



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, Paula Dillon,
Laine Vant Hoff and Gregory Ladle
Advisory Member: Alan Bennett
Staff Liaison: William Heniff

Monday, April 9, 2018

7:00 PM

Community Room

1.0 Call to Order and Pledge of Allegiance

Trustee Johnson called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2.0 Roll Call

Present 6 - Dennis McNicholas, Brian LaVaque, Matthew Pike, Paula Dillon, Laine Vant Hoff, and Gregory Ladle
Absent 3 - Garrick Nielsen, Markus Pitchford, and Alan Bennett

Also present: *William Heniff, 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 February 12, 2018 meeting were approved by the members. Ms. Dillon and Mr. McNicholas abstained.

5.0 New Business

[180172](#)

Downtown Area Improvement & Renovation Grant Program - Text Amendments to Chapter 36.30 and Companion Policy
Code amendments to Chapter 36.30 and amendments to the Downtown

Area Renovation and Improvement Grant Program.
(DISTRICT- ALL)

Mr. Heniff said staff has heard from residents on accessibility issues. These proposed text amendments propose to allow the facade grant program to assist with additional accessibility issues. Staff proposes reducing the age of structures from 20 to 10 years of age. Exterior ADA improvements would be exempt from the \$50,000 cap. The three bid requirement would be reduced for small projects. Lastly, non-ADA accessible items could be added as grant eligible. Other amendments are clean up issues.

Ms. Dillon asked if there is an advantage to having three bids. Mr. Heniff said sometimes, however, for small projects its difficult at time to find three contractors. Ms. Ganser noted that has been echoed by past grant applicants. If staff or the ECDC feels the bid is not right, we can ask the applicants to get additional bids. Mr. McNicholas asked what the total cap on the façade grant is. Mr. Heniff said the façade grant is capped at \$50,000; however the ADA items do not have a cap and would not need to be included in the \$50,000 amount. Mr. McNicholas asked if there is a ratio for the grant amount for second story improvements. Mr. Heniff said no, this is something that in the past has been discussed by the ECDC when viewing grants and having the project be consistent with the intent of the Code. Mr. McNicholas asked if residential units of two or more would be grant eligible and Mr. Heniff said yes and noted that single-family homes are excluded from the program

On a motion by Mr. McNicholas and a second by Mr. LaVaque, the ECDC unanimously recommended approval of the Code amendments to the Village Board.

[180171](#)

Restaurant & Retail Business Incentive Program

Overview of a proposed Restaurant and Retail grant program.
(DISTRICT- ALL)

Mr. Heniff summarized the memo and said this topic will be discussed more in 2018. The Village is trying to address the money it receives from retail sales tax in the Village budget. A potential incentive could help with restaurant and retail attraction. He noted Lombard is a non-home rule community and limited in incentives. Mr. Heniff reviewed the nine (9) findings of fact. He discussed the places for eating tax, property taxes, and Business Improvement Districts (BID).

Mr. McNicholas asked if a discussion can be started before a property has been vacant for more than one (1) year. Mr. Heniff said yes, and

other factors can be looked at. Mr. LaVaque asked if other Village's had similar programs and what would be the estimated amount of incentives given. Mr. Heniff said staff is not aware of any current programs similar to this, and noted that the Village's current incentive policy does not allow taping into existing funds for incentives. Trustee Johnston said the ECDC will be asked to vet this policy and any future incentives.

6.0 Unfinished Business

[170188](#)

101 -109 S. Main Street

Status update regarding the Request for Proposals (RFP) to the potential sale and redevelopment of the 101-109 S. Main Street property. (DISTRICT #4)

Ms. Ganser gave a summary of the memo and noted that the Village received six (6) letters of intent; one was received after the staff memo was sent. She noted the letters are vague and do not include site plan, however most respondents said the development would be mixed use or residential. RFPs are due on April 16th. Afterward, staff and our consultant will begin a formal review process. Mr. McNicholas asked if staff had looked at potential traffic increases. Mr. Heniff noted that review would be undertaken when a development proposal is selected and Ms. Ganser noted that the Village could have their traffic consultant review the plans.

7.0 Other Business

8.0 Information Only

Development Project Update

Mr. Heniff reviewed current development. Ms. Ganser said that Lombard Town Centre (LTC) is at status quo. Their Board is still meeting and discussing internal issues before they come back to the ECDC.

Citizen Serve Software - Status Update

Mr. Heniff said the purchase was approved by the Village Board and the goal is have the software operational by the end of the year.

Proposed Code/Budget Amendments - Status Update

Mr. Heniff said there will be a Special Meeting of the Village Board on April 19th at 6pm to review the 2019 budget considerations. The

Finance Committee concurred with all the proposed text amendments.

9.0 Adjournment

On a motion by Mr. Pike and a second by Ms. Dillon, the meeting adjourned at 7:45 p.m.