

Village of Lombard

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



Minutes

Monday, February 12, 2024

6:00 PM

Village Hall

Economic & Community Development Committee

*Anthony Puccio, Chairperson
Brian LaVaque, Alternate Chairperson
Dennis McNicholas, Garrick Nielsen, Matthew Pike,
Paula Dillon, Laine Vant Hoff, Gregory Ladle,
Patrick Kennedy and Lindsay Brown
Staff Liaison: William Heniff*

1.0 Call to Order and Pledge of Allegiance

The meeting was called to order by Trustee Puccio at 7:00 p.m.

The Pledge of Allegiance was recited.

2.0 Roll Call

Present 7 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Patrick Kennedy, and Lindsay Brown

Absent 2 - Laine Vant Hoff, and Gregory Ladle

Also present: William Heniff, AICP Community Development Director

Present 7 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Patrick Kennedy, and Lindsay Brown

Absent 2 - Laine Vant Hoff, and Gregory Ladle

3.0 Public Participation

4.0 Approval of Minutes

A motion was made by Matthew Pike, seconded by Garrick Nielsen, that this be approved. The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Patrick Kennedy, and Lindsay Brown

Absent: 2 - Laine Vant Hoff, and Gregory Ladle

5.0 Unfinished Business

6.0 New Business

[240067](#)

Text Amendments to Chapter 115: Filling Stations.

Amendments for consideration that pertain to Chapter 115: Filling Stations. This Section was reviewed to provide greater code clarity and consistency between this section and other sections of the Village Code. (DISTRICT ALL)

William Heniff, Community Development Director, stated that staff is advancing a few text amendments pertaining to filling (gas) stations. The ECDC reviews selected Village Code provisions pertaining to matters under the purview of the Community Development Department. In 2023, the ECDC reviewed a series of nuisance

amendments. He offered a series of amendments for consideration that pertain to Chapter 115: Filling (Gas) Stations. The amendments provide greater clarity and consistency between this section and other sections of Village Code. It is also part of an effort to simplify business regulations, a key outcome indicator of the Economic Development goals in the Village Board's Strategic Plan.

Heniff referenced the purpose of the amendments. Regarding business licenses for stations, the current practice of license reviews and approvals by staff is an administrative function, and not one that would require direct Village Board approval. However, as such establishments are listed as conditional uses in the Zoning Ordinance and the right for such a business already requires separate Village Board approval of the land use itself.

Regarding transferability of licenses from one property to another, such a practice has not occurred and is not consistent with other code provisions. As such, the amendment ties the license to the business operator and the given property.

Amendments are also offered to clarify licensing and general code compliance provisions are tied together and not just the Building Code. For further clarity, such facilities are approved by a separate through a conditional use ordinance and conditions of approval are tied to its development and operations.

Dennis McNicholas asked questions regarding the license process and if individuals are required to have expertise or training in operating such a facility. Heniff stated that such a license is an administrative one and the Village does not have any requirements regarding operations. Such activities are regulated through the office of the State Fire Marshal and even the IEPA. McNicholas mentioned a property in another community which is contaminated and also noted another vacant property in Lombard which had a leaking storage tank. Heniff responded by stating that IEPA is aware of the conditions on that property. He also state that environmental remediation of properties is a TIF eligible expense.

In 2023, the ECDC considered and the Village Board approved amendments relative to the sale of vehicle on private property. The amendment is intended to reflect the "For Sale" provisions now a part of Section 94.05(M). Garrick Nielsen asked about the code provisions in the proposed amendments. Heniff stated that this provision is being added to ties the code to the section for regulatory and enforcement provisions.

Regarding repair of vehicles, this edit is intended to provide

consistency between the Zoning Ordinance and Chapter 115. The Zoning Ordinance defines vehicle repair (longer-term work, such as body work) and vehicle service (items that can be readily done within a short time period, like oil changes) as two distinct land use activities. The Zoning Ordinance requires both activities to be performed within an enclosed building, so this edit is intended to mirror code provisions. Heniff noted that there is currently only one remaining station in Lombard with a companion repair/service facility (610 S. Main Street).

