

# Village of Lombard

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



## Minutes

**Wednesday, November 28, 2018**

**7:00 PM**

**Lorraine G. Gerhardt Community Room**

## **Special Meeting Board of Trustees**

*Village President Keith Giagnorio,  
Village Clerk Sharon Kuderna,  
Trustee Dan Whittington, Trustee Mike Fugiel,  
Trustee Reid Foltyniewicz, Trustee Bill Johnston,  
Trustee Robyn Pike and Trustee Bill Ware*

## I Call to Order

The Special Meeting of the President and Board of Trustees of the Village of Lombard held on Wednesday, November 28, 2018 in the Community Room of the Lombard Village Hall was called to order by Village President Keith Giagnorio at 7:00 p.m.

## II Pledge of Allegiance

Trustee Bill Johnston led the Pledge of Allegiance.

## III Roll Call

**Present** 7 - Keith Giagnorio, Sharon Kuderna, Dan Whittington, Mike Fugiel, Reid Foltyniewicz, Bill Johnston, and Robyn Pike  
**Absent** 1 - Bill Ware

Staff Present:  
Village Manager Scott Niehaus  
Director of Finance Tim Sexton  
Director of Community Development Bill Heniff  
Director of Public Works Carl Goldsmith  
Assistant Village Manager Nicole Aranas  
Village Attorney Tom Bayer  
Executive Coordinator Carol Bauer

## IV Public Participation

## V Agenda

[180493](#)

### **Upcoming Village Board Meeting Schedule**

Discussion of the Village Board regular meeting schedule for the remainder of 2018 and setting a schedule for 2019.

Village Manager Scott Niehaus reviewed the memo that had been forwarded to the Village Board relative to the Village Board meeting schedule. The memo proposed the cancellation of the December 20, 2018 Village Board meeting due to no items that were time sensitive and close proximity to the holidays; the memo also noted the proposed cancellation of the first meetings in June, July and August 2019 as has been past practice (June 6, July 4, and August 1). Staff will be reviewing dates for a Strategic Planning session with proposed dates of April 25 or April 27 allowing for this workshop to occur before Lilac Time and allowing any newly-elected officials to attend.

Trustee Reid Foltyniewicz noted the Village will be celebrating its 150th anniversary and what has been proposed is having a Village Board Meeting at the Maple Street Chapel where Village Board meetings were originally held and working with the Historical Society to host an event following the meeting.

Trustee Mike Fugiel asked on behalf of Trustee Bill Ware about a date for the Village Board Workshop relative to video gaming. The date selected for the Special Meeting is January 24, 2019 which will be advertised.

**It was moved by Trustee Whittington and seconded by Trustee Fugiel that the proposed schedule for the Village Board Meetings be approved.**

**170188**

**101 - 109 S. Main Street - Request for Proposals (RFP)**

Review and discuss the recommendation from the ECDC relative to the 101 - 109 S. Main Street RFP. (DISTRICT #4)

Trustee Bill Johnston indicated that the ECDC Committee had been reviewing the two final RFP responses for the 101 S. Main property. The committee members asked a lot of questions of the developers during their review and analysis of the two proposals.

Director of Community Development Bill Heniff provided a Power Point presentation and indicated the Village was looking to sell the property to a private sector developer. Originally the first RFP called for only a grocery store to be located on the property, but the Village received no responses. The second RFP did not focus on only a grocery store at that location and left the proposal open. Four proposals were received and those were narrowed down to the final two after months of review by staff. The ECDC unanimously voted to recommend to the Village Board enter into negotiations with Holladay Properties on a purchase and sale agreement. A review of the two proposals was provided. The Village Board is requested to review the materials provided to them; review the ECDC recommendation and ask any questions relative to the proposals. The Village Board will not be taking any immediate action tonight other than setting a date for consideration of the proposed development. The Village Board is not legally bound to the ECDC recommendation. He highlighted various areas including summary of the proposals, incentives, and the evaluation from Kane McKenna.

Trustee Fugiel inquired about costs for mediation - costs to be borne by the Village.

Trustee Whittington inquired about the rental rates - upscale apartments with 6 different options and over \$2,000 a month rent.

Trustee Foltyniewicz inquired about variances - both proposals will need variances.

President Giagnorio inquired about landscaping to the east of the property abutting the residences on Charlotte who back up to the property.

Trustee Foltyniewicz inquired how much the Village had spent on the property - over \$1 million since 1999 including demolition of the theater. Village Manager Niehaus noted that there is a revenue stream based on the parking fees charged commuters using the lot.

Trustee Foltyniewicz inquired if LTC or the Chamber had given any support for either proposal - no.

President Giagnorio thanked the ECDC members and staff for all of their hard work in reviewing the proposals.

