

# Village of Lombard

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



## Minutes

**Monday, May 23, 2022**

**7:00 PM**

**Special Meeting**

**Village Hall**

## **Economic & Community Development Committee**

*Anthony Puccio, Chairperson  
Brian LaVaque, Alternate Chairperson  
Dennis McNicholas, Garrick Nielsen, Matthew Pike,  
Paula Dillon, Laine Vant Hoff, Gregory Ladle,  
Alan Bennett and Patrick Kennedy  
Staff Liaison: William Heniff*

## 1.0 Call to Order and Pledge of Allegiance

*The meeting was called to order by Trustee Puccio at 7:00 p.m.*

## 2.0 Roll Call

**Present** 8 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Paula Dillon, Laine Vant Hoff, Gregory Ladle, Alan Bennett, and Patrick Kennedy

**Absent** 1 - Matthew Pike

*Also present: Jennifer Ganser, AICP, Assistant Director of Community Development.*

## 3.0 Public Participation

None

## 4.0 Approval of Minutes

**On a motion by Mr. Kennedy, and seconded by Mr. McNicholas, the minutes of the April 11, 2022 meeting were approved. The motion carried the following vote:**

**Aye:** 8 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Paula Dillon, Laine Vant Hoff, Gregory Ladle, Alan Bennett, and Patrick Kennedy

**Absent:** 1 - Matthew Pike

## 5.0 Unfinished Business

## 6.0 New Business

[220175](#)

### **Downtown Retail Business Grant; 100 W. St. Charles Road (Gnarly Knots)**

Request for concurrence of a recommendation from the Economic & Community Development Committee for a Downtown Retail Business Grant for eligible interior improvements in an amount not to exceed \$20,000.00. (DISTRICT #1)

*Ms. Ganser summarized the staff memo. She noted Gnarly Knots is asking for \$20,000 and reviewed the deviations to the grant: no business plan, one quote, permit issued, and work started.*

*Ms. McLoughlin introduced Gnarly Knots. She said they were in*

*Winfield but needed to expand and they are excited to be part of Lombard. They have been in business for 9 years and specialize in stuffed pretzels.*

*Ms. Dillon asked if the increased construction costs are in line with the industry. Ms. McLoughlin said yes and that some prices like wood are fluctuating. Ms. Dillon asked if they have any long-term plans to purchase a building. Ms. McLoughlin said perhaps in the future. Ms. Dillon asked about the one-year time period to complete the work and what happens if they cannot. Ms. Ganser said the business can ask for a time extension similar to past requests.*

*Mr. Bennett said he is happy to see them invest in Lombard.*

**On a motion by Mr. Bennett and a second by Ms. Dillon, the ECDC unanimously voted to recommend approval of the grant request to the Village Board for a Downtown Retail Business Grant in the amount of \$20,000 with deviations.**

**The motion carried by the following vote:**

**Aye:** 8 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Paula Dillon, Laine Vant Hoff, Gregory Ladle, Alan Bennett, and Patrick Kennedy

**Absent:** 1 - Matthew Pike

[220185](#)

**230 Yorktown Shopping Center (former Carson's Anchor Store)  
and 203 Yorktown Shopping Center (Center Mall)**

An introductory discussion pertaining to a proposed redevelopment of the former Carson's site. Direction is sought by Village staff and the pending applicant on a proposed Tax Increment Financing Request and Business District economic incentive funding request, in order to facilitate large scale redevelopment activities. Staff will be seeking a recommendation from the ECDC to direct staff to work with Village consultants, Village Counsel, and relevant parties to undertake and complete a negotiation effort and prepare an Economic Incentive Agreement for future Village Board consideration.

*Ms. Ganser reviewed a PowerPoint on the project. She said this was the first discussion of the Synergy project and a potential incentive. Staff is seeking concurrence from the ECDC that staff should continue to engage with Synergy and PRCP to develop an incentive agreement. This is similar to how the Heritage and Hoffmann incentive began. She reviewed the project, the TIF, and the Business District. She reviewed some likely deviations to the policy such as the time period, and percentage.*

*Ms. Vant Hoff asked about the occupancy of the existing apartments.*

*Ms. Ganser said they are close to full occupancy.*

*Mr. Bennett said this is reflective of the changing nature of retail and malls.*

*Mr. McNicholas noted that bus access may need to be improved with additional residents. Ms. Ganser agreed and said that discussion could occur in the future with other parties. Trustee Puccio mentioned improved bike access. Mr. McNicholas asked about the school district payments on page 6 and Ms. Ganser said those are payments from the TIF to the school district if school children reside in the residential area.*

*Mr. Bennett asked if the other taxing bodies need to approve the incentive. Ms. Ganser said the Village meets with the Joint Review Board of the TIF each summer and though they do not need to vote on the incentive staff will keep them informed of the project.*

*Ms. Dillon asked what kind of amenities would be included. Mr. Phil Domenico of Synergy Construction Group said there would be green space and perhaps items like mini golf or concerts. He said it could be similar to the Rosemont development.*

*Mr. Nielsen said he is familiar with Synergy and they have a good reputation. He asked if they did a market study. Mr. Domenico said they hired IRR.*

*Mr. McNicholas asked if they knew if the new renters would be new to Lombard or existing residents. Mr. Domenico said they expect a wide range of people from various places. Mr. Bennett noted that Holladay Properties said the majority of their Downers Grove project was rented by existing Downers Grove residents.*

**On a motion by Mr. Bennett and a second by Ms. Dillon, the ECDC unanimously voted to concur with staff and have staff continue to work with Village consultants, Village Counsel, and relevant parties to undertake and complete a negotiation effort, and prepare an Economic Incentive Agreement for future Village Board consideration.**

**The motion carried by the following vote:**

**Aye:** 8 - Anthony Puccio, Dennis McNicholas, Garrick Nielsen, Paula Dillon, Laine Vant Hoff, Gregory Ladle, Alan Bennett, and Patrick Kennedy

**Absent:** 1 - Matthew Pike

## 7.0 Other Business

None

## 8.0 Information Only

None

## 9.0 Adjournment

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