



# 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*

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Monday, March 21, 2016

7:00 PM

Village Hall - Board Room

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#### Rescheduled Regular Meeting

### 1.0 Call to Order and Pledge of Allegiance

*The meeting was called to order by Trustee Johnston at 7:00 p.m.*

*The Pledge of Allegiance was recited.*

### 2.0 Roll Call

**Present** 10 - Bill Johnston, Reid Foltyniewicz, Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Markus Pitchford, Matthew Pike, Christopher Carter, Paula Dillon, and Alan Bennett

**Absent** 1 - Larry Kelly

*Also present: William Heniff, Director of Community Development; Jennifer Ganser, Assistant Director of Community Development; Scott Niehaus, Village Manager; Tim Sexton, Director of Finance; Trustee Foltyniewicz; and Ms. Donna Blair.*

### 3.0 Public Participation

### 4.0 Approval of Minutes

On a motion by Mr. Pike and seconded by Mr. McNicholas the minutes of the February 8, 2016 meeting were unanimously approved by the members present.

### 5.0 Unfinished Business

## 6.0 New Business

### [160112](#)

#### **Yorktown Commons Utility/Incentive Agreement**

Recommendation for a Utility/Incentive Agreement for the Yorktown Commons Planned Development to address proposed infrastructure enhancements. (DISTRICT #3)

*Mr. Heniff introduced the topic and noted this is a four phase development. The mixed use concept went before the Plan Commission for zoning entitlements and will so again for Site Plan Approval. First, utilities need to be addressed. Ms. Donna Blair gave an overview of the mall and some updates. With the mall in a good place, they have focused to the convenience center, a vacant parcel between Target and the convenience center, and the vacant Bamboo Room. Yorktown looked at many uses including entertainment and grocery. They determined that a walkable livable community was the most viable. Currently Yorktown is in negotiations with a developer for the first phase. The convenience center redevelopment would be part of phase two. The total development could be up to 900 units. Ms. Blair reviewed the zoning entitlements, layout, and project scale.*

*Mr. Bennett asked if a shuttle service was considered to the Metra stations. Ms. Blair said they have talked to the developer about this. Mr. Heniff mentioned the new Route 722 on Pace Bus. Mr. McNicholas asked if sidewalks are included. Ms. Blair said yes, the sidewalks will accommodate a safe way to get to the mall and the multi-family housing. She said there will also be additional lighting. Ms. Dillon asked if the first floor will be retail and the upper floors housing. Ms. Blair said the first floor could be retail or other amenities for the residents such as a fitness center or community room. Corner spaces would be more retail focused. Per the zoning, twenty thousand square feet is allocated to retail and amenity spaces. Mr. LaVaque asked if rent prices were determined and Ms. Blair said yes, at \$2.20/square foot for the apartments. Trustee Johnston asked if these are upscale units and Ms. Blair said yes they are luxury units, which is reflected in the design criteria and amount of green space. Mr. Niehaus referenced Charlestown and Strafford Square Malls and noted this incentive is to ensure Yorktown's sustainability. Mr. Nielsen asked how parking would be handled and Ms. Blair said it would be mostly underground. He also asked about running trails and bike lanes and Ms. Blair said there will be a bike path and sidewalks. Ms. Blair noted this will differentiate Yorktown from Oak Brook. Mr. LaVaque asked if the \$2.1 million in property tax is an annual number and Mr. Heniff said yes, after the entire development is completed.*

*Mr. Heniff gave an overview of the lift station capacity and noted that*

*this project is needed for the long term. To cover the cost, the incentive funding mechanism is being presented today. He said the Village looked at our water and sewer rates and the cost of lift station. The idea is for Yorktown to build the lift station first, which will not only help the Yorktown Commons project, but the surrounding area. Yorktown is taking the risk and the Village is saving money in our Capital Improvement Program (CIP) budget. Kane McKenna and Associates reviewed the incentive request and supports the need for the incentive. Mr. Heniff noted the ECDC's role is to determine if the economic incentive is appropriate for the project. A recommendation is being requested tonight with the incentive agreement going before the Board of Trustees at a later date. A future incentive may also be requested in phase 4.*

*Mr. McNicholas clarified that the Village won't collect connection fees and Mr. Heniff said yes, but Yorktown will still pay permit fees and fees to Glenbard Wastewater. Mr. McNicholas asked how the Village will absorb the cost of connection fees and Mr. Heniff said that rather than Yorktown paying connection fees and that money being put in the CIP and then the lift station being built, Yorktown is building the lift station first. The Village isn't spending money so it won't affect the CIP. Mr. McNicholas asked when the property tax increases would show up and Mr. Heniff said likely in 2019. Mr. Bennett asked if the \$2.1 million is the Village's share or the total. Mr. Heniff said that is the total, Mr. Bennett clarified that the Village receives approximately 6-8% of that. Mr. Heniff said yes. Ms. Blair said that number does not take into account an increase in retail sales. Ms. Dillon asked if the rent prices were realistic. Ms. Blair said that is the upper end and that this development is very different from the current rentals since it will be very rich in amenities. She noted a lot of market research was done to arrive at the rent prices. Mr. McNicholas mentioned a past senior living project in downtown Lombard and noted that Yorktown may want to consider such a development. Ms. Blair said that is an approved use thru the zoning. Mr. Nielsen said he felt the rent prices would attract more affluent residents.*

