

Village of Lombard

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



Minutes

Wednesday, November 17, 2021

7:00 PM

Special Meeting

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,
Alan Bennett and Patrick Kennedy
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 8 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Gregory Ladle, Alan Bennett, and Patrick Kennedy

Absent 1 - Laine Vant Hoff

Also present: William Heniff, AICP, Director of Community Development, Jennifer Ganser, AICP, Assistant Director of Community Development, Zoran Milutinovic and Nina Coppola from Kane McKenna and Associate, Steve Johnson and Wayne Balogh

3.0 Public Participation

None

4.0 Approval of Minutes

On a motion by Mr. Pike, and seconded by Mr. McNicholas, the minutes of the October 11, 2021 meeting were approved by the members present.

5.0 Unfinished Business

None

6.0 New Business

[210361](#)

Text Amendments to provide for Backyard Chickens

Text Amendments to Section 90.04 and other sections of Village Code: Introductory Discussion amending Village Code provisions which would provide for the keeping of chickens on single-family residential properties and establishing regulations thereto.

Ms. Ganser reviewed the staff memo. She said a group of residents approached the Village about allowing backyard chickens. Staff conducted research and included in the packet is a spreadsheet on regulations from other municipalities. Also included is a draft

ordinance. She reviewed the details of the draft ordinance such as: lot size, setbacks, the enclosure, number of chickens, and licensing. She said staff is supportive for between 4 and 6 chickens. She asked the ECDC to weigh in on setting a cap on the number of chicken licenses issued. She said the matter would also go to the Plan Commission for companion zoning actions.

Ms. Emily Schultz said she was one of the residents who brought up the issue. She thanked the ECDC for their consideration. She discussed the environmental and economic reasons to support backyard chickens. She requested the amount allowed to be six chickens. She said if you want daily eggs you need more than four chickens.

Ms. Emily Prasad said she agrees with Ms. Schultz.

Ms. Robin said she also agrees with the other speakers.

Ms. Kathleen Murray said she is in favor of chickens and believes 6 or more should be allowed.

Ms. Dillon asked if the towns that said no gave their rationale and Ms. Ganser said staff did not ask as we focused on the towns who allow for backyard chickens. Ms. Dillon asked if we limit to 50 what happens if more people apply. Ms. Ganser said 50 would then be the cap. She noted that the two towns who have limits have not reached their self-imposed limit. Should the limit need to be increased or lifted, the matter would need to come before the ECDC and Village Board. Ms. Dillon asked about the past history. Mr. Heniff said the matter was discussed in 2010 and at the time the Board reaffirmed existing Code of not allowing for chickens.

Mr. Bennett said the ordinance was well written and like the annual permit. He is ok with allowing six hens and wanted to add a requirement to have a minimum of two. Ms. Ganser noted this is similar to the Villa Park ordinance, which has a minimum since chickens are social animals.

Mr. Kennedy said he appreciated the enforcement aspect of the proposed Code.

Mr. McNicholas said he concurred with the others and is ok with 6.

Mr. Bennett said he is ok with a cap of 50.

Ms. Dillon asked if there would be inspections. Ms. Ganser said the structure would most likely be inspected, especially if there was electric. If there was a service request for a code violation staff would respond..

On a motion by Mr. Bennett and a second by Ms. Dillon, the ECDC recommended approval of the text amendments to the Village Board with the following changes:

- 1. a maximum of 6 chickens,**
- 2. a minimum of 2 chickens, and**
- 3. a cap of 50 licenses for the Village.**

The motion carried by the following vote:

Aye: 8 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Gregory Ladle, Alan Bennett, and Patrick Kennedy

Absent: 1 - Laine Vant Hoff

[210360](#)

Heritage Cadillac Inc. Business Retention Economic Incentive Agreement - Introductory Memorandum

Business Retention Economic Incentive Request: A request by Heritage Cadillac, Inc., located at 303 W. Roosevelt Road, for a business retention economic incentive associated with their existing vehicle sales facility and pertaining to capital improvements proposed on the subject property. The ECDC will be requested to consider their request, and if deemed appropriate, direct staff and Village counsel to formally negotiate the an economic incentive agreement, in relation thereto, for Village Board consideration.

