



Village of Lombard

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

Minutes

Economic & Community Development Committee

*Trustee Laura Fitzpatrick, Chairperson
Trustee Peter Breen, Alternate Chairperson
Dennis McNicholas, Garrick Nielsen,
Matthew Pike, Brian LaVaque,
Markus Pitchford, Christopher Carter and
Andrea Harnden
Staff Liaison: William Heniff*

Monday, November 10, 2014

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.

2.0 Roll Call

Present 7 - Trustee Laura Fitzpatrick, Dennis McNicholas, Matthew Pike, Brian LaVaque, Markus Pitchford, Christopher Carter, and Andrea Harnden
Absent 1 - Garrick Nielsen

*Jennifer Ganser, Assistant Director of Community Development;
William Heniff, Director of Community Development; Sarah Richardt,
Executive Director of Lombard Town Centre; and Walter Smith,
President of Lombard Town Centre.*

3.0 Public Participation

There was no public participation.

4.0 Approval of Minutes

A motion was made by Dennis McNicholas, seconded by Christopher Carter, to approve the minutes from the September 8, 2014 meeting. The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Matthew Pike, Brian LaVaque, Markus Pitchford, Christopher Carter, and Andrea Harnden

Absent: 1 - Garrick Nielsen

5.0 Unfinished Business

There was no unfinished business.

6.0 New Business

[140434](#)

Downtown Improvement and Renovation Grant Program

Request a grant for 14 W. St. Charles Rd. (Balkan Bakery and Coffee)
(DISTRICT #1)

Ms. Ganser reviewed the staff memo and went over the grant request. She said the applicant is seeking to install awnings, a patio door, and a deck for outdoor seating. The property is located in the Downtown TIF. The total cost of project is \$48,100.00 and is grant eligible up to \$24,050.00 (up to 50% of the eligible project costs; not to exceed \$50,000, unless specifically approved by the Village Board). Mr. Heniff said that due to the property owner being an ECDC Committee member this item will go to the Board under Items for Separate Action. The bakery will also appear before the Plan Commission for a conditional use for outdoor dining on November 17, 2014. The bakery owner, Dragica Mitic introduced herself.

Mr. McNicholas clarified that the vacant lot is under common ownership. Mr. Heniff said yes.

A motion was made by Matthew Pike, seconded by Brian LaVaque, to forward this item to the Board of Trustees at the December 4, 2014 meeting under Items for Separate Action with a recommendation of approval for a grant amount not to exceed \$24,050.00. The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Matthew Pike, Brian LaVaque, Markus Pitchford, Christopher Carter, and Andrea Harnden

Absent: 1 - Garrick Nielsen

[140435](#)

Downtown Retail Business Grant Program - 14 W. St. Charles Road

Resolution approving a Downtown Retail Business Grant Program for the property commonly known as 14 W. St. Charles Road. (Balkan Bakery and Coffee) (DISTRICT #1)

Ms. Ganser reviewed the staff memo and the grant request. She said the applicant is seeking install to interior improvements. The property is located in the Downtown TIF. The total cost of project is \$41,273.00 and is grant eligible up to \$20,000.00 (up to 50% of the eligible project costs; not to exceed \$20,000, unless specifically approved by the Village Board). Due to the property owner being an ECDC Committee

member this item will go to the Board under Items for Separate Action.

Mr. McNicholas asked where the restaurant patrons would park. Mr. Heniff said there is parking to the north. Mr. Carter asked how many seats the restaurant would have and was referred to the A1 architectural exhibit. Trustee Fitzpatrick asked what type of items the bakery would serve. Ms. Mitic said items such as cakes, pastries, and bread. Mr. LaVaque said this would be a good anchor to the downtown.

A motion was made by Brian LaVaque, seconded by Andrea Harnden, to forward this item to the Board of Trustees at the December 4, 2014 meeting under Items for Separate Action with a recommendation of approval for a grant amount not to exceed \$48,501.95. The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Matthew Pike, Brian LaVaque, Markus Pitchford, Christopher Carter, and Andrea Harnden

Absent: 1 - Garrick Nielsen

[140436](#)

Lombard Town Centre Request for Funding - Calendar Year 2015

Request to review and discuss background information relative to Lombard Town Centre's request for funding for calendar year 2015. (DISTRICTS #1 AND #4)

Ms. Ganser reviewed the memo regarding LTC funding for 2015. LTC is asking for \$55,000 which is the same amount received in 2014. As part of the request, there is an Option B which is for an additional \$12,000 for a part-time staff person.

Mr. Smith said this was the first year LTC made a profit and they had numerous successful events. Ms. Richardt passed out a list of 2014 in-kind donations and noted that this reduces the amount of the Village's percentage of funding. She discussed potential events for 2015 such as a BBQ festival which has the potential to be a fundraiser. The ECDC discussed a few logistical questions for a potential BBQ festival. Ms. Richardt also discussed the future Illinois Main Street Conferences and Lombard as a potential host.

Mr. Heniff said 2015 will be a critical year for LTC with properties such as 101 W. St. Charles Road and 101 S. Main Street. Ms. Richardt discussed new activity in the downtown.

Option B was discussed by LTC. Trustee Fitzpatrick noted the Village is not adding additional employees in 2015 and suggested that LTC could match the proposed salary at fifty percent. Mr. LaVaque asked if LTC had a fundraising goal. Ms. Richardt said they do not, but would like to increase residential memberships.

Mr. McNicholas said the return on investment has been good. He noted the TIF will be ending soon and asked about long term funding. Mr. Heniff said the TIF will end in 2023.

Mr. Smith said LTC will look into long term funding solutions as a goal.

Trustee Fitzpatrick asked if anyone was interested in Option B. Mr. McNicholas said that would provide for a plan for transition. Ms. Harnden said with the Village holding firm on staffing, LTC should as well. Trustee Fitzpatrick said LTC could come back with fifty percent of the funds in the future and keep working toward getting the percentage of Village funding lowered. Mr. Pike agreed they could come back for future funding. Mr. LaVaque said he is supportive of Option B and that the Village will get their investment back. Mr. McNicholas said the \$55,000 would be easier to justify for a funding request. Mr. Carter said he sees an upswing in activity and a second person could help continue that. Ms. Richardt said LTC has money that could be used for fifty percent of a part time person, but it is in reserves for a potential BBQ festival. Mr. Pitchford said he agrees with Mr. LaVaque and that this would help the Village focus on downtown.

A motion was made by Dennis McNicholas, seconded by Andrea Harnden for a recommendation of approval to the Village Board for funding of \$55,000 to Lombard Town Centre for the calendar year of 2015. The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Matthew Pike, Brian LaVaque, Markus Pitchford, Christopher Carter, and Andrea Harnden

Absent: 1 - Garrick Nielsen

[140103](#)

Lombard Town Centre Report

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

There was no report.

7.0 Other Business

There was no other business.

8.0 Information Only

Staff provided an update on recent development activity.

9.0 Adjournment

A motion was made by Brian LaVaque, seconded by Matthew Pike, to adjourn the meeting at 8:10 p.m. The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Matthew Pike, Brian LaVaque, Markus Pitchford, Christopher Carter, and Andrea Harnden

Absent: 1 - Garrick Nielsen