

Village of Lombard

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



Minutes

Monday, March 14, 2022

7:00 PM

Community Room

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 7 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

Absent 2 - Paula Dillon, and Alan Bennett

Also present: William Heniff, AICP, Director of Community Development, Jennifer Ganser, AICP, Assistant Director of Community Development, and Carl Goldsmith, Director of Public Works.

3.0 Public Participation

None

4.0 Approval of Minutes

On a motion by Mr. McNicholas, and seconded by Mr. Pike, the minutes of the January 10, 2022 meeting were approved by the members present.

5.0 Unfinished Business

None

6.0 New Business

[220053](#)

Downtown Sidewalks Rehabilitation Program:

Discussion and consideration of the Downtown Sidewalk Rehabilitation Program as a component of the previously approved 2022-2031 Capital Improvement Program. As this project is intended to utilize Tax Increment Financing (TIF) funds and such planning efforts have been shared with the EDCD in the past, Public Works staff is seeking concurrence with the Public Works & Administration Committees to proceed with the project direction.

Mr. Goldsmith, Public Works Director, reviewed the staff memo. He said the current downtown sidewalks were installed between 1990 and 1995. This project has been added to the Village's Capital

Improvement Program and will be completed in two phases. He said the project will be mindful of the downtown design guidelines. Sidewalks will be concrete, decorative bricks will be placed where the street lights, cans, and benches are. This will provide for better accessibility.

Mr. Nielsen asked if the existing were reviewed and if he could get a list of trees being removed. Mr. Goldsmith said the trees being removed are marked. Some will be replaced with other trees or with ground-based plantings. He will provide a list to the ECDC.

Ms. Vant Hoff asked about timing. Mr. Goldsmith said this should start in April and end in September. Ms. Vant Hoff asked about community engagement and Mr. Goldsmith said project details will be shared online and staff will meet with the downtown businesses.

Mr. McNicholas said the timing is well with the Lilac Station project.

On a motion by Ms. Vant Hoff and a second by Mr. Nielsen, the ECDC unanimously voted to concur with the Public Works & Administration Committee on the project.

The motion carried by the following vote:

Aye: 7 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

Absent: 2 - Paula Dillon, and Alan Bennett

[220106](#)

Text Amendments to Chapter 125 of Village Code - Farmer's Markets:

Proposed amendments for clarity relative to applicant requirements and striking time provisions within existing code, as time limitation would be reviewed individually as part of the requisite permit application for the market.

Ms. Ganser said the Chamber is proposing to host a Farmer's Market this year. As such, staff reviewed Code and found edits to the Farmer's Market section. She reviewed the staff memo and edits.

Mr. Ladle asked why a non-profit sponsor was previously required. Mr. Heniff and Mr. McNicholas said it may have had to do with Lombard

Town Center and the downtown.

On a motion by Ms. Vant Hoff and a second by Mr. Ladle, the ECDC unanimously voted to recommend approval of the first amendment. This item will be forwarded to the Board of Trustees.

The motion carried by the following vote:

Aye: 7 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

Absent: 2 - Paula Dillon, and Alan Bennett

[220107](#)

An Ordinance Approving a Lombard Business Retention Economic Incentive Policy - First Amendment:

The Economic & Community Development Committee recommends that the Village Board approve a Business Retention Economic Incentive Policy First Amendment. The First Amendment would add Eastgate Shopping Center to the identified list of Key Development Sites.

(DISTRICTS - ALL)

Mr. Heniff reviewed the staff memo. He said the policy is proposed to be amended to include Eastgate Shopping Center as a key site. This would allow the center to be potentially eligible for business retention incentives and traditional economic incentives. He noted the center currently has numerous vacancies.

On a motion by Ms. Vant Hoff and a second by Mr. Ladle, the ECDC unanimously voted to recommend approval of the first amendment. This item will be forwarded to the Board of Trustees.

The motion carried by the following vote:

Aye: 7 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

Absent: 2 - Paula Dillon, and Alan Bennett

7.0 Other Business

1. *Heritage Cadillac Economic Incentive Request Update*

Mr. Heniff reviewed the staff memo and gave an update on Heritage Cadillac. He said the agreement is scheduled for the April 7, 2022 Board meeting. He thanked the ECDC for their input on the terms. Mr. McNicholas said this is a good program and he is glad Heritage could benefit from it.

2. *Pending Incentive Reviews & Projects*

Mr. Heniff gave updates on pending items before the ECDC per the staff memo. He reviewed the Hoffmann Group project. He noted that Prairie Food Coop's lease with Holladay Properties is no longer in effect. He also reviewed pending grants and incentives that may

come before the ECDC.

8.0 Information Only

9.0 Adjournment

On a motion by Mr. Pike and a second by Mr. Nielsen, the meeting adjourned at 7:39 p.m.