



## MEMORANDUM

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

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

**MEETING DATE:** September 17, 2020

**SUBJECT:** **Butterfield-Yorktown TIF District - Second Amendment to the TIF Plan  
Public Hearing**

Attached are materials for the Butterfield-Yorktown TIF District public hearing on the Second Amendment. A Joint Review Board (JRB) meeting was held on August 7, 2020 and the JRB recommended the Village Board approve the Second Amendment. The Second Amendment proposes to add four additional parcels to the TIF District and to amend relevant sections of the original TIF Plan. Staff will be providing a companion Power Point presentation at the meeting itself.

The Village must wait at least 14 days from the close of the public hearing before acting on ordinances related to the Second Amendment. Those Ordinances are scheduled for the October 15, 2020 Village Board meeting.

### RECOMMENDATION

Please place this item on the September 17, 2020, Village Board agenda a Public Hearing.



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**To: Jennifer Ganser, Assistant Director of Community Development,  
Village of Lombard**

**From: Thomas P. Bayer, Village Attorney**

**Date: August 11, 2020**

**Subject: Lombard Butterfield-Yorktown Tax Increment Financing District –  
Public Hearing in Regard to the Expansion of the Redevelopment Project Area,  
and the Approval of a Second Amendment to the Redevelopment Plan and  
Project in Relation Thereto**

In regard to the above-captioned matter, enclosed please find the following:

1. An agenda for that portion of the September 17, 2020 Village Board meeting relative to the Public Hearing. This “sub-agenda” (as the Public Hearing is part of the special Village Board meeting) should be incorporated into the normal format for the Village Board meeting agenda.
2. A copy of the Opening Statement that will be read into the record by me as part of the Public Hearing.

In regard to Item D. on the agenda, the Village President just needs to state that, “by a unanimous vote of those members present and voting, the Joint Review Board, on August 7, 2020, recommended that the Village Board move forward with the expansion of the Redevelopment Project Area, and the approval of a Second Amendment to the Redevelopment Plan and Project in relation thereto.”

In relation to the Public Hearing, please note that 65 ILCS 5/11-74.4-5(a) provides as follows:

“At the public hearing any interested person or affected taxing district may file with the municipal clerk written objections to and may be heard orally in respect to any issues embodied in the notice. The municipality shall hear all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing.”

If there are any questions, please feel free to contact me.

encls.

- cc: Scott Niehaus, Village Manager (w/ encls.; via email)  
Tim Sexton, Finance Director (w/ encls.; via email)  
Bill Heniff, Director of Community Development (w/ encls.; via email)  
Robert Rychlicki, Kane, McKenna & Associates, Inc. (w/ encls.; via email)  
Nina Coppola, Kane, McKenna & Associates, Inc. (w/ encls.; via email)

**AGENDA  
FOR THE PUBLIC HEARING PORTION  
OF THE SEPTEMBER 17, 2020  
VILLAGE OF LOMBARD BOARD MEETING  
RELATIVE TO THE EXPANSION  
OF THE REDEVELOPMENT PROJECT AREA  
FOR THE LOMBARD BUTTERFIELD-YORKTOWN  
TAX INCREMENT FINANCING DISTRICT, AND THE APPROVAL OF  
A SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT  
FOR THE LOMBARD BUTTERFIELD-YORKTOWN  
TAX INCREMENT FINANCING DISTRICT 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 the expansion of the Redevelopment Project Area for the Butterfield-Yorktown Tax Increment Financing District, and the approval of a Second Amendment to the Redevelopment Plan and Project for the Butterfield-Yorktown Tax Increment Financing District in relation thereto
  
- C. Overview of the proposed expansion of the Redevelopment Project Area, the First Supplement to the Eligibility Report in relation thereto, and the Second Amendment to the Redevelopment Plan and Project for the Butterfield-Yorktown Tax Increment Financing District in relation thereto [Robert Rychlicki and Nina Coppola of Kane, McKenna & Associates, Inc.]
  
- D. Joint Review Board Meeting and Final Recommendation [Keith Giagnorio, the Village's Representative on, and the Chairperson of, the Joint Review Board]
  
- E. Public Comment
  
- F. Discussion by the Village Board
  
- G. Closure and Adjournment of the Public Hearing



**PUBLIC HEARING OPENING STATEMENT  
IN REGARD TO THE EXPANSION  
OF THE REDEVELOPMENT PROJECT AREA  
FOR THE LOMBARD BUTTERFIELD-YORKTOWN  
TAX INCREMENT FINANCING DISTRICT, AND THE APPROVAL OF  
A SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT  
FOR THE BUTTERFIELD-YORKTOWN  
TAX INCREMENT FINANCING DISTRICT IN RELATION THERETO**

THE PUBLIC HEARING TONIGHT IS IN REGARD TO THE VILLAGE'S PROPOSED EXPANSION OF THE REDEVELOPMENT PROJECT AREA FOR THE BUTTERFIELD-YORKTOWN TAX INCREMENT FINANCING DISTRICT, AND THE APPROVAL OF A SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT FOR THE BUTTERFIELD-YORKTOWN TAX INCREMENT FINANCING DISTRICT IN RELATION THERETO. IN ACCORDANCE WITH THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, THE VILLAGE HAS TAKEN THE FOLLOWING ACTIONS ON THE FOLLOWING DATES IN REGARD TO THE PROPOSED EXPANSION OF THE REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT:

