



Village of Lombard

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

Minutes

Economic & Community Development Committee

*Dennis McNicholas, Acting Chairperson
Vacancy, Alternate Chairperson
Dennis McNicholas, Garrick Nielsen,
Matthew Pike, Brian LaVaque,
Markus Pitchford, Christopher Carter and
Andrea Harnden
Staff Liaison: William Heniff*

Wednesday, January 21, 2015

7:00 PM

Village Hall - North Landing

1.0 Call to Order and Pledge of Allegiance

The meeting was called to order by Chairperson Fitzpatrick at 7:00 p.m.

The Pledge of Allegiance was recited, led by Brian LaVaque.

2.0 Roll Call

Present 5 - Trustee Laura Fitzpatrick, Dennis McNicholas, Brian LaVaque, Christopher Carter, and Andrea Harnden
Absent 3 - Garrick Nielsen, Matthew Pike, and Markus Pitchford

Also present: William Heniff, Director of Community Development; Jennifer Ganser, Assistant Director of Community Development; and Sarah Richardt, Executive Director of Lombard Town Centre.

3.0 Public Participation

There was no public participation.

4.0 Approval of Minutes

A motion was made by Mr. McNicholas, seconded by Ms. Harnden, to approve the minutes from the November 10, 2014 meeting. The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Brian LaVaque, Christopher Carter, and Andrea Harnden

Absent: 3 - Garrick Nielsen, Matthew Pike, and Markus Pitchford

5.0 Unfinished Business

There was no unfinished business.

6.0 New Business

[150006](#)

Downtown Retail Business Grant Program - 130 E. St. Charles Road (Mesa Home Video)

Resolution approving a grant for 130 E. St. Charles Road (Mesa Home Video). (DISTRICT #4)

Mr. Henry Mesa spoke regarding his grant request at 130 E. St. Charles Road for Mesa Home Video. He said the building is completely gutted and he is applying for a grant of \$20,000 for interior improvements of permanent fixtures that stay with the building. Per the lowest bids, the project will cost approximately \$66,000. Other items, like a server and display build-out are not included and put the costs at approximately \$80,000. Mr. Mesa passed out a few pictures of how the interior may look upon completion. He said Mesa Home Video will be a full service and retail center. Mesa Electronics has been asked if they serve residential clients, which this business would. Mr. LaVaque asked who their main competitors would be. Mr. Mesa said Fry's, and businesses like Radio Shack that are losing market share. Mr. Carter asked if prices would be lower. Mr. Mesa said the same or lower and they would offer service of products.

The ECDC made a motion to forward this item to the Board of Trustees with a recommendation of approval (4-0) for a grant amount not to exceed \$20,000.00. The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Brian LaVaque, Christopher Carter, and Andrea Harnden

Absent: 3 - Garrick Nielsen, Matthew Pike, and Markus Pitchford

[150007](#)

Downtown Retail Business Grant Program - 130 E. St. Charles Road (Lori's Antique Jewelry)

Resolution approving a grant for 130 E. St. Charles Road (Lori's Antique Jewelry). (DISTRICT #4)

Mr. Mesa spoke regarding the grant request at 130 E. St. Charles Road for Lori's Antique Jewelry. He said the building is completely gutted and therefore applying for a grant of \$20,000 for interior improvements. Due to the need for a vestibule, the cost estimate is at \$81,000. He noted all improvements will stay with the building. Ms. Lori Mesa gave the ECDC information on her family's history in the jewelry business and her previous experience. She noted she sells jewelry, fine art, furniture, and glassware. The store is not a resale

shop. Mr. Mesa passed out a few pictures of how the interior may look upon completion. Ms. Harnden asked if the St. Charles location would stay open when the Lombard store opens. Ms. Mesa said she may keep a small office in St. Charles to meet with clients on an appointment only basis, but the Lombard store would be the main location. Mr. Carter asked if there would be regular store hours, and Ms. Mesa replied yes. Trustee Fitzpatrick asked how big the store is and Ms. Mesa said approximately 700 square feet. Mr. LaVaque asked what the price range of items would be and Ms. Mesa said she has items from \$100 and up. Trustee Fitzpatrick asked how items are acquired and Ms. Mesa said she has a large stock of pieces and acquires pieces from brokers and travel. Mr. Heniff clarified that all retail sales would be based from the Lombard location for purpose of retail sales tax and Ms. Mesa replied yes. Ms. Richardt asked if this is a destination store or if foot traffic is needed. Ms. Mesa said she has a large client base that know her and also hopes for additional foot traffic from new customers. Mr. McNicholas asked if there will be a security system and Ms. Mesa said yes. Mr. McNicholas clarified that having two businesses in the same building applying for grants is ok per the grant guidelines and Mr. Heniff said yes.

