

**ORDINANCE 7610
PAMPHLET**

**PROPOSED NEW BUTTERFIELD YORKTOWN BUSINESS DISTRICT
(BD2)**



PUBLISHED IN PAMPHLET FORM THIS 7TH DAY OF DECEMBER 2018, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.



Sharon Kuderna
Village Clerk

ORDINANCE NO. 7610

**AN ORDINANCE AUTHORIZING
THE PREPARATION OF A BUSINESS DISTRICT PLAN
WITHIN THE BUTTERFIELD YORKTOWN AREA
IN THE VILLAGE OF LOMBARD
(BUTTERFIELD YORKTOWN BUSINESS DISTRICT NO. 2)**

WHEREAS, the Village of Lombard (the "Village") is a municipality organized under the laws of the State of Illinois; and

WHEREAS, the General Assembly of the State of Illinois has provided by law the Business District Development and Redevelopment Act, 65 ILCS 5/11-74.3-1 *et seq.*, (the "Act") to assist in the development, redevelopment, improvement, maintenance and revitalization of property and structures within a business district; and

WHEREAS, the Village has, pursuant to Chapter 38 of the Lombard Village Code, authorized business districts within the Village; and

WHEREAS, the Village desires to investigate the feasibility of establishing a business district under the Act for a specific area in the Village, and to provide for a business district plan (the "Business District Plan") therefor;

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

SECTION 1: That the Recitals as set forth above are incorporated herein by reference, as if set forth fully herein.

SECTION 2: That Kane, McKenna and Associates, Inc. ("Consultant") is hereby authorized to prepare a Business District Plan for the area generally depicted on EXHIBIT A attached hereto and made part hereof (the "Proposed Business District"), and those additional areas contiguous to the Proposed Business District which, in the opinion of the Consultant and Village staff, would benefit from inclusion in the Proposed Business

District, prior to the Village moving forward with the establishment of a new business district within the Proposed Business District.

SECTION 3: In relation to the aforementioned preparation of a Business District Plan for the Proposed Business District, the agreement with the Consultant, as attached hereto as EXHIBIT B and made a part hereof, is hereby approved, and the Village President, Village Clerk and/or Village Manager are hereby authorized and directed to execute same on behalf of the Village.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

Passed on first reading this ____ day of _____, 2018.

First reading waived by action of the Board of Trustees this 6th day of December, 2018.

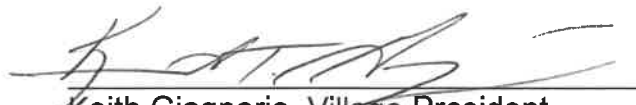
Passed on second reading this 6th day of December, 2018, pursuant to a roll call vote as follows:

AYES: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

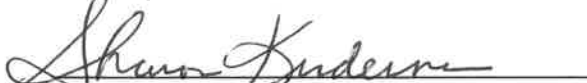
NAYS None

ABSENT: None

APPROVED by me this 6th day of December, 2018.


Keith Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 7th day of December, 2018.


Sharon Kuderna, Village Clerk

EXHIBIT A

Depiction of Proposed Business District

(attached)