John Burns indicated he would like to see the Luxica proposal as he felt Luxica could provide a more enhanced unique space; it is the first thing when you exit the train; whatever is put there will have a large impact on the community; there are so many other apartment projects in town; the Village does not need any more apartments, would like to see affordable housing.

Kristen Kielma stated she had not seen anything regarding the proposals for the property until just this last month; felt the Village did not need any more apartments; submitted a petition with 305 signatures in favor of building up the downtown versus high-end apartments; spoke of keeping money in the community.

Lynn O'Donnell noted she is a 20-year resident; she loves to be able to walk downtown from her home on Maple and loves the character of downtown; this property will be the face of Lombard; felt having a brewery and other commercial/retail would encourage people to come to Lombard and spend money; spoke of competing with other towns; spoke about the unique development opportunity; felt there were too many condos already including Yorktown and Ken Loch; felt the Village needed more entertainment and restaurant opportunities in the downtown; additional apartments/condos just put a further drain on the schools, roads and on traffic; spoke of the site being one block from Lilacia Park and the park being listed on the national register; asked to preserve history and focus on a unique project for the site that would draw people. Jennifer Torchoa asked for more information on how the proposals would impact the neighboring properties; stated she lives directly next door; questioned the height of the Holladay proposal; questioned traffic issues and noise no matter what is placed there; was glad something was going in on the site; loves the idea of a lively downtown.

Andi Cooper stated they moved to Lombard in 2004 and they have moved their business to Lombard; her children go to school in Lombard; she loves the fact Lombard is a walkable community; she spoke about culture, infrastructure and identity of the community; asked the Village Board to listen to the residents; felt downtown needed places to go to liven up the downtown; spoke of the parcel being so important to the

downtown; felt Luxica could generate \$4.5 million to the Village; did not feel that the numbers proposed by each development were accurate; felt that Luxica was the preferred plan; spoke of the property being a gift to the Village and about commercial and retail being put on the site; felt Luxica would create more of a destination for the downtown.

Deb Dynako stated she lives three blocks from the property; noted she attended all three ECDC meetings; talked about the Village's legacy after losing the theater; and how the plan twelve years ago was similar; noted the Village paid only \$1 for the property; did not feel condos were the best for that parcel and there were too many condos; asked that the project be respectful of the neighbors; felt Luxica was about the community, had community involvement and could include a civic space; spoke of the demolition of Lincoln School and condos then being built on the site; urged the Village Board to look at this property and not use it for more condos or apartments; urged the Village Board to look at Luxica. Jerry Nash indicated he was a co-founder of Prairie Food Coop and that Prairie Food Coop was a part of both proposals being reviewed; he spoke of Prairie Food selling more of the locally produced foods and how the profits stay in the community;

Julie Johnson stated she moved to Lombard in 2009 and has strong ties to the community; thanked the Village Board for embracing the Coop into the proposals; she felt the Village was not short on apartments, but felt there was a gap in single-family residences; felt Luxica was more appealing; she stated they want to stay here and are invested in the community.

Trustee Foltyniewicz stated even though the property was basically free, the Village has spent over \$1 million. He also noted the Village had used various communications skills to advertise the RFP process, ECDC reviews and ultimately the Village review of the proposals for the property including Facebook, Twitter, the Village website, the Pride Newsletter and the Lombardian.

Village Manager Niehaus noted there are 3,000 Facebook followers and letters were sent to residents near the property.

Trustee Johnston indicated the ECDC members asked a lot of tough questions relative to the proposals. He felt the ECDC members had reasons for choosing Holladay and were looking at the long term for the community. He said this is a workshop and each person can speak relative to their views for the property without prejudice. He talked about Village transparency and that it took the ECDC committee members 90 days to review the proposals, ask more questions, relook at the RFP's and additional responses before making their recommendation.

President Giagnorio asked if there was a consensus on the date the Village Board should schedule this matter. All concurred to wait until January 17th to place this matter on the Village Board agenda.

A motion was made by Trustee Bill Johnston, seconded by Trustee Reid Foltyniewicz, that this Request be continued to the second meeting in January (January 17, 2019). The motion passed by an unanimous vote.

## **VI Adjournment**

A motion was made by Trustee Mike Fugiel, seconded by Trustee Dan Whittington, that the Special Meeting of the President and Board of Trustees held on Wednesday, November 28, 2018 in the Community Room of the Lombard Village Hall be adjourned at 8:15 p.m. The motion carried by the following vote:

**Aye:** 5 - Dan Whittington, Mike Fugiel, Reid Foltyniewicz, Bill Johnston, and Robyn Pike

**Absent:** 1 - Bill Ware