



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, May 14, 2018

7:00 PM

Community Room

1.0 Call to Order and Pledge of Allegiance

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

The Pledge of Allegiance was recited.

2.0 Roll Call

Present 6 - Dennis McNicholas, Garrick Nielsen, Markus Pitchford, Laine Vant Hoff,
Gregory Ladle, and Alan Bennett
Absent 3 - Brian LaVaque, Matthew Pike, and Paula Dillon

Also present: *William Heniff, 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. McNicholas, and seconded by Mr. Ladle, the minutes of the
April 9, 2018 meeting were approved by the members.

6.0 New Business

[180243](#)

**Downtown Improvement & Renovation Grant; 105 W. St. Charles
Road, Unit 101, Charred (Exterior Improvements)**

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for Charred located at 105 W. St. Charles Road. The applicant/business is seeking to install exterior improvements, including accessibility improvements. (DISTRICT #1)

Ms. Ganser summarized the memo and noted Charred is applying for exterior improvements for a sign and accessibility improvements. As the request is over \$10,000 the Village Board will also need to hear the petition. Staff supports the grant. Mr. Kidwell, owner, discussed his previous experience with his other restaurants, Noodles Etc. and Chant in Hyde Park, Chicago.

Mr. Pitchford arrived at 7:05 pm.

Mr. Kidwell said this will be a full service restaurant. He bought the condo unit and has invested over \$200,000 in the space already. His chef was also present to discuss the menu. They said the restaurant will cater to the neighborhood and have a family atmosphere. There will be a full bar in the back. There is sound absorption on the ceiling. Mr. Bennett asked if they have a website and Mr. Kidwell said not yet. Mr. Bennett asked when they will open and Mr. Kidwell said hopefully Fall of 2018. Mr. Bennett said he applauds the efforts to add more accessibility features to the space. Mr. Kidwell said thank you and said the bar and bathroom will also be ADA compliant.

On a motion by Mr. McNicholas and a second by Mr. Ladle, the ECDC unanimously recommended approval of the Downtown Area Improvement & Renovation Grant to the Village Board.

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. (DISTRICT #4)

Ms. Ganser gave a summary of the memo and noted that the Village received four proposals for mixed use development. Staff is reviewing the proposals and the ECDC will review them over the summer. Mr. Nielsen asked if the ECDC will see the actual proposals. Ms. Ganser said yes. Mr. Heniff noted that Kane McKenna & Associates is reviewing the financials and staff may meet with the four companies to get additional details. Mr. Nielsen asked if they are reviewing the proposed tax revenue. Mr. Heniff said yes, as well as pro-formas, economic incentives, and other items. Mr. McNicholas asked if there

will be any food uses or convenience stores. He said with more residents there may be a demand for more groceries. Mr. Heniff said the tenants will need to meet the provisions of the Zoning Ordinance and all four are unique. Mr. Bennett asked who at Kane McKenna was assigned to the project and Mr. Heniff said Bob Rychlicki. Mr. Pitchford said he agrees with Mr. McNicholas.

7.0 Other Business

8.0 Information Only

Mr. Heniff reviewed current developments such as: Lombard Pharmacy, Windsor Place, Finley Park, LA Fitness, Overture, Elan, and Woodmoor. Mr. Bennett mentioned an e-newsletter article on development and said it could work for the Pride newsletter. Mr. Nielsen asked if there will be other buildings by LA Fitness. Mr. Heniff said there is a second building with a drive thru. Mr. Bennett asked what the prices of Windsor Place will be and Mr. Heniff said the mid \$500,000s. Trustee Johnston and Mr. Bennett noted the rent prices at Overture and Elan.

9.0 Adjournment

On a motion by Mr. Nielsen and a second by Ms. Vant Hoff, the meeting adjourned at 7:27 p.m.