



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, May 8, 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 10 - Bill Johnston, Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Markus Pitchford, Matthew Pike, Christopher Carter, Paula Dillon, Alan Bennett, and Larry Kelly

Also present: 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 Ms. Dillon, the minutes of the April 10, 2017 meeting were unanimously approved by the members present.

5.0 Unfinished Business

6.0 New Business

[170209](#)

State of Illinois, DCEO Presentation

Presentation and discussion in regard to their organization and work programs. (DISTRICTS - ALL)

The item was deferred to the June 12, 2017 ECDC meeting.

[170212](#)

National Citizen Survey

Discussion and review of the National Citizen Survey results.
(DISTRICTS - ALL)

Ms. Ganser presented general information about the Village's recent National Citizen Survey - as it pertains to the ECDC. This survey was overseen by the Community Relations Committee and a more in depth analysis was presented to the Village Board earlier this year. We received a 36% response rate, which is high. The survey was issued by the National Research Center who Weight the data & provided national benchmark comparison data. The National Research Center includes 580 communities in their National benchmarking data base. Lombard scored higher than the national average in items such as: paths and riding trails, housing options, shopping opportunities, health care, and public transportation. The biggest finding was that over 90% of people find Lombard an excellent place to live. Safety and Economy were rated the two most important topics to Lombard residents. Under economy, we scored above the benchmarks in shopping opportunity and high in a place to work, business and services, and overall economic health. Downtown received a 41% approval rating which is in line with the national average. Economic development received a positive rating which could be due to the efforts from ECDC in new businesses such as Sam's and Mariano's. The survey also showed what residents would like to focus on in the near future and the built environment and economic development rated high. Many residents said they contact the Village first with questions and this supports our goal of maintaining open communication.

Mr. McNicholas asked if the Village would have communication efforts to help strengthen the perception of some survey responses. Ms. Ganser said the survey has been publicized generally and she will offer the suggestion to the Communications Coordinator. Ms. Dillon asked if the benchmark was based on population and Ms. Ganser said yes. Mr. Kelly asked when the Village last did a survey and Ms. Ganser said in 2013 and it was in-house. Mr. Pike asked if you can compare Lombard to specific towns and Ms. Ganser said she will ask the Communications Coordinator. Mr. Pitchford and Mr. Bennett discussed the safety component and noted that it is important for the community.

[170188](#)

101 -109 S. Main Street

Discussion of RFP with regard to the potential sale and redevelopment of the 101-109 S. Main Street property, which is owned by the Village

of Lombard. (DISTRICT #4)

Ms. Ganser summarized the staff memo and noted that the Village Board discussed the property at a Special Meeting on April 27th. Staff will be issuing an RFP around June 1st for a single-user grocery store. No minimum price was set as the Board will review price with other information as RFPs are reviewed. Ms. Ganser noted the ECDC will be engaged in this effort and assist in reviewing the RFPs. Mr. Pike asked what if no one returns a RFP and Ms. Ganser said then the item will go back to the Board for further review. Mr. Bennett asked staff to contact various grocers and noted this could be leverage for Mr. Z's. Ms. Ganser said Mr. Z's has been informed of the RFP. Trustee Johnston said by not asking for a minimum price we are casting a wide net. Mr. Bennett agreed that is a wise strategy. Trustee Johnston said staff talked with key property owners to inform them of the RFP. He noted that staff did a lot of research on grocers and the neighborhood which showed a need and want for a grocery store. He said if Mr. Z's had a grocer the Village can reevaluate the RFP and landuses. Mr. McNicholas asked about an outlot on Parkside and architectural details. Ms. Ganser said the development may need to be before Plan Commission and that is where architectural details would be discussed. Trustee Johnston noted that apartments and mixed use were discussed before. Mr. Bennett said that is a narrow market and we have mixed use development with vacancies. Trustee Johnston said this could be a catalyst for other sites to redevelop. Mr. LaVaque said he hope the Board is careful and that if we don't get responses we still take our time for the right development. Trustee Johnston said that TIF expires in 2023 so there is a timing component. Mr. Bennet said smaller independent grocers should be focused upon. Ms. Dillon asked about potential traffic congestion and Ms. Ganser said that would be part of the review part. Mr. Carter asked how the RFP will get out and Ms. Ganser said it will be online and copies will be given to developer and stores directly.

7.0 Other Business

[170161](#)

Butterfield/Yorktown Tax Increment Financing (TIF) District

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

Ms. Ganser said staff is progressing with tasks for the proposed TIF District and the Redevelopment Plan and Budget should be completed for consideration by the Village Board at its June 15, 2017 meeting. Staff hosted an informational meeting with interested parties of the Northern Baptist site, which was coordinated by the site's broker. Staff reviewed our zoning entitlement process and the proposed TIF District with various interested parties.

8.0 Information Only

Lombard Town Centre Report

Ms. Schiszik discussed her report and noted the following.

- LTC will host a community open house in the fall*
- they are discussing a marketing plan and social media plan*
- training is being researched for board members, committee members, and volunteers*
- meetings of the following committees are being set up: Promotions, Membership, and Governance*
- LTC met with businesses to discuss Cruise Nights and the Spooktacular Fall Festival*
- LTC continues to work with Lou Dog Productions for Spooktacular*

Ms. Dillon asked if there is a time commitment for volunteers. Ms. Schiszik said their Governance Committee is currently reviewing their bylaws for Board and Committee members. Other volunteers don't have a time commitment. Mr. Bennett asked if LTC thought about a sidewalk sale. Ms. Schiszik said that has been discussed and may be explored more in the future.

Development Project Update

Ms. Ganzer gave an overview and noted Mariano's will be before the May 22nd Plan Commission for signage and site plan approval for the gas station. Mr. Bennett asked about the status of Sam's and Thornton's. Ms. Ganzer said Sam's should start construction this summer. Thornton's is under permit review. Mr. Bennett asked about the five (5) homes near Main and 22nd and Ms. Ganzer replied that those are in Lombard and we have one permit in for review. Mr. Pitchford asked about the status of the boundary agreement with Glen Ellyn and Ms. Ganzer said that has been approved the Bucky's gas station will go before the Glen Ellyn Plan Commission for zoning entitlements.

9.0 Adjournment

On a motion by Ms. Dillon and a second by Mr. Pike, the meeting adjourned at 7:54 p.m.