

# **Village of Lombard**

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



## **Minutes**

**Monday, October 12, 2020**

**7:00 PM**

**Village Hall**

## **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*

## 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*

*Ms. Ganser said three members are participating by phone. She asked if the members present in the Community Room would allow the phone participation due to the Covid-19 pandemic. All the members present agreed.*

## 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.*

*Paula Dillon, Garrick Nielsen, and Alan Bennett attended the meeting remotely.*

## 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 September 14, 2020 meeting were approved by the members present.

## 5.0 Unfinished Business

## 6.0 New Business

[200338](#)

### **Proposed Hoffmann 600 Lombard LLC Economic Incentive Agreement Introduction**

Discuss and review the proposed development of the former Northern Baptist Theological Seminary property at 600-690 E. Butterfield Road.

*Mr. Heniff reviewed a PowerPoint. He asked the ECDC to think of this as a workshop on the incentive and said a formal request may come in November or December. He reviewed the location on Butterfield Road. The Seminary was developed under DuPage County as unincorporated property and annexed to the Village in the 1970s. He said the property is under contract and the will also undergo review by the Plan Commission for zoning entitlements. He discussed the proposed uses: food and fuel area, Golf Social, Moretti's, potential apartments, Village Water Tower, and a connection from Butterfield Rd to 22nd Street. He discussed different funds that could be used such as sales tax, tax increment financing (TIF), Business District (BD), or amusement tax.*

*Mr. Bennett asked if Kane McKenna will provide an analysis on why the developer needs an incentive. He said given the financial picture of the Village we need a justification on why. Mr. Heniff said we will receive an analysis from KMA. He said that BD and TIF dollars can only be spent in their boundaries and can't be used for the general fund. He said per the Village's economic incentive policy; the Village gets paid first. Mr. Heniff introduced the two questions.*

- 1. Is the ECDC conceptually supportive of the concept of potentially exceeding the fifty percent threshold for incentives, should conditions warrant, for non-General Fund revenues?*
- 2. Given the project size and magnitude, consideration of incentive components exceeding the desired 10-year recommended period.*

*Mr. McNicholas asked if there will be access to Convention Way and Mr. Heniff said yes, showing that Golf Social Way connects from Butterfield Road to the Target property onto 22nd Street. Mr. McNicholas asked if they will have provisions for social distancing or enhanced ventilation. Mr. Heniff said they haven't shared interior designs yet. Mr. Ladle said it looks good and asked if the EAV for the property is currently zero. Mr. Heniff said yes, and when the property is sold it will be reassessed. The Village anticipates the buildings will be razed. Mr. McNicholas asked if there are any restrictive covenants and Mr. Heniff said they were not aware of any. Mr. Pike and Mr. Kennedy had no comments. Mr. Bennett said he thinks this is a good idea and would support a motion. Ms. Dillon said this seems a good opportunity to grow. She noted that North Avenue has many fuel stations, unlike Butterfield Road. Mr. Heniff agreed and said the Village has small portion of Butterfield Rd, most of the road is in other municipalities. He*

*said the former Sam's Club site is most likely the only other property that would have a gas station in Lombard on Butterfield Road. Mr. Nielsen said this is a good opportunity for the Village.*

**On a motion by Mr. Bennett and a second by Mr. Ladle, the ECDC voted to support the two conceptual directions presented by staff in the PowerPoint regarding the proposed Hoffmann 600 Lombard LLC Economic Incentive Agreement.:**

**Aye:** 7 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Gregory Ladle, Alan Bennett, and Patrick Kennedy

**Absent:** 1 - Laine Vant Hoff

## 7.0 Other Business

*None*

## 8.0 Information Only

### *1. Animal Care Regulations*

*Mr. Heniff reviewed a memo on updates to the humane animal regulations. He noted: the resolution was approved by the Village Board and shared with County; DuPage Mayors and Managers Conference will discuss the item in 2021; Senator Durbin proposed an amendment of the Animal Welfare Act; and gave an update on two suggestions from the ECDC at the September meeting. He said that Village Counsel reviewed the proposed insurance policy and waiting period, however they believe the proposed regulations could result in litigation.*

### *2. Community Development Report*

*Mr. Heniff presented on development activity and key initiatives undertaken by the Community Development Department in 2020. He reviewed a PowerPoint. He discussed new and pending development, Covid-19, and online permits*

## 9.0 Adjournment

**On a motion by Mr. Pike and a second by Mr. Kennedy, the meeting adjourned at 8:15 p.m.**