**On a motion by Mr. Pike, with a second by Mr. Nielsen, the ECDC recommended approval 7-0 of the incentive request to the Village Board of Trustees. The motion carried by the following vote:**

**Aye:** 7 - Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Markus Pitchford, Matthew Pike, Christopher Carter, and Paula Dillon

[160106](#)

**Amendments to Chapter 16 of the Village Code - Cost Recovery**  
Recommendation for approval of an Ordinance amending Title I, Chapter 16, Sections 16.01, 16.03 and 16.04 of the Lombard Village Code in regard to cost recovery for economic incentive requests.

(DISTRICTS - ALL)

*Mr. Heniff introduced the topic and noted this item is to amend the Village Code to allow for cost recovery for incentives, like we do for zoning petitions. This will help the Village re-coop costs and provide protection for the Village. Mr. Nielsen asked if this is for third party costs, and Mr. Heniff said yes. Mr. Bennett asked if a clause to waive the costs was considered. Mr. Heniff said a developer can always petition the Board for a request and Mr. Niehaus said the Board has the authority thru the State already to waiver fees. Ms. Dillon clarified that the cost recovery would occur regardless of the outcome and Mr. Heniff said yes.*

**On a motion by Mr. LaVaque, with a second by Mr. McNicholas, the ECDC recommended approval 7-0 of the Code amendments to the Village Board of Trustees. The motion carried by the following vote:**

**Aye:** 7 - Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Markus Pitchford, Matthew Pike, Christopher Carter, and Paula Dillon

## 7.0 Other Business

[160085](#)

### Long Range Planning (LRP)

#### Long Range Budget Planning Discussion

*Mr. Niehaus started by mentioning the press release on the Sam's and Bluestone incentives. He said the Finance Committee has been working on the 2017 budget since November 2015 and asked that other Committees hear the information. The Village does not know if they will continue to receive the Local Government Distribution Fund monies in the future from the State. The Finance Committee has prepared a five year projection of revenues and expenses to the Village Board, keeping revenue assumptions conservative. For 2017, a deficit of \$1.6 million is projected. Mr. Niehaus noted the Finance Committee prefers to split the budget deficit 50/50 between revenues and expenses. They also propose raising the places for eating tax which may generate approximately \$800 million dollars, mostly from non-Lombard residents. Expenses have also been proposed to be cut, such as reducing the Pride from six issues to four and eliminate positions that are unfilled. Mr. Bennett said he reviewed past Board meeting minutes and asked why sometimes the bidding process was waived. Mr. Niehaus said sometimes the process is for a renewal or a sole vendor, though the Village is still required to obtain quotes thru our purchasing policy. Mr. Bennett asked if the Village reviewed their fine structures for building and code enforcement violations. Mr. Heniff said the goal is for code compliance, not to collect fees. Mr. Niehaus said the Village did review its permit and ticket fees and prefer to be near the middle of its comparable communities. Mr. McNicholas asked if the revenue numbers took into account the sales tax from Sam's or Bluestone and Mr. Niehaus said no, not until the developments are in place. He also asked how other citizens will be alerted to the long range budget projections and Trustee Foltyniewicz said a communication plan will be put in place. Mr. Bennett suggested the Village work with and inform the local real estate brokers. Mr. Nielsen asked if the places for eating tax would still be comparable to other communities. Mr. Sexton and Trustee Foltyniewicz said yes. Mr. LaVaque asked about decommissioning the ECC and Mr. Niehaus noted that money is saved by not replacing equipment since it is redundant with the County's equipment. Ms. Dillon*

*asked about reinstating the vehicle stickers and where the money from the train parking lot permits go to. Mr. Niehaus said the train parking lot permits are currently an enterprise fund. Trustee Foltyniewicz said that reinstating vehicle stickers would be difficult to approve at this time and Mr. Bennett noted the costs to administer the program. Ms. Dillon suggested sending the Pride via email instead of mail. Mr. LaVaque asked about the Starcom radios and if they were already purchased. Mr. Niehaus said yes, and the item refers to delaying the replacement of the radios. Mr. LaVaque asked about the meals on wheels and taxi subsidy. Trustee Foltyniewicz said those programs were reviewed and the Finance Committee recommended not to cut meals on wheels. Mr. Niehaus said the taxi subsidy is being reviewed.*

## **8.0 Information Only**

### Lombard Town Centre

*Ms. Ganser passed out the LTC presentation from the March 17th Board meeting. She also gave an update on Balkan Bakery and Babock's Grove House.*

## **9.0 Adjournment**

**On a motion by Mr. McNicholas and a second by Mr. Pike, the meeting adjourned at 8:35 p.m.**