ON THE PROPOSALS TO APPROVE AN AMENDMENT TO THE BOUNDARIES OF THE BUTTERFIELD ROAD/YORKTOWN BUSINESS DISTRICT NO. 2, AND A FIRST AMENDMENT TO THE BUSINESS DISTRICT PLAN FOR SAID BUSINESS DISTRICT IN RELATION THERETO.

THE AMENDMENT TO THE BOUNDARIES OF THE BUTTERFIELD ROAD/YORKTOWN BUSINESS DISTRICT NO. 2 CONSISTS OF THE REMOVAL OF THE CARLISLE BANQUETS FACILITY PROPERTY, LOCATED AT 435 EAST BUTTERFIELD ROAD, LOMBARD, ILLINOIS, ALONG WITH THE 33 FOOT WIDE ROADWAY OF GILMORE LANE, LOCATED WEST OF AND ADJACENT THERETO, FROM THE BUSINESS DISTRICT.

THE FIRST AMENDMENT TO THE BUSINESS DISTRICT PLAN FOR THE BUTTERFIELD ROAD/YORKTOWN BUSINESS DISTRICT NO. 2 UNDER CONSIDERATION THIS EVENING PROVIDES FOR:

- A. AN AMENDMENT TO THE BOUNDARIES OF THE BUSINESS DISTRICT, AS SET FORTH IN THE BUSINESS DISTRICT PLAN, TO REMOVE THE CARLISLE BANQUETS FACILITY PROPERTY AND THE GILMORE LANE ROADWAY THEREFROM, WITH THE LEGAL DESCRIPTION AND MAPS OF THE BUSINESS DISTRICT, AS CONTAINED IN SAID BUSINESS DISTRICT PLAN, BEING AMENDED IN LIGHT OF SAID AMENDMENT TO THE BOUNDARIES OF THE BUSINESS DISTRICT; AND
- B. A FINDING THAT ALL OTHER PROVISIONS OF THE BUSINESS DISTRICT PLAN, NOT AMENDED BY THE AMENDMENT TO THE BOUNDARIES OF THE BUSINESS DISTRICT, REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE FINDING THAT THE BUSINESS DISTRICT IS A "BLIGHTED AREA" AS DEFINED IN THE BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT LAW.

THE ONE PERCENT (1%) BUSINESS DISTRICT RETAILERS' OCCUPATION TAX AND ONE PERCENT (1%) BUSINESS DISTRICT SERVICE OCCUPATION TAX, AS PERMITTED BY THE BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT LAW, AS PREVIOUSLY APPROVED BY THE VILLAGE BOARD, RELATIVE TO THE BUSINESS

DISTRICT, REMAINS IN FULL FORCE AND EFFECT, TO BE USED IN THE BUSINESS DISTRICT FOR THE PLANNING, EXECUTION AND IMPLEMENTATION OF THE BUSINESS DISTRICT PLAN, AS AMENDED, AND TO PAY FOR BUSINESS DISTRICT PROJECT COSTS AS SET FORTH IN THE BUSINESS DISTRICT PLAN, AS AMENDED.

ANY INTERESTED PERSON MAY FILE A WRITTEN OBJECTION WITH THE VILLAGE CLERK AT THIS TIME, AND MAY BE HEARD ORALLY WITH RESPECT TO ANY MATTERS EMBODIED WITHIN THE NOTICE OF THIS PUBLIC HEARING.

ANY ALTERNATE PROPOSALS OR BIDS FOR ANY PROPOSED CONVEYANCE, LEASE, MORTGAGE, OR OTHER DISPOSITION BY THE VILLAGE OF LAND OR RIGHTS IN LAND OWNED BY THE VILLAGE IN THE BUSINESS DISTRICT, AND ANY OBJECTIONS, SHALL BE HEARD AND DETERMINED THIS EVENING. THERE CURRENTLY IS NO LAND OR RIGHTS IN LAND OWNED BY THE VILLAGE, IN THE BUSINESS DISTRICT, THAT ARE PROPOSED FOR CONVEYANCE, LEASE, MORTGAGE OR OTHER DISPOSITION BY THE VILLAGE.

THE VILLAGE'S CONSULTANTS, BOB RYCHLICKI AND NINA COPPOLA OF KANE, MCKENNA AND ASSOCIATES, IN CONJUNCTION WITH VILLAGE STAFF, WILL NOW GIVE A PRESENTATION ON THE AMENDMENT TO THE PROPOSED BOUNDARIES OF THE BUSINESS DISTRICT AND THE PROPOSED FIRST AMENDMENT TO THE BUSINESS DISTRICT PLAN IN RELATION THERETO.