



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, November 14, 2016

7:00 PM

Village Hall - Board Room

1.0 Call to Order and Pledge of Allegiance

2.0 Roll Call

Present 7 - Bill Johnston, Dennis McNicholas, Brian LaVaque, Markus Pitchford, Christopher Carter, Paula Dillon, and Larry Kelly

Absent 3 - Garrick Nielsen, Matthew Pike, and Alan Bennett

Also present: William Heniff, Director of Community Development; Jennifer Ganser, Assistant Director of Community Development; Lynne Magnavite, Lombard Town Centre, and Chris Cholewa, Lombard Town Centre.

3.0 Public Participation

4.0 Approval of Minutes

On a motion by Mr. McNicholas and a second by Ms. Dillon, the minutes of the October 10, 2016 meeting were unanimously approved by the members present.

5.0 Unfinished Business

[160295](#)

Business Lighting Review - Next Steps

Review of various options and approaches regarding the use of perimeter lighting in storefronts. (DISTRICTS - ALL)

Ms. Ganser gave a summary of the staff memo and noted at the September meeting this discussion was tabled. Since then, Lombard Town Centre discussed the matter with their Board and voted for option 1 - status quo.

On a recommendation by Mr. McNicholas and a second by Ms. Dillon, the ECDC voted for option 1, status quo – no change to Village regulations. The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Brian LaVaque, Christopher Carter, and Paula Dillon

Nay: 1 - Markus Pitchford

Absent: 2 - Garrick Nielsen, and Matthew Pike

6.0 New Business

7.0 Other Business

8.0 Information Only

Development Project Update

Mr. Heniff gave an update on Sam's Club, Mariano's, and Thornton's. Mr. Kelly asked when Mariano's would open and Mr. Heniff said perhaps Labor Day 2017. Trustee Johnston asked if there updates on the former Capone's property. Mr. Heniff said Tom Kidwell hopes to open a restaurant in March 2017 and his parking agreement is scheduled for the December 1, 2016 Board of Trustees meeting. Mr. LaVaque asked if additional parking has been discussed in the downtown due to the number of new businesses and restaurants. Mr. Heniff said there is nothing in the CIP and there is still adequate parking in the downtown. Mr. McNicholas said the parking problem is mostly a matter of perception. Ms. Dillon noted as a downtown resident that there is not a huge parking problem and the commuter parking issues have been eliminated thru enforcement.

Lombard Town Centre Report

Ms. Cholewa discussed Spooktacular. The event has over 4,500 attendees. She noted that after strategic plan and staff transitions the event did see a decline in revenue. However, LTC received many in-kind gifts. She discussed that LTC is changing the way they ask for donations from businesses for events and will be asking once a year. Mr. Carter noted he has done this for past organizations and it works well. Mr. Kelly said he was at Spooktacular and said it looked like a success. Ms. Cholewa said the 2016 budget is being amended and LTC is working hard on their strategic decisions.

TIF Redevelopment Plan Presentation

Mr. Heniff gave a presentation he gave at an Illinois Municipal League (IML) conference. He received good feedback from other municipalities. He noted in 2008 the Village need to rethink the

downtown TIF area plan and process. A visioning process led to an RTA grant and the Downtown Revitalization Guidebook. He noted the TIF grants and before and after pictures of the TIF district. He said there is still work to be done such as Elizabeth and St. Charles, Pioneer Day Care, and implementing the plan when TIF revenues are decreasing. Mr. LaVaque asked if any grocery opportunities have been discussed. Mr. Heniff said there is still a market demand and we need the right business at the right location. Mr. Kelly asked if there is anything imminent at Elizabeth and St. Charles and Mr. Heniff said no, though he did meet with their brokers at ICSC.

9.0 Adjournment

On a motion by Ms. Dillon and a second by Mr. Pitchford, the meeting adjourned at 7:59 p.m.