



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, April 10, 2017

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 7:00 p.m.

The Pledge of Allegiance was recited.

2.0 Roll Call

Present 7 - Bill Johnston, Brian LaVaque, Markus Pitchford, Matthew Pike,
Christopher Carter, Paula Dillon, and Larry Kelly
Absent 3 - Dennis McNicholas, Garrick Nielsen, and Alan Bennett

*Also present: William Heniff, Director of Community Development;
Jennifer Ganser, Assistant Director of Community Development and
Stephanie Schiszik, Lombard Town Centre.*

3.0 Public Participation

4.0 Approval of Minutes

On a motion by Mr. Pike and a second by Mr. Pitchford, the minutes of the
March 13, 2017 meeting were unanimously approved by the members present.

5.0 Unfinished Business

6.0 New Business

[170160](#)

DuPage County Workforce Development Division Presentation
Presentation and discussion in regard to their organization and work

programs. (DISTRICTS - ALL)

Ms. Ganser introduced Lisa Schwach, Director of the DuPage County Workforce Development Division. Ms. Schwach gave an overview of the organization. Funding is received federally thru the Department of Labor. They can help businesses receive training grants for existing employees and reimburse wages for on the job training. They help job seekers with short term certifications that can help them find employment. Mr. Carter asked how a business qualifies. Ms. Schwach said she works with many individuals and businesses; nothing precludes someone from seeking assistance. She noted there are workforce divisions in all fifty states. Ms. Dillon asked the average time frame it takes someone to enter the workforce after training. Ms. Schwach said that depends on the training and certification. They do track retention, which is very high. Mr. LaVaque asked how the funding is determined. Ms. Schwach said the budget year starts on July 1st. The allocation is a formula based on population. Ms. Ganser asked how they work with COD. Ms. Schwach said they work with the COD adult education department, which will be locating to the third floor of their building soon. This is a place job seekers can use vouchers for training. They also work with COD on job counseling. COD works with them on corporate training. Trustee Johnston asked if he can refer job seekers to the Workforce Division, Ms. Schwach said yes and the business service team would help them secure interviews and offer workshops on resumes and interviews. Trustee Johnston asked if they talk with high school students about jobs. Ms. Schwach said they do and is looking into apprenticeship programs.

[170161](#)

Butterfield/Yorktown Tax Increment Financing (TIF) District

Presentation and discussion in regard to a proposed new TIF District for the Butterfield/Yorktown area. (DISTRICT #3)

Mr. Heniff discussed a proposed TIF district. He noted this was an informational meeting, and that the item will come back before the ECDC as it progresses. Staff has been working with Kane McKenna & Associates on an eligibility study. Northern Baptist Seminary recently notified the Village that they are leaving, opening up 27 acres for redevelopment. Mr. Heniff reviewed the proposed TIF boundary map and said as a non-home rule community this is an economic development tool that is available. He discussed the steps required to set up a TIF district and noted that the ECDC will be giving input. He said there is no state or federal approvals. Mr. Heniff discussed eligibility and the "but for" clause. He also reviewed the current TIF districts and their accomplishments. Mr. Carter asked why JC Penney is in, but not the mall itself. Mr. Heniff said the JC Penney property is a separate parcel and therefore the property line is being followed. Trustee Johnston asked is JC Penney owns the building, Mr. Heniff

said yes. Mr. Kelly asked what property is excluded. Mr. Heniff said that is the former Bamboo Room that is part of the phase 2 of Yorktown Commons. The zoning is complete and the lift station incentive was already approved. Mr. Pitchford asked if the convenience center was part of Yorktown Commons. Mr. Heniff said yes, but there is no developer or set plans. Mr. Carter asked how the other TIF's are performing and Mr. Heniff said they are doing well and discussed the TIF grants and other expenditures such as the Great Western Trail.

7.0 Other Business

[170114](#)

Proposed Amendments to Section 110 of the Village Code: Special Events and Sidewalk Sales

Recommendation from the Economic and Community Development Committee to approve an Ordinance pertaining to Section 110 of the Lombard Village Code with regard to special events and sidewalk sales. (DISTRICTS - ALL)

Ms. Ganser reviewed the staff memo and said this text amendment is to change the price of a sidewalk sale for downtown merchants. Ms. Ganser said that the item was discussed at the March ECDC meeting and taken to the LTC Board on March 27th. LTC concurs with the staff on the fee reduction.

On a motion by Ms. Dillon, with a second by Mr. LaVaque, the ECDC recommended approval 5-0 of the text amendment to the Village Board of Trustees. The motion carried by the following vote:

Aye: 5 - Brian LaVaque, Markus Pitchford, Matthew Pike, Christopher Carter, and Paula Dillon

Absent: 2 - Dennis McNicholas, Garrick Nielsen, and Alan Bennett

8.0 Information Only

Lombard Town Centre Report

Ms. Schizik discussed her report, which is shown in a new format which can be used for ECDC, the LTC Board, and the Village Board reports. She discussed the Annual Meeting, the transition to Quickbooks online, and how they are trying to increase their committee members. Ms. Dillon asked if there is a required time commitment to be a committee member. Ms. Schizik said she would look into the question and report back.

Development Project Update

Mr. Heniff gave the following updates:

- *The boundary agreement with Glen Ellyn will go before the Board on April 20th. Glen Ellyn is hearing the amendment tonight.*
- *Sam's should start construction in July 2017 and is currently out to bid.*
- *Mariano's may open late this August.*

Trustee Johnston said he will be the Chair of the ECDC for the next two years.

9.0 Adjournment

On a motion by Mr. Pike and a second by Mr. Carter, the meeting adjourned at 8:05 p.m.