



# Village of Lombard

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

## Meeting 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 Member: Alan Bennett*  
*Staff Liaison: William Heniff*

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Monday, August 14, 2017

7:00 PM

Village Hall - Community Room

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### 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** 6 - Bill Johnston, Dennis McNicholas, Brian LaVaque, Garrick Nielsen,  
Matthew Pike, and Christopher Carter  
**Absent** 3 - Markus Pitchford, Paula Dillon, and Alan Bennett

Also present: William Heniff, Director of Community Development,  
Jennifer Ganser, Assistant Director of Community Development, Tim  
Sexton, Director of Finance  
Stephanie Schiszik, Chris Cholewa, and Lynne Magnavite (Lombard  
Town Centre)  
Bill & Donna Wilson (Brick's Pizza)

### 3.0 Public Participation

None

### 4.0 Approval of Minutes

The minutes of the July 10, 2017 meeting were approved by the members  
present with one correction. The motion passed by the following vote:

**Aye:** 5 - Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Matthew Pike, and Christopher Carter

**Absent:** 2 - Markus Pitchford, and Paula Dillon

## 5.0 New Business

[170328](#)

### Overview of the Restructuring Agreement

Mr. Tim Sexton, Village Finance Director, reviewed a powerpoint. He discussed the history of the Westin and Lombard Public Facilities Corporation (LPFC). The LPFC issued the bonds to build the hotel and owns the Westin. Chapter 11 Restructuring was filed. It will not negatively affect the Village's finances. Mr. Nielsen asked who owns the LPFC and Mr. Sexton said it is a separate non-profit. Mr. Sexton discussed that the Village received \$3 million to redo a water main when the bonds were issued. We have agreed to refund that money using reserves in our water/sewer capital reserves fund. Mr. Carter asked why the Village's bond rating is affected if LPFC is the owner. Mr. Sexton said that due to the original agreements, the LPFC is allowed to ask the Village for appropriations, though the Village Board has the option to say no. Standard & Poor's viewed our failure to appropriate as a default. Mr. Sexton said that the Village has legal obligations for Village issued bonds and this is a moral obligation. He hopes our rating will begin to increase in the future. Mr. McNicholas asked who owns the real estate and Mr. Sexton said the LPFC. Mr. LaVaque asked about the relationship between the Westin and restaurants. Mr. Sexton said the LPFC has management contracts with them. Mr. Sexton noted the benefits to the Village of hotel stays, visitor dollars, and new development since 2007. Mr. LaVaque asked if the Village is subject to legal fees and Mr. Sexton said the Village does have special counsel, and the fees will be much more if the restructuring is contested. We are not paying for the legal fees of the LPFC. Mr. Nielsen mentioned an article that said Lombard had the second highest real estate taxes in the County. Mr. Sexton said he was not aware of the article but noted the Village gets 7.5% of property taxes, and that no property taxes were going towards this now or in the future.

[170336](#)

### Downtown Improvements and Renovation Grant Program-130-132

#### W. St. Charles Road

Request a grant for 130-132 W. St. Charles Road (Bricks Wood Fired Pizza) (District #1)

Ms. Ganser summarized the grant memo. She noted the permit fees are an eligible expense, but was not noted in the materials. Therefore the

max grant amount is \$1,200. She reviewed the past grants and noted that the Historic Preservation Commission unanimously approved a Certificate of Appropriateness for the installation of a new awning as the building is a Local Landmark. Mr. Bill Wilson, business owner, said this is the businesses' 12th year and they recently opened a second Lombard location. They hope the awning will enhance the building and shield the sun from the outdoor seating. Mr. McNicholas asked if the grant is subject to the one year timeframe and Ms. Ganser said yes. Trustee Johnston said this looks like a nice addition to the building.

**On a motion by Mr. LaVaque, seconded by Mr. Nielsen, the ECDC voted unanimously to approve the grant request for an awning in an amount not to exceed \$1,200. The motion passed by the following vote:**

**Aye:** 5 - Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Matthew Pike, and Christopher Carter

**Absent:** 2 - Markus Pitchford, and Paula Dillon

## 6.0 Unfinished Business

### [170338](#)

#### **Lombard Town Centre 2018 Funding Request**

Review of the proposed 2018 Budget. (DISTRICT #1)

Mr. Heniff noted that LTC is making a funding request of \$50,000 which is \$5,000 less than last year. Ms. Cholewa discussed the strategic planning efforts from last year. She said they have gained more volunteers and have a good community in place. They continue to report on their strategic plan at their Board meetings as well as to the ECDC and Village Board. Ms. Schiszik thanked the LTC Board for a solid foundation. She noted an increase in volunteers and a continuation to meet with the downtown businesses. They did over 180 business check-ins in six months. She discussed the movie night, annual meeting, and other events. She noted the social media presence has increased. She reviewed the proposed budget and noted that the Village percentage is decreasing which addresses the sustainability goal. Mr. McNicholas noted his past comments to LTC regarding the end of the TIF and said that LTC was a large part of the downtown vibrancy. Mr. LaVaque said LTC is headed in the right direction and thinks Spooktacular is a great idea. Mr. Nielsen said he agrees with Mr. McNicholas. Ms. Magnavite said that Ms. Schiszik has stepped in the role and made it solid. Trustee Johnston said this shows purpose and looks forward to the future.

**approved**

**Aye:** 5 - Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Matthew Pike, and Christopher Carter

**Absent:** 2 - Markus Pitchford, and Paula Dillon

[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 the RFP was released on June 1st with a due date of September 5th. No letters of intent were received on August 1st. Mr. Nielsen asked if the RFP was sent to the Blue Goose Grocer and Ms. Ganser said yes. Mr. Carter asked if there was interest and Ms. Ganser said there was some interest at the July meeting but no other meetings have occurred. Trustee Johnston referenced an article that said grocers are decreasing in size.

[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 reviewed the memo and said staff is on track with the proposed TIF. Mr. Heniff reviewed a PowerPoint that was shown at the Joint Review Board (JRB) meeting. He noted the JRB is a group of taxing districts that could be affected by the TIF. They did not have any objections moving forward and in September the Village Board will hold a public hearing. The JRB meeting is the group, per State Statue, that makes a recommendation to the Village Board on the TIF. Mr. Carter asked if there is a reason TIFs are 23 years and Mr. Heniff said that is State Statue and could be that it would allow for a generational change. Mr. Carter asked if you can shorten a TIF and Mr. Heniff said the Village Board has that authority.

## 7.0 Other Business

## 8.0 Information Only

Lombard Town Centre Report

Ms. Schiszik discussed her report and noted that LTC continues to work with Lou Dog Productions for Spooktacular. Mr. Carter asked if they asked non-downtown restaurants to participate in Spooktacular and Mr. Schiszik said yes.

Development Project Update

Mr. Heniff reviewed the project status sheet. He said Mariano's opens next week, Thornton's is underway, Yorktown Commons is underway with the Bamboo Room being demolished, and Champps was demolished for Yard House. Mr. LaVaque mentioned that Orange Theory is opening soon in Yorktown Mall. Mr. Heniff said LA Fitness is opening soon at High Point Centre and will go thru the Plan Commission in August.

## 9.0 Adjournment

**On a motion by Mr. Pike and a second by Mr. LaVaque, the meeting adjourned at 8:21 p.m. The motion passed by the following vote:**

**Aye:** 5 - Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Matthew Pike, and Christopher Carter

**Absent:** 2 - Markus Pitchford, and Paula Dillon