



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, Paula Dillon,
Laine Vant Hoff and Gregory Ladle
Advisory Member: Alan Bennett
Staff Liaison: William Heniff*

Monday, July 23, 2018

7:00 PM

Village Hall

THIS IS A SPECIAL MEETING

1.0 Call to Order and Pledge of Allegiance

Trustee Johnson called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2.0 Roll Call

Present 7 - Bill Johnston, Dennis McNicholas, Brian LaVaque, Markus Pitchford,
Matthew Pike, Gregory Ladle, and Alan Bennett

Absent 3 - Garrick Nielsen, Paula Dillon, and Laine Vant Hoff

Also present: William Heniff, AICP, Director of Community Development;
Jennifer Ganser, AICP, Assistant Director of Community Development

3.0 Public Participation

4.0 Approval of Minutes

On a motion by Mr. Pike, and seconded by Mr. McNicholas, the minutes of the
May 14, 2018 meeting were approved by the members.

5.0 Unfinished Business

6.0 New Business

[180329](#)

Lombard Area Chamber of Commerce & Industry Presentation

Village staff invited one of our partners, the Lombard Area Chamber of Commerce & Industry, to the July 23rd ECDC meeting. The Chamber will present on their organization and work programs. The Chamber is a membership organization for local businesses. (DISTRICT ALL)

Ms. Invergo introduced herself and the Lombard Chamber. She discussed how the Chamber promotes and advocates for businesses. She discussed and passed out the Schapiro Report on Chambers and how people are more likely to purchase from a Chamber business. She also passed out and discussed the Community Guide from the Daily Herald, which is delivered to all Lombard residents. She discussed Chamber events such as the Lilac Time Arts & Craft Fair, the Lilac Ball, the AM Connections networking, Golf Classic, Picnic in the Park, and Multi-Chamber events. She also discussed their web stats. In the past 12 month the Chamber has had 19,000 users, 87% were new to the site, and 6,000 used their cell phone to get to the site. Mr. Bennett asked about a welcome wagon. Ms. Invergo said the Chamber hasn't done that since she started. They do receive calls from residents and will mail out the guide. Mr. McNicholas said he has seen the Chamber grow and said they have a good website. Trustee Johnston asked how much it costs to join the Chamber and Ms. Invergo said the basic membership is \$200, most join at a higher level of \$295 because it includes other benefits. The membership tier was restructured about 4.5 years ago. She also discussed ribbon cuttings, after hours, and their monthly lunches.

[180330](#)

Proposed New Butterfield Yorktown Business District (BD2)

Staff is seeking from the ECDC initial input and a recommendation of support to proceed with creating a new Business Improvement District for selected properties within the Butterfield/Yorktown Corridor. (DISTRICT #3)

Mr. Heniff discussed a memo on the proposed Butterfield Yorktown Business District. He noted the presentation from Yorktown at the February meeting and a staff memo in April discussing the retail market. Village staff has been working with Kane McKenna & Associates to review the area for a business district. Mr. Heniff reviewed the parameters of a business district and said it will generate an additional 1% sales tax in the area that can be used to pay for items in the defined geographical area. The Village has one business district, at a portion of Yorktown Mall, which was approved in 2005. The Village did not issue any bond debt. Mr. Heniff reviewed the proposed map and discussed some properties such as the former Sam's Club

site, the mall, Northern Baptist Seminary, etc. He noted roadway improvements could be done in the area.

Mr. McNicholas asked if the first business district is also a 1% tax and Mr. Heniff said yes. Mr. Bennett said he was glad KMA was working on the project and discussed a similar project in Elmwood Park. Mr. Ladle asked if this was only for goods, not services and Mr. Heniff said yes per State Statue. Mr. LaVaque asked who owns Northern Baptist and Ms. Ganser said they do. He asked if the site should be rezoned. Ms. Ganser said Northern Baptist is looking for a buyer to redevelop the site, and that most redevelopment would need to go before the Plan Commission for zoning entitlements. Ms. Ganser and Mr. Heniff noted that site is also in the TIF so any redevelopment would increase the EAV. Mr. McNicholas asked how many parcels are not owned by Yorktown and Mr. Heniff said anything south of Butterfield and east of Convention Way. Mr. Pitchford asked why Target wasn't included and Mr. Heniff said that was discussed but there wasn't anything that warranted inclusion and that they already have good access. Mr. Pitchford asked about the movie theatre and Mr. Heniff said that was discussed with Yorktown and discussed the detention and possible access roads.

On a motion by Mr. Ladle and a second by Mr. Pike, the ECDC unanimously approved a recommendation of support for the business district concept.

The motion carried by the following vote:

Aye: 5 - Dennis McNicholas, Brian LaVaque, Markus Pitchford, Matthew Pike, Gregory Ladle, and Alan Bennett

Absent: 3 - Garrick Nielsen, Paula Dillon, and Laine Vant Hoff

7.0 Other Business

8.0 Information Only

Downtown Update

Ms. Ganser reviewed the memo of downtown updates. Mr. McNicholas asked what kind of cleanup is occurring at the dry cleaners on Park Avenue. Ms. Ganser said it is interior general cleanup, not contamination. Mr. Bennett asked where is Oakview Estates and Ms. Ganser said 400 E. St. Charles Road.

Development Project Update

Mr. Bennet asked about the proposed hotel on 22nd Street. Mr. Heniff said the Hilton Tru had the first reading approved and the second reading will be on August 16th. No incentives were given for the project. Mr. Heniff said the plans for the Holiday Inn Express are in for permit review.

9.0 Adjournment

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