



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, October 14, 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 6 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike,
Gregory Ladle, and Alan Bennett
Absent 2 - Paula Dillon, and Laine Vant Hoff

3.0 Public Participation

None

4.0 Approval of Minutes

On a motion by Mr. Ladle, and seconded by Mr. McNicholas, the minutes of the August 12, 2019 meeting were approved by the members present.

5.0 Unfinished Business

None

6.0 New Business

[190433](#)

**Butterfield Yorktown Business District (BD) First Amendment to
District Boundaries (Carlisle Banquets - 435 E. Butterfield)**

Consideration of an amendment to the previously established Butterfield Road Yorktown Business District which would remove the property at 435 E. Butterfield Road from the boundaries of the business District.

Mr. Heniff said the Business District (BD) was approved in August 2019 and the additional 1% tax will be implemented in January 2020. Letters were sent to all the businesses in the BD and staff received one reply, from the Carlisle. Attached is the formal request from the Carlisle to remove their property from the BD. They note they have a different business model than traditional restaurants and based on their unique situation they should be removed. Mr. George Lattas, the attorney for the Carlisle, spoke. He noted the property is on the edge of the boundaries. The owners don't perceive any benefit from being a part of the business district. He said an additional 1% tax is a disadvantage based on the tax rates of their competitors. Mr. Bennett said that without a policy guidance to exempt sites this could set a precedence. Mr. Heniff said there is no direct policy, however, that is why staff is bringing the item to the ECDC for the review. The ECDC reviewed the BD when it was proposed, before the Board approved it. Mr. Ladle said the underlying policy could be set within the borders and noted this business is on the corner so it is simple to be removed. There is also the unique nature of the business. Mr. McNicholas asked what properties are undeveloped. Mr. Heniff said NBTS, Yorktown outlots, and the former Sam's Club/TGI Friday's site. Mr. McNicholas said those properties will know of the tax situation when they develop. The Carlisle has a unique business model. Mr. Bennett noted those properties may not develop in a way that pays retail sales tax. Mr. Heniff said that is true, but they would benefit in an ancillary way like with an intersection improvement. Mr. Nielsen said he is in favor of excluding the Carlisle as the taxes would be a disadvantage. He also noted the business owns the property and has maintained it for over thirty years. Mr. Pike said he agrees. Mr. Ladle noted the BD report, page 13, has a policy that could be used when discussing matters of the BD. Mr. McNicholas agreed.

On a motion by Mr. Nielsen, and a second by Mr. Pike, the ECDC unanimously voted to recommend removal of the Carlisle due to unique circumstances in their location and business model. This item will go to the Village Board for final action.

Aye: 6 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Gregory Ladle, and Alan Bennett

Absent: 2 - Paula Dillon, and Laine Vant Hoff

[190429](#)

Text Amendments to Village Code: Outdoor Cafés

Staff is bringing a potential text amendment forward for review by the by Economic and Community Development Commission (ECDC). Staff requests the ECDC review this as a business policy.

Ms. Ganser noted the changes are for clarity purposes. Outdoors

Cafes are allowed in the downtown and on public rights-of-way. Mr. Ladle asked if insurance is needed for recreational cannabis. Ms. Ganser said not necessarily because the Village did not approve consumption on-site or in public, only retail dispensaries. Consumption is allowed in a private area, like a home. Mr. McNicholas asked about noise concerns with the addition of new restaurants. Mr. Heniff said the Police Department has some latitude for disturbance of the peace calls. Ms. Ganser noted the business is given the ordinance when they apply for the permit

On a motion by Mr. Bennett, and a second by Mr. Pike, the ECDC unanimously voted to recommend approval of the text amendments to the Village Board

Aye: 6 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Gregory Ladle, and Alan Bennett

Absent: 2 - Paula Dillon, and Laine Vant Hoff

[190431](#)

Text Amendments to Village Code: Temporary Events

Staff is bringing a potential text amendment forward for review by the Economic Community Development Commission (ECDC) as it pertains to temporary events permits per year or and number of days per event. Staff requests the ECDC review this as a business policy/regulation.

Ms. Ganser reviewed the changes to Code: edits to clarity, permit fees, and number of days. Mr. Bennett said the changes allow for more flexibility and are reasonable. Mr. Ladle asked if Section 110.49(B) on lewd or indecent events has come up. Ms. Ganser said not in her time. Mr. McNicholas asked if the insurance section covers Village property. Ms. Ganser noted the insurance section was reviewed by the Village's insurance consultant. Applicants provide their insurance and list the Village as a certificate holder and additional insured.

On a motion by Mr. Bennett, and a second by Mr. Nielsen, the ECDC unanimously voted to recommend approval of the text amendments to the Village Board.

Aye: 6 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Gregory Ladle, and Alan Bennett

Absent: 2 - Paula Dillon, and Laine Vant Hoff

7.0 Other Business

[190157](#)

Community Profile - 2019 Edition

Review of Community Profile updated document.

Ms. Ganser said this is the updated profile. It will be placed online and used at events.

8.0 Information Only

1. 101-109 S Main Street - Update

Mr. Heniff said Holladay is moving forward. Soil boring were conducted in October. They may go back to the Plan Commission for a revision of the south building. Commuter parking will continue until approximately March 1, 2020.

9.0 Adjournment

On a motion by Mr. Bennett and a second by Mr. Pike, the meeting adjourned at 7:50 p.m.