



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, Gregory Ladle and
Alan Bennett
Staff Liaison: William Heniff

Monday, March 11, 2019

7:00 PM

Village Hall - Community Room

1.0 Call to Order and Pledge of Allegiance

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

The Pledge of Allegiance was recited.

2.0 Roll Call

Present 8 - Bill Johnston, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Alan Bennett
Absent 1 - Brian LaVaque

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

3.0 Public Participation

None

4.0 Approval of Minutes

On a motion by Mr. Pike, and seconded by Ms. Vant Hoff, the minutes of the February 11, 2019 meeting were approved by the members present. Mr. Bennett abstained from the vote.

5.0 Unfinished Business

[170188](#)

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

Staff is seeking concurrence by the ECDC of the provisions set forth within the talking points/term sheet associated with the proposed 101-109 S. Main Street Redevelopment Agreement. (DISTRICT #4)

Mr. Heniff reviewed the staff memo. He said staff is asking for concurrence on a proposed term sheet with Holladay Properties, who was selected to be the developer for 101-109 S. Main Street. The term sheet will be part of the final agreement before the Village Board at a future date.

Mr. Bennett asked if the Village has done any soil borings. Mr. Heniff said yes, and Holladay will receive that information. Mr. McNicholas asked if the former gas station impacted the soil borings and Mr. Heniff said a gas tank was removed. Mr. Bennett asked if the parking information on page 5 should be included on page 1. Mr. Ladle said Holladay noted the building is scalable and it may be better to add the ratio, not the number of spaces. Ms. Vant Hoff asked if the parking location of underground should be mentioned. Mr. Heniff said exhibit A will give more details and pictures of the proposed development. He thanked the ECDC for their comments on parking. Mr. McNicholas asked if the deed could be held in escrow instead of a buyback option. Mr. Nielsen agreed. Mr. Heniff said Village Counsel will need to review that. Mr. Heniff also noted that the Plan Commission will review the parking as part of the project. Mr. Bennett said he agrees with Mr. Ladle's comments. Mr. Nielsen asked if the Village will need notice or approval of a property transfer. He said we should ask for approval since the Village completed a vetting process. Mr. McNicholas agreed. Mr. Heniff said the term sheet asks for notice only. Mr. McNicholas asked if Holladay will subdivide the property and would the Village have the right to buy back the southern lot if that building isn't built. Mr. Heniff noted his comment. Mr. Heniff said this item will appear before the Board of Trustees at a future meeting.

On a motion by Mr. Bennett, with a second from Mr. Pike, the ECDC unanimously voted to concur with staff on the term sheet. That recommendation was based on comments and suggestions that will be forwarded to Village Counsel and Holladay Properties for further consideration of the redevelopment agreement.

Aye: 8 - Bill Johnston, Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Alan Bennett

Absent: 1 - Brian LaVaque

6.0 New Business

[190125](#)

Leakage and Retail Analysis

Review the 2019 Retail Market Power Report

Ms. Ganser reviewed the staff memo and noted the data came thru Choose DuPage from Environics Analytics. Lombard has a surplus in many retail categories due to Yorktown Mall. She noted a gap or opportunity in building material stores. Ms. Dillon said she was surprised at a gap in gas stations. Mr. Heniff said it can depend on location, for example there is only one gas station on the north side of Roosevelt Road.

7.0 Other Business

8.0 Information Only

Mr. Heniff said Luxica Group may come forward with a façade and restaurant grant at a future meeting for 116 S. Main Street. Trustee Johnston noted the 101 redevelopment has already generated market development.

Ms. Dillon asked about the former Jiffy Lube. Ms. Ganser said it was proposed as a car wash and it is still under development review. Ms. Vant Hoff asked for an update on Ground Level and Mr. Heniff said they are working on their sign and are far along on the interior. They could open this summer. Mr. Nielsen asked if they own and the space and Mr. Heniff said yes. Mr. Nielsen asked about the parking and Mr. Heniff said the Village acquired the parking and has a license agreement with the building owners. Ground Level does have parking rights

9.0 Adjournment

On a motion by Mr. Pike and a second by Ms. Dillon, the meeting adjourned at 7:48 p.m.