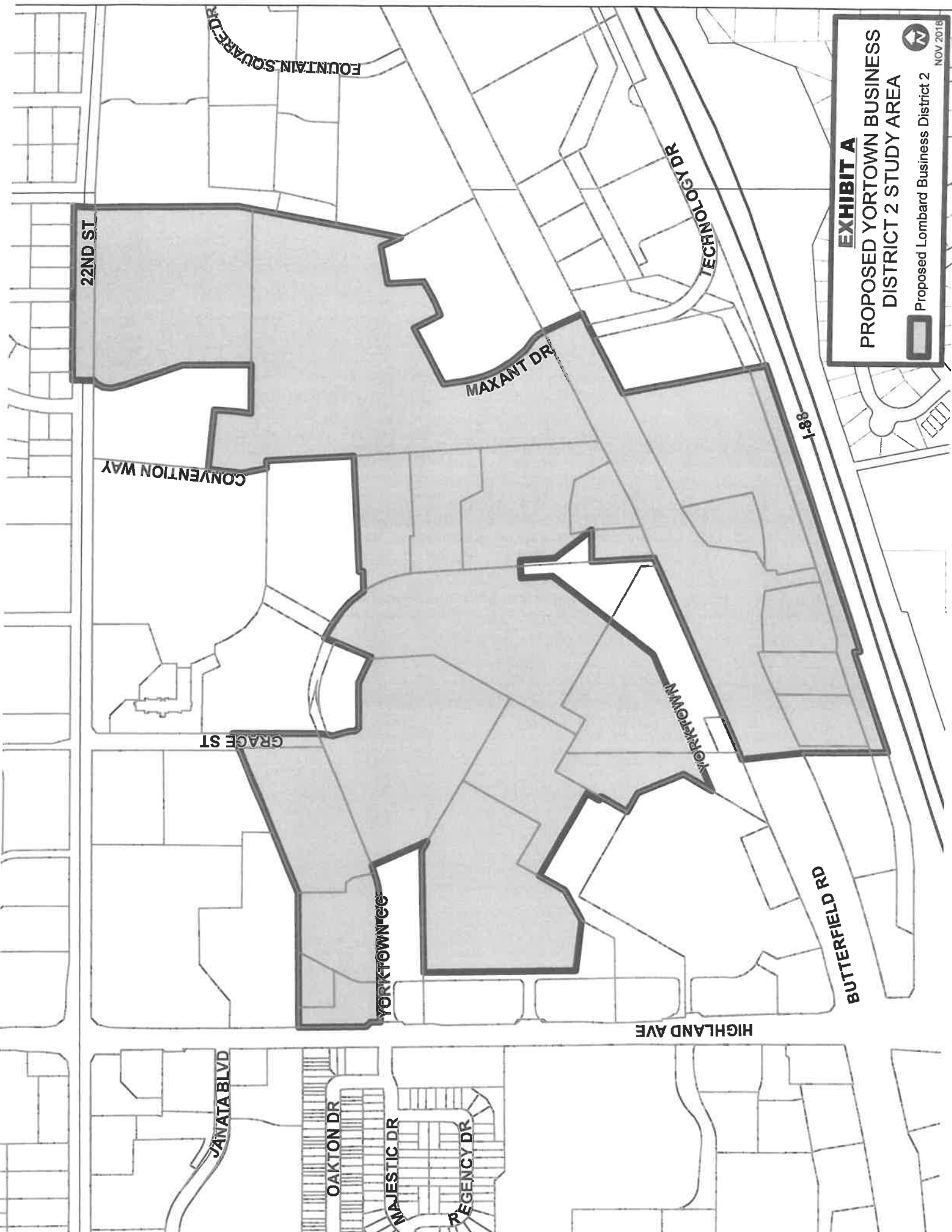


EXHIBIT A

PROPOSED YORTOWN BUSINESS DISTRICT 2 STUDY AREA

Proposed Lombard Business District 2

NOV 2018

22ND ST

FOUNTAIN SQUARE DR

TECHNOLOGY DR

MAXANT DR

CONVENTION WAY

GRACE ST

YORKTOWN CC

HIGHLAND AVE

I-88

BUTTERFIELD RD

JANATA BLVD

OAKTON DR

MAJESTIC DR

REGENCY DR

EXHIBIT B

Consultant Agreement

(attached)



April 30, 2018

Mr. William J. Heniff, AICP
Director of Community Development
Village of Lombard
255 East Wilson Avenue
Lombard, Illinois 60148

**RE: Business District Program Implementation – Yorktown Shopping Center –
Lombard, Illinois**

Dear Mr. Heniff:

Pursuant to our discussions, Kane, McKenna and Associates, Inc. (the “Consultant”), is prepared to assist the Village of Lombard (the “Village”) for purposes of redevelopment of certain property located within the Yorktown Shopping Center in reference to sales tax sharing assistance, potential business district designation or related economic development programs. Services for projects/assignments associated with this location will be referred to herein as the “Project.”

Consultant will provide the following professional services on behalf of the Village:

BUSINESS DISTRICT DESIGNATION

The Consultant would undertake the services described below.

- 1) Assist the Village in investigating the desirability and feasibility of creating a Business District (the “BD”) and funding for the Project.
- 2) Review the characteristics of the Project site in order to recommend the specific boundaries of any appropriate area or related economic development programs, and to assess the potential qualification factors (strengths and weaknesses) of any identified area under Illinois law.
- 3) Prepare an Eligibility Report which reviews definitive boundaries for a potential BD, if the area can qualify for such designation.
- 4) In the event that other local financing programs or economic development tools are complimentary to the BD, KMA will identify programs and a strategy for implementing them and any conditions for their use in connection with the Project.



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- 5) Prepare a BD plan which includes:
 - A statement of redevelopment goals and objectives.
 - Examination of BD qualification factors and presentation or rationale for basis under which the BD is to be justified under
 - A statement of eligible redevelopment activities.
 - Presentation of estimated costs for the redevelopment projects contemplated for implementation under the plan.
 - A detailed discussion of impediments to the successful redevelopment of the project area and measures the Village could undertake to eliminate such barriers so to promote economic revitalization of the project area.
- 6) As necessary, assist the Village by participating in required community meetings or public hearings, as well as helping to insure preparation and execution of property notification as required for all meetings.
- 7) As necessary, assist the Village in participating in meetings with all interested and affected parties. KMA will assist the Village to follow the procedures for such gatherings as required by State law.
- 8) Work with the Village's counsel to meet all the requirements of appropriate law so to insure proper establishment of the BD.
- 9) Assist Village's counsel in preparation of the appropriate Ordinances required for adoption of the redevelopment plan and project.
- 10) Assist Village to establish and maintain complete documentation files to assure proper support of eligibility findings in order to support legal standing for establishment of the BD.



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COMPENSATION FOR SERVICES

The Consultant shall bill the Client monthly according to the following hourly rates:

<u>Personnel</u>	<u>Hourly Rate</u>
Chairman/President	\$200.00/Hour
Executive Vice President	\$175.00/Hour
Officers	\$150.00/Hour
Associates	\$100.00/Hour
Research	\$ 60.00/Hour
Administrative	\$ 25.00/Hour

Project billings are expected to be in the range of \$8,500 to \$12,500, dependent upon the number of meetings to be scheduled or attended as part of the designation process.

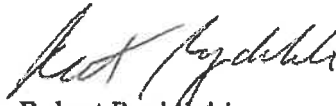
Newspaper publications, legal description preparation, and any large mailings are not included in this estimate.

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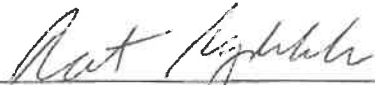


If the terms of this Agreement are acceptable to you, please execute both copies and return one of them to us. We look forward to working with you.

Sincerely,


Robert Rychlicki
President


AGREED TO:



Robert Rychlicki, President
Kane, McKenna and Associates, Inc.

4/30/18

Date



Village of Lombard

6-6-18

Date