The ECDC made a motion to forward this item to the Board of Trustees with a recommendation of approval (4-0) for a grant amount not to exceed \$20,000.00. The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Brian LaVaque, Christopher Carter, and Andrea Harnden

Absent: 3 - Garrick Nielsen, Matthew Pike, and Markus Pitchford

[150008](#)

Downtown Improvement and Renovation Grant Program - 104 W. St. Charles Road (Fringe Hair Salon)

Request a grant for 104 W. St. Charles Road (Fringe Hair Salon) (DISTRICT #1)

Ms. Potvin of Fringe Salon at 104 W. St. Charles presented her request for a façade grant for a new second story awning since her business is expanding to the second floor. Mr. Heniff noted Fringe has received previous grants for their awnings.

The ECDC made a motion of approval (4-0) for a grant amount not to exceed \$900.00. The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Brian LaVaque, Christopher Carter, and Andrea Harnden

Absent: 3 - Garrick Nielsen, Matthew Pike, and Markus Pitchford

[150009](#)

Proposed Code Amendment for Dumpsters in the Downtown

Discussion of construction dumpster regulations in the public right-of-way. (DISTRICTS - ALL)

Mr. Heniff gave background on the proposed dumpster ordinance. Currently, there are no provisions for dumpsters in the Village owned right-of-way. In the downtown, some buildings do not have private property in which they can place a dumpster. Staff researched other municipalities and brought this item to the Public Works Committee (PWC) on January 13, 2015. Mr. Heniff discussed the fees and noted this proposed ordinance is only for select streets in the downtown. Ms. Harnden asked how the fee was allocated and Mr. Heniff said if the dumpster is needed for a demolition permit there will be no additional fees, otherwise we will charge an inspection fee. Mr. McNicholas said there is no provision for penalties or fees and that could be added. Trustee Fitzpatrick agreed. Mr. Carter asked why a bond is not required and Mr. Heniff said that could tie up funds, especially for a one week permit. Ms. Richardt said this would primarily affect seven buildings in the downtown.

The ECDC made a motion to forward this item back to the Public Works Committee with a recommendation of approval (4-0) with an amendment to add penalty and fee language. The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Brian LaVaque, Christopher Carter, and Andrea Harnden

Absent: 3 - Garrick Nielsen, Matthew Pike, and Markus Pitchford

[150011](#)

Code Amendments to Chapter 110: Temporary/Special Events

Ordinance approving amendments to Chapter 110 regarding temporary/special event regulations. (DISTRICTS - ALL)

Mr. Heniff reviewed the changes to the special event ordinance which would include adding to Code that the event organizers can be held liable for costs with Police, Public Works, etc. By adding this language, event organizers can better plan their budgets and any grant requests to the Community Promotions and Tourism Committee. Trustee Fitzpatrick said this proposed amendment gives staff a clearer policy. Ms. Richardt asked if there is a list of fees and Mr. Heniff said that can be added and noted that fees can vary on the event. Mr. McNicholas said fees should be marked subject to change.

The ECDC made a motion to forward this item to the Board of Trustees with a recommendation of approval (4-0). The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Brian LaVaque, Christopher Carter, and Andrea Harnden

Absent: 3 - Garrick Nielsen, Matthew Pike, and Markus Pitchford

[150012](#)

Lombard Town Centre Report - 2015

Lombard Town Centre report on their efforts and their role in facilitating activity in the downtown. (DISTRICTS #1 and #4)

Ms. Richardt summarized her report to the ECDC. She noted Café 101 closed and the new owner is cleaning out the building. The third floor of 101 W. St. Charles Rd will be featured in a tour during Lilac Time. She also noted 1 S. Park Avenue is doing demolition work.

Mr. Heniff mentioned the Village acquired 7 E. St. Charles Road for a parking lot expansion and will be demolishing the building.

7.0 Other Business

There was no other business.

8.0 Information Only

Development Project Update

Staff provided an update on recent development activity.

9.0 Adjournment

A motion was made by Ms. Harnden, seconded by Mr. LaVaque, to adjourn the meeting at 8:29 p.m. The motion carried by the following vote:

Aye: 4 - Dennis McNicholas, Brian LaVaque, Christopher Carter, and Andrea Harnden

Absent: 3 - Garrick Nielsen, Matthew Pike, and Markus Pitchford