



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, Christopher Carter and
Paula Dillon
Advisory Members: Alan Bennett and Larry Kelly
Staff Liaison: William Heniff

Monday, December 14, 2015

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, Reid Foltyniewicz, Dennis McNicholas, Brian LaVaque, Markus Pitchford, Matthew Pike, Paula Dillon, and Alan Bennett
Absent 3 - Garrick Nielsen, Christopher Carter, and Larry Kelly

Also present: William Heniff, Director of Community Development; Chris Cholewa, Lombard Town Centre President, Sarah Richardt, Executive Director of Lombard Town Centre; Lombard Town Centre Board Members and grant petitioners Steve and Dana Moreau and Tom Smith, owner of the property at 101 W. St. Charles Road.

3.0 Public Participation

4.0 Approval of Minutes

A motion was made by Mr. Pike, seconded by Ms. Dillon, to approve the minutes from the November 16, 2015 meeting. The motion carried by the following vote:

Aye: 5 - Dennis McNicholas, Brian LaVaque, Markus Pitchford, Matthew Pike, and Paula Dillon

Absent: 2 - Garrick Nielsen, and Christopher Carter

Mr. Nielsen arrived at 7:10 p.m.

5.0 Unfinished Business

[150521](#)

Lombard Town Centre Request for Funding - Calendar Year 2016

Resolution providing funding for Lombard Town Centre as the official Illinois Main Street Program organization serving the Village of Lombard. (DISTRICTS #1 and #4)

Mr. Heniff re-introduced the item that was originally discussed by the ECDC at the November meeting and referenced the attached memorandum from the report that was prepared by Lombard Town Centre (LTC). The ECDC tabled consideration at the previous meeting with the completion of the audit as a condition before the matter was considered. Separate from the motion, the ECDC talked at length about long-term funding sustainability. The matter was placed back on the ECDC agenda for additional discussion and updates.

Ms. Richardt provided an audit update. She met with their auditor, Seldon Fox, and they anticipate the document completed and transmitted back to LTC that week.

Ms. Cholewa provided an update regarding their long-term sustainability efforts that they intend to complete in 2016. For reference, she noted that there had been discussions that suggested that many interested parties did not realize that LTC had not undertaken such a strategic planning process in the past. She thought it would be important to convene the LTC Board first before making a general representation to the ECDC that they would undertake the strategic planning and sustainability effort. She also noted that the LTC Board will also be recruiting additional members over the next few months to assist in this effort.

The meeting was then opened to discussion among the ECDC members. Mr. McNicholas inquired about how the Village finances the LTC. Mr. Heniff noted that the organization is paid monthly by the Village, which was a past directive by the ECDC and the Village Board. If the ED position was not occupied, the organization would not receive funding for that particular month.

Ms. Dillon asked if a consultant was ready to go to assist them in their efforts. Ms. Cholewa stated that they are still working on this aspect. She also envisioned the Village being key participants in this process.

They want this effort to provide the right answers and what makes sense rather than what someone may want to hear.

Mr. LaVaque asked if there were any additional fundraisers planned for 2016. Ms. Richardt stated that their primary efforts were the existing Spooktacular and Ale Fest efforts. There are other items being contemplated, but they are too premature to announce publicly.

The ECDC members were then asked to consider the matter and if they wanted to consider a motion to approve, deny, or table the matter. Mr. Heniff also noted that if the ECDC wanted to make a recommendation to approve, any conditions of approval should be tied to the motion.

As a motion was being contemplated, Mr. Bennett noted that from a procedural standpoint, the past motion to table the funding quest should be reconsidered.

On a motion by Mr. McNicholas and a second by Mr. Pike, the ECDC recommended to reconsider the motion to table and approve funding for the 2016 calendar year in the amount of \$60,000. This recommendation is predicated upon the submittal and approval of their audit by the Village. The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Markus Pitchford, Matthew Pike, and Paula Dillon

Absent: 1 - Christopher Carter

6.0 New Business

150567

Downtown Restaurant Forgivable Loan - 101 W. St. Charles Road (Babcock's Grove House)

Request to approve a Downtown Restaurant Forgivable Loan for the property located at 101 W. St. Charles Road . (DISTRICT #1)

Steve and Dana Moreau, as Topaz Restaurant Group LLC, as operators of the Babcock's Grove Restaurant, introduced their business proposal and their request for a Downtown Restaurant Forgivable Loan from the Village. Ms. Moreau discussed their concept plans for a full-service sit-down restaurant on the first floor of the building that was previously occupied by Café 101. She showed the prospective design elements on material boards for ECDC consideration. Mr. Moreau noted his extensive history in the restaurant business working with other restaurant entities. He noted how they want to bring the restaurant back to life and to create a business that would be in keeping with the building design. They noted some of their challenges with working with a historic building but

noted that they have been able to work through those matters with their architect. They also noted the work that LTC and Keith Steiskal of Village staff offered in their plan development process.

In order for the project to proceed, they are seeking a grant in the amount of \$81,549.30 to cover up to one-third of the eligible costs, as noted in the staff report. They stated they want to get started on the project as soon as possible. Their plan has already been reviewed by the Health Department and Village staff, and that they would like to be open by Spring of 2016.

Mr. Heniff summarized the staff report that was transmitted to the ECDC members. To address a question received from Mr. Bennett prior to the meeting regarding overall accessibility, Mr. Heniff noted that the restroom facilities will be upgraded to meet accessibility standards set forth within the Illinois Accessibility Code (IAC). However, full building accessibility is not required through the IAC and they were able to take a code exemption based upon the overall cost of the building improvements. The project is not a change of use and the principal building is designated as a historic structure. Ms. Moreau noted that their goal is to provide such accommodation in the future, particularly should they decide to expand into the former Slick & BJ's tenant space next door. However, they want to get open first.

A motion was made by Mr. Pike, seconded by Mr. McNicholas, for a recommendation to approve the grant request in an amount not to exceed \$81,549.30, subject to the conditions in the staff report.

- 1. Permits must be applied for and received for all of the work.**
- 2. Work must be complete one year from the date of approval by the Village Board of Trustees.**
- 3. Before the grant can be paid out, the petitioner will submit a final receipt (showing the project is paid in full) and waivers of lien from the contractors.**

The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Markus Pitchford, Matthew Pike, and Paula Dillon

Absent: 1 - Christopher Carter

7.0 Other Business

8.0 Information Only

ECDC Items Follow-Up

Mr. Heniff referred the members to a memorandum included within

their packet that identified and provided an update of the various goals and objectives that were offered in June. He noted that many of the items have been completed. Those items what were not completed were largely the result of external actions or other timing issues. He noted delay requests by Sam's Club for final approval of their incentive request as one such example. He thanked the ECDC members for their work in this regard.

Lombard Town Centre

Ms. Richardt referred her memorandum which provided an update regarding downtown activities. She also noted the sale of the property of 106 W. St. Charles Road as well as the pending Pioneer Child Care zoning petition before the Plan Commission in December.

Responding to general inquiries regarding development, Mr. Heniff stated that there were no updates for the ECDC relative to the former Mr. Z's property at 401 S. Main Street.

9.0 Adjournment

A motion was made by Ms. Dillon, seconded by Mr. Pitchford, to adjourn the meeting at 8:04 p.m. The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Brian LaVaque, Garrick Nielsen, Markus Pitchford, Matthew Pike, and Paula Dillon

Absent: 1 - Christopher Carter