



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,
Markus Pitchford, Christopher Carter and
Paula Dillon
Advisory Members: Alan Bennett and Larry Kelly
Staff Liaison: William Heniff

Monday, February 8, 2016

7:00 PM

Village Hall - Community Room

1.0 Call to Order and Pledge of Allegiance

The meeting was called to order by Trustee Johnston at 7:04 p.m.

The Pledge of Allegiance was recited.

2.0 Roll Call

Present 8 - Bill Johnston, Dennis McNicholas, Garrick Nielsen, Markus Pitchford,
Matthew Pike, Christopher Carter, Alan Bennett, and Larry Kelly
Absent 2 - Brian LaVaque, and Paula Dillon

*Also present: William Heniff, Director of Community Development;
Jennifer Ganser, Assistant Director of Community Development;
Sarah Richardt, Executive Director of Lombard Town Centre; Chris
Cholewa, President of Lombard Town Centre; Mr. Scott Saxe; Mr.
Mike MacKinnon; and Mr. Rick Claes.*

3.0 Public Participation

4.0 Approval of Minutes

A motion was made by Mr. Pike, seconded by Mr. Pitchford, to approve the minutes from the January 11, 2016 meeting. The motion carried by the following vote:

Aye: 5 - Dennis McNicholas, Garrick Nielsen, Markus Pitchford, Matthew Pike, and Christopher Carter

Absent: 2 - Brian LaVaque, and Paula Dillon

5.0 Unfinished Business

6.0 New Business

[160067](#)

Bluestone Economic Incentive Agreement

Recommendation for a sales tax revenue sharing agreement for Bluestone Single Tenant Properties, LLC for the properties at 505-537 W. North Avenue and 715-733 N. Columbine Avenue. (DISTRICT #1)

Mr. Heniff summarized the memo and reviewed the draft incentive agreement. He said the Plan Commission reviewed the project and recommended approval to the Village Board. Their report was included for background information. Mr. Heniff referred to the site plan and noted the diesel component. He said the incentive is to consider the reconstruction of Broadview Avenue to a commercial standard. Also, due to wetlands on the site, a vault detention system is required. The incremental difference between a vault and at grade detention system is also considered for an incentive. Mr. MacKinnon and Mr. Claes from Bluestone Properties were introduced. Mr. Claes discussed his prior experience and the site constraints. He said Bluestone will retain ownership of the site and will have an operator run the gas station. Mr. Kelly asked who their tenant would be. Mr. Claes said they have not executed an agreement with the final tenant. Trustee Johnston asked when they hope to open and Mr. Claes said in the fall of 2016 at the earliest. They are currently in process with IDOT regarding a permit. Mr. McNicholas asked to clarify the access points on Route 53. Mr. Claes said passenger cars will primarily exit south on to Route 53, as few trucks go south of North Avenue on Route 53. He noted that IDOT has long terms plans that included a barrier median and will ultimately restrict a left hand turn onto Route 53 from the site. Mr. Bennett asked about detention and how much water it will hold. Ms. Ganser noted that the Community Development Private Engineer will review the plans and ensure they comply with the DuPage County Stormwater Ordinance. Ms. Ganser said she talked with the engineer earlier and summarized an email that noted that detention is required to hold the 100-year, 24-hour design storm. Mr. Heniff noted that due to the wetlands this is a special management area and DuPage County will review the permit as well. Mr. McNicholas asked about the condition of Broadview Avenue. Mr. Bennett said he drove the site and the road was in poor condition. Mr. Bennett asked why the prevailing wage act is required of the developer. Ms. Ganser explained that Broadview Avenue will still be a Village street, maintained by the Village. Therefore it is considered a public work and the prevailing wage act shall be followed. Mr. Bennett asked about competition between this and other existing gas stations. Mr. Heniff said other competitors are not contacted, except as

otherwise required by the public hearing notification. Mr. Nielsen asked about the proposed amount of gas sales. Mr. Claes said this would be a non-major gas retailer and the gas sales are in-line with historical numbers. Mr. Heniff noted this incentive is performance based. Mr. Nielsen clarified the Village will receive the first \$25,000 and then after is a fifty-fifty split. Mr. Heniff said yes, as well as the one percent non-home rule sales tax.

On a motion by Mr. Nielsen, with a second by Mr. Pike, the ECDC recommended approval 4-1 of the incentive request to the Village Board of Trustees. The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, and Christopher Carter

Nay: 1 - Markus Pitchford

Absent: 2 - Brian LaVaque, and Paula Dillon

[160068](#)

LTC Strategic Planning

Discussion of strategic planning for Lombard Town Centre.
(DISTRICT #1)

Ms. Ganser said the LTC has engaged a consultant for their strategic plan process. Mr. Saxe said he is excited to help with the strategic plan and meet with the businesses and residents.

7.0 Other Business

8.0 Information Only

Lombard Town Centre

Ms. Richardt referred her memorandum which provided an update regarding downtown activities. Mr. Pitchford asked about the automatic changeable copy signage in the tobacco store. Ms. Ganser said staff notified the business owner that type of signage was not allowed in the window and it was removed. Mr. McNicholas asked about the status of Shannon's Deli renovations. Ms. Ganser said it is in process and expects to see permits soon. Trustee Johnston asked about the new restaurant in the LTC memo. Ms. Richardt said the business owner has talked to LTC and Village staff. He was referred to the College of DuPage for a business plan review. Mr. Kelly asked for any updates on Balkan Bakers and Ms. Ganser said interior renovations should be starting soon. Mr. Bennett asked about interest in the Capone's site and Ms. Richardt said she had no updates.

9.0 Adjournment

A motion was made by Mr. Pike, seconded by Mr. Nielsen, to adjourn the meeting at 7:40 p.m. The motion carried by the following vote:

Aye: 5 - Dennis McNicholas, Garrick Nielsen, Markus Pitchford, Matthew Pike, and Christopher Carter

Absent: 2 - Brian LaVaque, and Paula Dillon