Mr. Heniff reviewed the staff memo. He said the business retention was a topic in the Village Board Strategic Plan. Heritage has made a request for financial assistance to stay in the Village. They have been in Lombard for over 50 years. Their franchise agreement requires improvements to the site that could cost between \$4 and \$7 million. The incentive could be 50% of the capital improvements.

Mr. Steve Johnson spoke as the attorney for Heritage Cadillac. He said they have been located on Roosevelt Road for 57 years. He said they have approximately 8 acres, 53,000 square feet, and employ 65 people. They also generate a large amount of sales tax revenue. GM has a new image program that requires the capital improvement. It doesn't make sense to remodel the existing facility without assistance from the Village. He said today's right sized dealership is 3-4 acres and is part of a dealer row, not stand alone. He said the project could cost up to \$7 million and Heritage is requesting an incentive of 50%.

Ms. Kathleen Murray said she thinks this is a big ask of the Village and believes Heritage could cut down on their space and save money that way. She noted the downtown area could use improvements.

Mr. Heniff said included in the packet were the proposed building plans. He said this would be a business retention incentive, which is different than our past performance-based incentives. The challenges include the Village's non-home rule status and that the building is not vacant. He said he is asking the ECDC to direct staff to begin negotiations. He said the funds come from the economic development fund, not the general fund.

Mr. Milutinovic said this is a unique situation and referred to his memo.

Mr. McNicholas said he is glad we have a policy on business retention incentives and noted that losing a customer or business is hard. He said this is different than the previous incentives, especially the TIF grants which have helped the downtown. Heritage leaving could cause the Village to lose money for sales tax. He said it would be difficult to find someone to use that parcel of land. Mr. Heniff clarified that a cap would be placed for 50% of eligible construction activities and the Village would still receive the full sales tax from Heritage. Mr. McNicholas said he appreciated that said this incentive money could not be used for downtown Lombard regardless.

Mr. Bennett said he is opposed to losing a business that generates that much sales tax and supports the incentive.

Ms. Dillon said the KMA write up was very thorough. She asked if GM would provide funding. Mr. Wayne Balogh said it is not a guarantee.

Mr. Nielsen asked if the project scope is consistent with what GM requires and Mr. Balogh said yes. GM is very detail orientated, down to the tile type, and therefore they need to follow their guidelines. He said their goal is to continue to be the leader in Cadillac sales in Illinois. Mr. Nielsen asked if other dealerships have done this remodel and Mr. Balogh said not yet. Mr. Nielsen asked if Heritage tracks where their customers live. Mr. Balogh said yes and due to their location near 355 they have many customers that do not live in Lombard.

On a motion by Mr. Bennett and a second by Mr. Nielsen, the ECDC recommended to direct staff to work with Village Counsel and Heritage representatives to complete a negotiation effort and prepare an Incentive Agreement for Village Board consideration.

The motion carried the following vote:

Aye: 8 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike,
Paula Dillon, Gregory Ladle, Alan Bennett, and Patrick Kennedy

Absent: 1 - Laine Vant Hoff

7.0 Other Business

8.0 Information Only

Mr. Heniff reviewed past projects.

- 1. The Shannon's Deli expansion is largely finished. We are awaiting their final grant paperwork.*
- 2. Florence is mostly complete. We are awaiting their final grant paperwork.*
- 3. The engineering work at Brust Funeral Home could start soon.*
- 4. Lilac Station is on target.*
- 5. The Hoffmann Group is still doing demolition work.*

9.0 Adjournment

On a motion by Mr. Pike and a second by Ms. Dillon, the meeting adjourned at 8:00 p.m.