



Village of Lombard

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

Minutes

Economic & Community Development Committee

*Anthony Puccio, Chairperson
Reid Foltyniewicz, Alternate Chairperson
Dennis McNicholas, Garrick Nielsen,
Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle,
Alan Bennett and Patrick Kennedy
Staff Liaison: William Heniff*

Monday, December 16, 2019

7:00 PM

Village Hall

1.0 Call to Order and Pledge of Allegiance

Trustee Puccio called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited

2.0 Roll Call

Present 7 - Anthony Puccio, Dennis McNicholas, Paula Dillon, Laine Vant Hoff, Gregory Ladle, Alan Bennett, and Patrick Kennedy
Absent 2 - Garrick Nielsen, and Matthew Pike

Also present: William Heniff, AICP, Director of Community Development; Jennifer Ganser, AICP, Assistant Director of Community Development.

After the Roll Call, Patrick Kennedy, a new ECDC member introduced himself.

3.0 Public Participation

None

4.0 Approval of Minutes

On a motion by Mr. McNicholas, and seconded by Mr. Ladle, the minutes of the October 14, 2019 meeting were approved by the members present.

5.0 Unfinished Business

None

6.0 New Business

[190504](#)

Kane McKenna & Associates Consultant Service Agreement - Butterfield Yorktown TIF District Amendment Evaluation

Village staff seeks the concurrence of the ECDC and Village Board to authorize the signature of the Village Manager on a professional consultant service agreement pertaining to the Butterfield Yorktown Tax Increment Financing (TIF) District. The Agreement will analyze selected properties for potential inclusion in the TIF District.

Mr. Heniff said this proposal would extend the TIF boundaries. The TIF was approved in 2017. The contract from KMA notes that they will review qualification factors to determine if the TIF can be expanded. The TIF will pay for this expense. Each phase could be approved by the Village Manager; however, staff is seeking concurrence from the ECDC.

Mr. Bennett made a motion to recommend approval and Mr. McNicholas seconded the motion. Ms. Dillon asked who is monitoring the retailers in the area with the industry in decline. Mr. Heniff said staff does to an extent. Ms. Vant Hoff asked if the phases are combined. Mr. Heniff said they are separate and the cost could be up to \$38,000.

On a motion by Mr. Bennett, and a second by Mr. McNicholas, the ECDC unanimously voted to recommend to the Village Board that the Village Manager signs the contract with KMA dated November 12, 2019. This item will go to the Village Board for final action.

Aye: 7 - Anthony Puccio, Dennis McNicholas, Paula Dillon, Laine Vant Hoff, Gregory Ladle, Alan Bennett, and Patrick Kennedy

Absent: 2 - Garrick Nielsen, and Matthew Pike

[190503](#)

Text Amendments to Section 94.05(A) of the Village Code and Policies Pertaining to Waste Within Parkways

The text amendment proposes to change the time limits in which waste can be placed within the parkway from 12 hours to 24 hours prior to the scheduled waste collection day and removal of waste containers from the public rights of way from 12 hours to 24 hours after the scheduled waste collection day. Staff also seeks direction and concurrence relative to enforcement policies.

Mr. Heniff said the text amendment is to change the time period to put out refuse containers. The change would be from 12 to 24 hours. This is intended to reflect how Lombardians put out their containers currently. The second item is a policy directive. Mr. Heniff said many people clean out a garage or basement on the weekend and therefore

an item could be left on the parkway for more than 12 hours. He said this would not be a primary enforcement item by Code Enforcement and instead reviewed on a case by case basis.

Ms. Vant Hoff asked how frequently this is an issue for Code Enforcement. Mr. Heniff said it varies and starts with communication to the property owner. Ms. Dillon asked if this would affect multi-family properties. Mr. Heniff said the Code amendment would affect single-family homes and the parkway. He said Waste Management does not have limits on items, you need a sticker or approved container. Mr. McNicholas said this information could be placed online and Ms. Dillon said we could tell York Township. Mr. Bennett said it could be placed in the e-newsletter or Pride.

On a motion by Mr. Ladle, and a second by Ms. Dillon, the ECDC unanimously voted to recommend approval of the text amendments to the Village Board and policy directive

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Aye: 7 - Anthony Puccio, Dennis McNicholas, Paula Dillon, Laine Vant Hoff, Gregory Ladle, Alan Bennett, and Patrick Kennedy

Absent: 2 - Garrick Nielsen, and Matthew Pike

7.0 Other Business

Mr. Bennett asked staff for a status update on a local technical assistance project grant that was applied from the Chicago Metropolitan Agency for Planning (CMAP) on the Butterfield Road corridor and the changing nature of retail. Mr. Heniff said staff recently had a call with CMAP and if approved, this project may come forward to the ECDC.

8.0 Information Only

1. 101 S Main - Lilac Station - Status Update

Mr. Heniff said Holladay is moving forward. They went before the Plan Commission and Village Board for an amended site plan and that was approved. Additional soil boring will be occurring soon. Mr. Bennett asked if the first round proved a multi-family building could be built. Mr. Heniff said that is part of this second round. Mr. Bennett asked if the former theater was two-stories and Mr. Heniff said yes, though this new development will be four-stories. Ms. Dillon asked when completion is scheduled

and Mr. Heniff said late 2021.

2. Misc. Projects and Activities for 2020

Mr. Heniff reviewed the staff memo.

3. CitizenServe Software Public Unveiling

Mr. Heniff said staff is using the software now and residents can apply for permits online.

The Village will start implementing the communication plan. Ms. Dillon said this will make things more streamlined.

9.0 Adjournment

On a motion by Mr. McNicholas and a second by Mr. Bennett, the meeting adjourned at 7:53 p.m