



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, June 13, 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 7:10 p.m.

The Pledge of Allegiance was recited.

2.0 Roll Call

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

Also present: William Heniff, AICP, Director of Community Development and Sally Ruecking, Executive Director of Lombard Town Centre.

3.0 Public Participation

4.0 Approval of Minutes

A motion was made by Mr. Pike, seconded by Mr. McNicholas, to approve the May 4, 2016 minutes. The motion passed by an unanimous vote.

5.0 Unfinished Business

6.0 New Business

[160240](#)

Downtown TIF Grant Revisions

Review and approve the changes in the policy for the Downtown

Improvement & Renovation Grant Program, Downtown Retail Business Grant Program, and Downtown Restaurant Forgivable Loan Program to establish start and finish date requirements. (DISTRICT # 1 & 4)

Following up from the April ECDC meeting, the members suggested that the three Village incentive grants (i.e., the Restaurant Forgivable Loan Program, the Downtown Retail Business Grant Program and the Downtown Renovation and Improvement Grant Programs should have some time provisions memorialized within the grant application themselves. While staff included general time improvements were often included within grant requests, the ECDC believed that it would be better to actually include language in the applications. Additionally, as revenue streams for TIF grants are declining, the ECDC did not want outstanding grant obligations to be a long-running obligation upon the TIF itself.

In response to these concerns, staff offered sample language for ECDC consideration. William Heniff noted that in conversation with Alan Bennett prior to the meeting, he suggested that additional language should be offered to provide clarity regarding the start and completion dates. Through the discussion amongst the ECDC members, they concurred with this suggestion. Staff noted that the intent of the language is to require the project start within one year from the date of final approval with completion within eighteen months from the date of original approval of the grant. The ECDC members also offered a few minor amendments to the language as well.

On a motion by Mr. McNicholas, with a second by Mr. Nielson, the ECDC unanimously approved amendments to the Restaurant Forgivable Loan Program, the Downtown Retail Business Grant Program and the Downtown Renovation and Improvement Grant Programs to provide for the following time provisions, as follows:

Timing. If approved, the applicant has twelve (12) months from the date of the grant approval by the Economic and Community Development Committee or the Village Board, whichever is applicable, to start the project and eighteen (18) months from the grant approval date to complete the project. If the project has not started within twelve (12) months or completed within the eighteen (18) months from the approval of the grant, the applicant must reapply to either the ECDC or Village Board (whichever entity provided approval) for a time extension. If the applicant does not reapply, the grant approval shall automatically expire.

The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, and Christopher Carter

Absent: 3 - Brian LaVaque, Markus Pitchford, Paula Dillon, Alan Bennett, and Larry Kelly

[160242](#)

Amendments to Chapter 32 (Board Of Building Appeals and Electrical Commission)

Discussion of the duties and appointments of each commission.
(DISTRICTS - ALL)

William Heniff stated that staff reviews the municipal code from time to time for accuracy and relevance. In this review, it became apparent that the Board of Building Appeals (BOBA) and the Electrical Commission (EC) is charged with nearly identical objectives and requirements. Upon further consideration, staff notes that between the time period of 1993 and 2008, the Electrical Commission did not convene a meeting in order to consider an amendment or issue and has met twice since 2008. As a result, staff proposes to dissolve the EC with BOBA assuming sole building code review activities. Staff brought the matter to the ECDC in their oversight role of the Community Development Department.

He then discussed their primary roles. The duties and responsibilities of the EC and BOBA are duplicated in that BOBA currently reviews and makes recommendations to the Board concerning other building trades with the exception of electrical related material and practices. In addition, the number of qualified candidates with the inclination to volunteer is limited. As membership requirements are identical for each group, the number of candidates is further restricted. The infrequency that the EC is needed to consider issues indicates that adding items to BOBA's annual meeting would not be burdensome. Staff finds that combining the EC with BOBA would be a more efficient use of resources and recommends that the Electrical Commission's ordinance be repealed and all electrical related issues be considered by BOBA.

On a motion by Mr. Pike, with a second by Mr. Carter, the ECDC unanimously recommended approval from the ECDC to the Village Board of Trustees to repeal the Electrical Commission Ordinance of Title III, Chapter 32, Article V, Sections 32.065, 32.066, 32.067 and 32.068 of the Village of Lombard's Code of Ordinances. The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, and Christopher Carter

Absent: 3 - Brian LaVaque, Markus Pitchford, Paula Dillon, Alan Bennett, and Larry Kelly

7.0 Other Business

Sally Ruecking, the new Executive Director of Lombard Town Centre introduced herself. She noted some of her past experiences and activities and gave a brief overview of some of the activities she has been undertaking such as attending the National Main Street

Conference and work on the long-range vision and sustainability efforts for the organization.

8.0 Information Only

9.0 Adjournment

A motion was made by Mr. Pike, seconded by Mr. Carter, to adjourn the meeting at 7:51 p.m. The motion passed by a unanimous vote.