	<b><u>ACTION</u></b>	<b><u>DATE TAKEN</u></b>
1.	Approved, by motion, a contract with Kane, McKenna & Associates, Inc. for the preparation of the First Supplement to the Eligibility Study and the Second Amendment to the TIF Plan	January 9, 2020
2.	Published the TIF Interested Parties Registry Notice in the newspaper ( <i>Daily Herald</i> )	January 17, 2020
3.	Adopted Reimbursement Resolution No. 5-20	January 23, 2020
4.	Announced the availability of the First Supplement to the Eligibility Study and the Second Amendment to the TIF Plan at a Village Board meeting	June 18, 2020
5.	Approved Ordinance No. 7831 calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the Expanded Redevelopment Project Area and the Further Amended TIF Plan in relation thereto	July 16, 2020

6.	Mailed a copy of Ordinance No. 7831, the First Supplement to the Eligibility Study and the Second Amendment to the TIF Plan, along with a notice of the Joint Review Board meeting and the public hearing, to: <ul style="list-style-type: none"> <li>all taxing districts, the Illinois Department of Commerce and Economic Opportunity, and the Public Member of the Joint Review Board (by certified mail, return receipt requested)</li> </ul>	July 21, 2020
7.	Mailed notices relative to the availability of the First Supplement to the Eligibility Study and Second Amendment to the TIF Plan to: <ul style="list-style-type: none"> <li>all residential addresses within 750 feet of the boundaries of the Expanded Redevelopment Project Area and to all parties who were registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	July 23, 2020
8.	Held a Joint Review Board meeting	August 7, 2020
9.	Published notice of the public hearing in the newspaper ( <i>Daily Herald</i> ) twice	August 27, 2020 and September 3, 2020
10.	Mailed notice of the public hearing to: <ul style="list-style-type: none"> <li>each taxpayer of record within the Expanded Redevelopment Project Area (by certified mail, return receipt requested); and</li> <li>to all parties who were registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	September 3, 2020

IT SHOULD BE NOTED THAT, PURSUANT TO AN ORDINANCE TO BE APPROVED LATER DURING THIS VILLAGE BOARD MEETING, THE VILLAGE BOARD WILL BE CORRECTING A TYPOGRAPHICAL ERROR IN THE SECOND AMENDMENT TO THE TIF PLAN, AND THE FIRST SUPPLEMENT TO THE ELIGIBILITY STUDY CONTAINED THEREIN, RELATIVE TO THE NUMBER OF BUILDINGS WITHIN THE ORIGINAL REDEVELOPMENT PROJECT AREA THAT ARE 35 YEARS OF AGE OR OLDER, BY CHANGING THE REFERENCE TO 3 OF 4 BUILDINGS TO READ 9 OF 12 BUILDINGS.

PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, THE VILLAGE MUST WAIT AT LEAST 14 DAYS FROM THE CLOSE OF THE PUBLIC HEARING BEFORE INTRODUCING OR TAKING ACTION ON THE ORDINANCES APPROVING THE

EXPANSION OF THE REDEVELOPMENT PROJECT AREA, APPROVING THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT, AND ADOPTING TAX INCREMENT FINANCING FOR THE EXPANDED BUTTERFIELD-YORKTOWN TAX INCREMENT FINANCING DISTRICT. SAID ORDINANCE IS CURRENTLY SCHEDULED FOR ADOPTION AT THE OCTOBER 15, 2020 VILLAGE BOARD MEETING.



**JOINT REVIEW BOARD RECOMMENDATION  
IN REGARD TO THE EXPANSION OF THE BOUNDARIES OF  
THE REDEVELOPMENT PROJECT AREA  
FOR THE LOMBARD BUTTERFIELD-YORKTOWN TAX INCREMENT  
FINANCING DISTRICT, AND THE APPROVAL OF A SECOND AMENDMENT  
TO THE REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO**

To: President and Board of Trustees  
Village of Lombard, Illinois

Pursuant to Lombard Ordinance No. 7831, adopted on July 16, 2020, and the Notice sent to all taxing districts impacted by the Lombard Butterfield-Yorktown Tax Increment Financing District, the Illinois Department of Commerce and Economic Opportunity, and the Public Member of the Joint Review Board for the Lombard Butterfield-Yorktown Tax Increment Financing District on July 21, 2020, the Lombard Butterfield-Yorktown Tax Increment Financing District Joint Review Board (hereinafter the "Joint Review Board") met on August 7, 2020. After hearing presentations by Thomas P. Bayer of Klein, Thorpe and Jenkins, Ltd. and Robert Rychlicki of Kane, McKenna & Associates, Inc., and after reviewing: the public records; the planning documents; the First Supplement to the Eligibility Study; the Second Amendment to the Redevelopment Plan and Project; and the proposed ordinances approving an Expanded Redevelopment Project Area in relation to, approving the Second Amendment to the Redevelopment Plan and Project in relation to, and approving tax increment financing for the Expanded Redevelopment Project Area in relation to the Lombard Butterfield-Yorktown Tax Increment Financing District; the Joint Review Board, by a unanimous vote of those members present and voting [Glenbard Township High School District No. 87 (Chris McClain) – aye; DuPage High School District No. 88 (Ed Hoster) – aye; Villa Park School District No. 45 (Patricia Volling) – aye; DuPage County Elementary School District No. 44 (Neil Perry) – aye; Lombard Park District (Paul Friedrichs) - aye; York Township (Nadia Hajduk) – aye; DuPage County (Dave McKenzie) - aye; Public Member (John Dillon) – aye; and Village of Lombard (Keith Giagnorio) – aye], voted to recommend that the President and Board of Trustees of the Village of Lombard move forward with the Expansion of the Redevelopment Project Area for the Lombard Butterfield-Yorktown Tax Increment Financing District and the approval of the Second Amendment to the Redevelopment Plan and Project in relation thereto, as required by 65 ILCS 5/11-74.4-5(b).

Date: August 12, 2020

By:   
Keith Giagnorio  
Chairperson of the Joint Review Board