A motion was made by Mr. Pike, seconded by Mr. McNicholas, The ECDC unanimously voted to approve the Text Amendment.

The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Patrick Kennedy, and Lindsay Brown

Absent: 2 - Laine Vant Hoff, and Gregory Ladle

7.0 Other Business

[240073](#)

Economic Incentive Agreements - Winter, 2024 Status Update

The Community Development Department offers a status report of all open economic incentive agreements which were considered by the Economic & Community Development Committee. Each of the referenced agreements met or will meet the applicable performance-based requirements of the Village's Economic Incentive Policy or the Business Retention Economic Incentive Policy. (DISTRICT ALL)

Heniff thanked the ECDC members for their work considering a number of grants over the past six months. He then referenced the Winter, 2024 update of the major projects that had an economic incentive component, and open grants. This item was prepared in order to keep the ECDC abreast of activities on an ongoing basis and even including such activities on the Village website. He then discussed the structure of the listings. McNicholas confirmed that such information will be put on our website. He stated that as ECDC members, they receive inquiries regarding various projects and placing it on the website makes it easier for ECDC members to share updated and correct information. Heniff noted the goal of establishing real-time updates for projects.

Nielsen asked about Synergy's Yorktown Reserve project and their funding status. Heniff stated that they are continuing to secure project financing. They anticipate applying for permits within the next month.

[240074](#)

Village Board Strategic Plan - Economic Incentive Components and Projected 2024 Activities

Village Board adopted a Strategic Plan for the 2021-2024 period. One of the five strategic priorities pertains to Economic Development. Last year, staff presented the Village Board implementation updates to the Strategic Plan. As part of Community Development's 2024 work program and in consultation with the ECDC on an as-needed basis, staff will continue the target measures and Strategic Initiatives identified within the Plan. The Plan's summary page, outcomes and initiatives, and the 2023 Progress Update is offered for reference. (DISTRICT ALL)

Heniff provided the ECDC with a clean copy of each of the code amendments that were adopted by the Village Board in January. Referencing the Village Board's adoption of the Strategic Plan in 2021, staff intends to further build on the plan's goals and objectives. Staff also wants to advance the marketing components on the website as well.

McNicholas referred to the adopted retail business grant provisions and asked why the past adopted grant program exempted the lien provisions for restaurants. Heniff stated that he believed that that provision was incorporated into the program as those establishments may also be subject to other grant liens, like those provided in the Restaurant Forgivable Loan Program. Nielsen opined that often there is so much construction involved and if a lien is put on the property if that raises a larger concern for property owners. Heniff closed by stating that the grant programs are policy documents, so if there is a desire to revisit the policies, the ECDC can do so.

8.0 Information Only

Boards, Committees & Commissions Packet

Chairperson Puccio referenced a packet that was transmitted to the ECDC members. It notes that various activities each of the Village standing committees should adhere to as part of their duties. The document also references the Village's Social Media Policy, which pertains to sharing personal opinions and statements being made as Village representations. Heniff stated that some other Committees have raised questions regarding matters such as establishing quorums and Open Meetings Act training.

Other Business - Development Update

Responding to a question by Nielsen, MOTW coffee is open at 109 S. Main Street. They are opened later in the evening and do not have a liquor license.

Regarding Prairie Food Co-op, work is continuing on their project and Chairperson Puccio toured their proposed tenant location at Eastgate Shopping Center. McNicholas asked for an update regarding the Secretary of State relocation of the Driver's License facility and Heniff stated that they are still working through a number of lease issues.

Paula Dillon inquired about a proposed tea restaurant to be located downtown. Heniff offered that interior buildout permits have been issued for TruLe Boba and Tea at 141 W. St. Charles Road.

Chairperson Puccio noted that Dania Furniture is closing.

McNicholas asked if the Village informs members of the requirement to complete the Statement of Economic Interests form. Heniff informed the members that those notices are sent out to all required employees and Board/Commission members

9.0 Adjournment

On a motion by Mr. Kennedy and a Second by Ms. Dillon, the ECDC meeting was adjourned at 6:28 p.m.