



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, December 12, 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 7:00 p.m.

The Pledge of Allegiance was recited.

2.0 Roll Call

- Present** 5 - Bill Johnston, Dennis McNicholas, Garrick Nielsen, Markus Pitchford, and Matthew Pike
- Absent** 5 - Brian LaVaque, Christopher Carter, Paula Dillon, Alan Bennett, and Larry Kelly

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

3.0 Public Participation

4.0 Approval of Minutes

On a motion by Mr. McNicholas and a second by Mr. Pike, the minutes of the November 14, 2016 meeting were unanimously approved by the members present.

5.0 Unfinished Business

6.0 New Business

[160504](#)

Lombard Boundary Agreement - Second Amendment

Discussion of a Second Amendment to a Boundary Line Agreement between the Village of Lombard and the Village of Glen Ellyn. (DISTRICT #2)

Mr. Heniff discussed that boundary agreements are a useful planning tool approved by the Village Board of Trustees. Staff would like input from the ECDC before the matter goes before not only the Lombard Board, but the Glen Ellyn Board. Bucky's is proposing a gas station and car wash in an area of unincorporated DuPage County that is within our planning area. However, without public utilities the project cannot occur and Lombard does not service the area, but Glen Ellyn does. The property could annex to Glen Ellyn for utilities and Lombard could receive a portion of the sales tax thru an agreement. Mr. Heniff reviewed the three spreadsheets of scenarios. Scenario three provides for sharing of the retailers occupations tax and the home rules sales tax. Mr. Nielsen asked what would the costs to the Village be and Mr. Heniff said there are none. Mr. Nielsen asked if Lombard has contiguity to annex the property and Mr. Heniff said no, not at this time. Mr. Nielsen asked what scenario staff prefers. Mr. Heniff said scenario three and noted that if the property stays unincorporated neither municipality receives any sales tax and Glen Ellyn would only receive the water service fees. Mr. Nielsen said scenario three sounds like a win-win. Mr. McNicholas asked if Glen Ellyn could annex the property now and Mr. Heniff said no, due to the current boundary agreement. Mr. McNicholas clarified that the amendment was for specific property only and Mr. Heniff said yes. Mr. McNicholas asked if a traffic signal would be proposed. Mr. Heniff said there is a curb cut proposed on Lawler and the gas station may be used primarily by east bound traffic. Mr. Pike asked if Milton Township or DuPage County have a say in the boundary agreement and Mr. Heniff said no.

On a motion by Mr. Pike and a second by Mr. Pitchford, the ECDC voted (4-0) to support the boundary agreement amendment that provides for revenue sharing of retailers occupation tax and home rule sales tax (scenario 3).

The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Garrick Nielsen, Markus Pitchford, and Matthew Pike

Absent: 3 - Brian LaVaque, Christopher Carter, and Paula Dillon

[160505](#)

Village Board Strategic Plan - ECDC Items

Presentation and discussion of business retention initiatives and outreach strategies. (DISTRICTS - ALL)

Mr. Heniff reviewed the memo and actions taken in 2016. He noted a discussion on business retention and a presentation from the College

of DuPage Small Business Development Committee would occur in 2017. Mr. Nielsen asked about the business retention program and how staff determined who they meet with. Ms. Ganser said she has business lists by employment and revenue and uses those as a starting point.

7.0 Other Business

[130381](#)

Text Amendment to Chapter 94: Nuisances; Parking/Storage of Recreational Vehicles - Follow Up

Review and discussion of the enforcement data and the intent of the code provision. (DISTRICTS - ALL)

Mr. Heniff reviewed the memo and noted that this topic came before the ECDC in 2013. Regulations are currently in place and noted that there is compliance from the community overall. No violation letters have been issued on this matter, or court actions.

8.0 Information Only

Development Project Update

Mr. Heniff noted that Egg Harbor Café in Yorktown Mall closed and that they are moving to a freestanding building in Oak Brook. T.G.I. Fridays will be demolished and Mariano's is in for a building permit. Mr. Pike asked about the former Wendy's on Roosevelt Road. Mr. Heniff said the property recently sold and a chicken restaurant franchise will be moving in. Trustee Johnston asked about the Sports Authority in Yorktown and Mr. Heniff said it is still vacant and the mall is looking at fitness uses. Ms. Ganser said The Barre Code, a fitness use, is moving in the former Famous Dave location. Mr. Pike asked about the former bowling alley and Mr. Heniff said that is now Nordstrom's Last Chance. Mr. Nielsen asked about Pioneer Childcare. Mr. Heniff said the Village Board did grant a time extension for zoning, however the project had cost overruns so they may look at alternative sites.

Lombard Town Centre Report

Ms. Magnavite discussed small business Saturday and Jingle Bell Jubilee and noted that the downtown had a good turnout for both events. She said Spooktacular will be expanded into a two day event in 2017. Though the Strategic Plan discussed a summer event, LTC believes a fall event would be better. Ms. Magnavite said that anyone interested in volunteering for the two day Spooktacular event can contact Lombard Town Centre for more information.

9.0 Adjournment

On a motion by Mr. Pike and a second by Mr. Nielsen, the meeting adjourned at 8:15 p.m.