



# Village of Lombard

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

## Minutes

### Economic & Community Development Committee

*Bill Johnston, Chairperson*  
*Reid Foltyniewicz, Alternate Chairperson*  
*Dennis McNicholas, Garrick Nielsen, Matthew Pike, Brian*  
*LaVaque, Paula Dillon, Laine Vant Hoff, Gregory Ladle and*  
*Alan Bennett*  
*Staff Liaison: William Heniff*

---

Monday, February 11, 2019

7:00 PM

Village Hall

---

#### 1.0 Call to Order and Pledge of Allegiance

*Trustee Johnston called the meeting to order at 7:02 p.m.*

*The Pledge of Allegiance was recited.*

#### 2.0 Roll Call

**Present** 7 - Bill Johnston, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Laine Vant Hoff, and Gregory Ladle  
**Absent** 2 - Brian LaVaque, and Alan Bennett

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

#### 3.0 Public Participation

None

#### 4.0 Approval of Minutes

On a motion by Mr. Pike, and seconded by Ms. Vant Hoff, the minutes of the December 10, 2018 meeting were approved.

The motion carried by the following vote:

**Aye:** 4 - Dennis McNicholas, Matthew Pike, Laine Vant Hoff, and Gregory Ladle

**Abstain:** 2 - Garrick Nielsen, and Paula Dillon

**Absent:** 2 - Brian LaVaque, and Alan Bennett

#### 5.0 Unfinished Business

None

## 6.0 New Business

[190097](#)

### **Workshop - Breweries, Distilleries, etc**

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

*Ms. Ganser reviewed a staff memo on amending the zoning code to allow for craft alcohol production facilities as a conditional use. She noted this would be approved by the Plan Commission and Village Board, and the ECDC was asked to review from a business regulation aspect. Trustee Johnston said this will make the Village more business friendly and could help revitalize areas. Mr. McNicholas said he agrees with this use being a conditional use so the Village keeps control over the location. Ms. Dillon asked if other communities have these uses in the downtown and Ms. Ganser said Evanston and Plainfield do. She noted the difference between a restaurant that brews beer and a location like Noon Whistle, which does not serve food. Ms. Vant Hoff said downtown Lemont draws a lot of people and food trucks with Pollyanna Brewing. Mr. Ladle noted a beer and wine festival in Utica. Trustee Johnston confirmed that the ECDC was in support of this potential text amendment, all said yes*

[190098](#)

### **Community Development/ECDC Committee Review - Code Enforcement Activities and Policy Manual**

Staff is seeking concurrence by the ECDC members on the updated Code Enforcement Vision and Procedure Manual as part of the Village's Standard Operating Procedures (SOP)

*Mr. Heniff reviewed a memo and power point on Code Enforcement. He said staff is finalizing the latest version of the Village's Code Enforcement Procedure Manual. It was last updated in 2009 and an update was identified in the Community Development Department 2018 work program. He noted for Code Enforcement and the Police work together. He discussed how the Village sends out notices and our compliance program. He discussed the economic development component. He noted past action before the ECDC that related to Code Enforcement such as RV's and window lighting. He said the Manual will guide staff to make decisions and that staff can place it online for the general public. He said this Manual is a working document and can change over time or with technology upgrades. Mr. McNicholas said he will email staff some comments. He discussed a*

house that was demolished, except for the foundation, and asked about a potential performance bond so the Village could recoup costs to finish the work. Mr. Heniff said that property is an open Code Enforcement case and staff was working with the property owner. Ms. Dillon clarified that this is a policy document and not Code and Ms. Ganser said yes. Trustee Johnston confirmed that the ECDC was in support of the Manual, all said yes

## 7.0 Other Business

## 8.0 Information Only

### 1. 101-109 S Main Street Property - Request for Proposal (RFP) update:

Mr. Heniff updated the ECDC on 101-109 S. Main Street and Holladay Properties. He said this may be discussed with the ECDC in the Spring or Summer of 2019 for an incentive agreement. Mr. Ladle asked when the lot will stop being used for parking and Mr. Heniff said that depends on timing, most likely closer to a construction start.

### 2. Citizen Serve implementation update:

Mr. Heniff said staff is taking a measured approach with CitizenServe. Code Enforcement is using the software internally.

### 3. Development Spreadsheet:

Mr. Heniff asked if there were questions on the development spreadsheet. Trustee Johnston asked about the time extension for the Holiday Inn Express and Mr. Heniff said their due diligence found private easements and covenants that they are working thru. Trustee Johnston asked about Ground Level and Mr. Heniff said they are working on the construction. Trustee Johnston asked about the Hilton Tru and Mr. Heniff said they are working thru final engineering. Trustee Johnston discussed the new apartments at Yorktown, Elan and Overture. Ms. Dillon asked if Frankie's Deli was moving and Mr. Heniff said their site could be redeveloped as part of phase four of Yorktown Commons. He said Yorktown Mall is working with them, as they are the property owner and Frankie's has a lease thru the Mall. Ms. Dillon asked if West Suburban Bank owns the parcel where the new ITM/ATM will be and Mr. Heniff said yes. Ms. Vant Hoff asked for an update on video gaming and Trustee Johnston said the Board had a workshop on

*the matter and will continue to discuss the issue. Mr. Nielsen asked about the proposed car wash at 601 W. North Avenue and Ms. Ganser said that is at North and Route 53. The applicant will need zoning entitlements and still needs to submit revised plans. Mr. Heniff said the Casey's property sold and will be converted to a banquet hall, they are in for permits. He said the Lombardian building has been sold and they may apply for a façade grant.*

## **9.0 Adjournment**

**On a motion by Mr. Pike and a second by Ms. Dillon, the meeting adjourned at 8:14 p.m**