



Village of Riverside Board of Trustees

Public Hearing

Minutes

Proposed Creation of Harlem Avenue Business District No. 2

Adoption of a Business District Plan for

Proposed Harlem Avenue Business District No. 2

Continued from April 2, 2020

Public comments received by the village clerk by email or mail prior to 5:00 p.m. on the day of the meeting were welcome. Public testimony, comments or cross-examination were also allowed in person. Public access to the physical meeting site was limited to ten (10) people due to the ongoing public health emergency, and based on Executive Order 2020-38, issued by Governor Pritzker on May 29, 2020, limiting public gatherings. Public Commenters were allowed into the meeting room one at a time to make their comments.

I. Call to Order: The Public Hearing on the Proposed Creation of Harlem Avenue Business District No. 2 and Adoption of a Business District Plan for the proposed Harlem Avenue Business District No. 2 was held on Thursday, June 4, 2020, in Room 4 of the Riverside Township Hall, 27 Riverside Road, Riverside, IL. President Sells called the Public Hearing to order at 7:00 p.m.

II. Roll Call:

Present:	President Sells
	Trustee Hannon
	Trustee Peters
	Trustee Pollock
	Trustee Evans
Participating by phone:	Trustee Gallegos
	Trustee Jisa

Also Present: Village Attorney Marrs
Community Development Director Abt

Also on the Phone Call: Village Manager Frances
Village Clerk Haley

III. Acknowledgement of Publication of Public Hearing Notice
Community Development Director Abt noted that, per state statute, the Public

Hearing Notice was published in the March 11 and March 18, 2020 issues of the Riverside Brookfield Landmark Newspaper. A copy of the Publisher's Certificate is included in the agenda packet.

IV. Presentation on the Proposed Creation of the Harlem Avenue Business District No. 2 and a Proposed Business District Plan for Proposed Harlem Avenue Business District No. 2

President Sells introduced Phil McKenna of Kane McKenna who gave a presentation regarding the proposed Business Districts No. 2 and No. 3. He outlined the boundaries of the proposed business districts. He also explained what a business district is and how it works and the conditions that contribute to a blight finding. He noted that the conditions apply to the areas as a whole and are not related to a specific business. If the board creates the business districts, they may choose to impose an additional 1% sales tax on businesses in the business districts, but the tax would not apply to groceries.

McKenna stated that the tax collected will be reinvested into improvements to infrastructure within the boundaries of the business districts. He noted that properties within the proposed business districts suffer from economic underutilization in part because they are not modern and not planned to modern day traffic considerations.

At this time, President Sells noted that he had not sworn in Mr. McKenna prior to inviting him to begin his testimony and he asked to do so now. After swearing in Mr. McKenna and Director Abt, President Sells invited McKenna to continue with his presentation.

McKenna stated that creating a business district does not impact the zoning of the properties within the district. He stated that Elmwood Park, La Grange Park, Lombard and River Forest have created business districts or are in the process of creating them presently. He outlined the types of expenses that would be eligible for reimbursement from the business district sales tax fund and provided a recap on the process and timeline to date and going forward.

Community Development Director Abt reminded the board that they are considering not only the creation of the business district, but also the imposition of the additional 1% sales tax. She noted that Riverside's Harlem Avenue Business District No. 1 currently has a 1% additional sales tax and she recommends imposing the same tax in Business Districts No. 2 & No. 3 if the Board decides to create the proposed business districts. She also noted that the tax would not apply to groceries and other unprepared foods, titled/registered personal property such as cars, prescriptions or medical equipment. She also reminded the Board that she and Mr. McKenna hosted an open house via Zoom on May 26 for businesses located within the proposed business districts.

V. Questions and Comments by Public

Trustee Hannon noted that Business District No. 2 includes a portion of East Burlington Street, but only on the south side of the street. He asked why the north side of the street was not included. Director Abt stated that the north side was not included because it is largely residential.

VI. Adjournment

President Sells called for a motion and second to adjourn the Public Hearing.

Trustee **Peters made a motion** to adjourn the Public Hearing. Trustee **Hannon seconded** the motion.

AYES: Trustees Hannon, Peters, Pollock, Evans, Gallegos & Jisa.

NAYS: None.

Motion passed.

President Sells declared the Public Hearing adjourned at 7:18 p.m.

Respectfully submitted:

Village Clerk Haley

Date Approved