



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

Monday, December 11, 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 8 - Bill Johnston, Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Matthew Pike, Paula Dillon, Laine Vant Hoff, and Gregory Ladle
Absent 2 - Markus Pitchford, and Alan Bennett

Also present: William Heniff, Director of Community Development, Jennifer Ganser, Assistant Director of Community Development, Stephanie Schiszik, Executive Director of Lombard Town Centre.

Trustee Johnston welcomed two new Committee members, Gregory Ladle and Laine Vant Hoff. Mr. McNicholas referred to an article in the December 3, 2017 Daily Herald with a misquote that he heads the ECDC.

3.0 Public Participation

None.

4.0 Approval of Minutes

On a motion by Mr. Pike, and seconded by Mr. McNicholas, the minutes of the November 13, 2017 meeting were approved by the members present with Ms. Dillon and Mr. LaVaque abstaining, citing their absence at the meeting.

5.0 Unfinished Business

[170188](#)

101 -109 S. Main Street

Status update regarding the Request for Proposals (RFP) to the potential sale and redevelopment of the 101-109 S. Main Street property, which is owned by the Village of Lombard. (DISTRICT #4)

Mr. Heniff gave a PowerPoint and discussed the background of the 101 S. Main site. He noted the Downtown TIF was extended to 2024, the theater was razed in 2007, the Request for Interested Parties in 2013, the Tracy Cross & Associates study in 2015, and the 2017 Request for Proposals for a grocery store. The 2017 RFP received zero responses and the Village then talked with non-responders and our TIF consultant. In November 2017 the Board held a strategic planning session and directed staff to reissue a new RFP for viable private development. Staff expects the new RFP to be issued by January 31, 2018. The ECDC may review any future proposals that could come in. Trustee Johnston said he believes this will be an exciting year for the ECDC with this being a key project. Ms. Dillon asked if the non-responders from the past RFP gave any guidance on why they didn't respond. Mr. Heniff said they noted a single user grocery store was difficult to make the numbers work and that they would have preferred a mixed use site.

[170161](#)

Proposed Butterfield Yorktown Tax Increment Finance (TIF) District

Mr. Heniff reviewed a powerpoint that gave an overview on the three existing TIF districts. He showed a map of the TIFs including the new Butterfield Yorktown TIF. Mr. Heniff reviewed the items per State statute that can spent from TIF money. He discussed how the existing TIFs have benefitted Lombard such as incentives for Elmhurst Healthcare Center, grant programs, public improvements and infrastructure. He said there are no set projects for the Butterfield Yorktown TIF, but expects this to be an area the ECDC will be more engaged in as projects come forward.

6.0 New Business

7.0 Other Business

8.0 Information Only

Lombard Town Centre Report

Ms. Schiszik discussed her report. She said LTC is doing a Facebook Live series with downtown businesses. She summarized two recent events: Small Business Saturday and Jingle Bell Jubilee and noted she heard positive comments on Lombard. She discussed a parking issue and noted the Community Development and Police staff are reviewing the lot at 20 N Park and will discuss again with the downtown businesses in 2018. She said LTC is continuing to create a viable plan for 2018 and is doing more strategic planning. She said she will not be attending the ECDC meetings while LTC is working through their items.

Development Project Update

Mr. Heniff reviewed current development and noted the traffic signal at Mariano's will be installed in the next week, Thornton's should be open by the end of the year, and there are two pending hotel projects that will need zoning entitlements. Mr. Nielsen asked for an update on Sam's Club. Mr. Heniff said permits are ready and said the economic incentive agreement has a mandate to start construction by May 1, 2018. Trustee Johnston said Sam's is leasing the property starting in January. Mr. LaVaque asked if a downtown parking study has ever been done. Ms. Schiszik and Mr. Heniff said yes. Mr. Heniff said the Police Department is looking into the matter currently.

9.0 Adjournment

On a motion by Mr. Nielsen and a second by Ms. Vant Hoff, the meeting adjourned at 7:55 p.m.