



# 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*

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Monday, May 11, 2015

7:00 PM

Village Hall - Community Room

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#### 1.0 Call to Order and Pledge of Allegiance

*The meeting was called to order by Acting Chairperson McNicholas at 7:00 p.m.*

*The Pledge of Allegiance was recited.*

#### 2.0 Roll Call

**Present** 6 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Markus Pitchford, Christopher Carter, and Andrea Harnden  
**Absent** 1 - Brian LaVaque

*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

#### 4.0 Approval of Minutes

**A motion was made by Mr. Pike, seconded by Mr. Pitchford, to approve the minutes from the March 9, 2015 meeting. The motion carried by the following vote:.**

**Aye:** 6 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Markus Pitchford, Christopher Carter, and Andrea Harnden

**Absent:** 1 - Brian LaVaque

#### 5.0 Unfinished Business

*There was no unfinished business.*

## 6.0 New Business

### [150208](#)

#### **Downtown Restaurant Forgivable Loan - 18 W. St. Charles Road**

Request to approve a Downtown Restaurant Forgivable Loan for the property located at 18 W. St. Charles Road. (DISTRICT #1)

*Mr. Heniff introduced the project and gave an overview of the program guidelines. Mr. John Dagnon spoke on behalf of the restaurant group and discussed the restaurant concept. He noted the restaurant will emulate the style and time period of the building, the 1920s. He hopes to draw patrons from Lombard and the surrounding suburbs to spur economic development in the downtown. He said the menu is limited to start with and items will be added as time goes by.*

*Ms. Ganser gave a summary of the memo and noted the three quotes included in the packet. She also referenced the business plan, which is a requirement of the program guidelines.*

*Mr. Nielsen asked if they will have a liquor license and Mr. Dagnon replied yes.*

*Mr. Carter asked if the restaurant will have a focal point and Mr. Dagnon replied it will have an older wood bar in the center of the dining area.*

**The ECDC made a motion to forward this item to the Board of Trustees with a recommendation of approval, with one abstention, (5-0-1) for a grant amount not to exceed \$51,348.63. The motion carried by the following vote:**

**Aye:** 5 - Garrick Nielsen, Matthew Pike, Markus Pitchford, Christopher Carter, and Andrea Harnden

**Abstain:** 1 - Dennis McNicholas

**Absent:** 1 - Brian LaVaque

### [150209](#)

#### **Downtown Improvement and Renovation Grant Program - 18 W. St. Charles Road**

Request a grant for 18 W. St. Charles Road. (DISTRICT #1)

*Mr. Heniff introduced the project and gave an overview of the program guidelines. Mr. Dagnon referenced the pictures in the packet and noted they are proposing to improve the building façade and add signage.*

*Mr. McNicholas asked if this building has outdoor seating. Mr. Heniff said outdoor seating in the right-of-way could be approved administratively, but a potential outdoor patio on the back of the*

*building for seating would require a conditional use permit process.*

*Ms. Ganser gave a summary of the memo and noted the three quotes included in the packet.*

**The ECDC made a motion to forward this item to the Board of Trustees with a recommendation of approval, with one abstention, (5-0-1) for a grant amount not to exceed \$19,140.00. The motion carried by the following vote:**

**Aye:** 5 - Garrick Nielsen, Matthew Pike, Markus Pitchford, Christopher Carter, and Andrea Harnden

**Abstain:** 1 - Dennis McNicholas

**Absent:** 1 - Brian LaVaque

[150210](#)

**Downtown Improvement and Renovation Grant Program - 15 S. Park Avenue (Shannon's Deli)**

Request a grant for 15 S. Park Avenue (Shannon's Deli). (DISTRICT #1)

*Mr. Heniff introduced the project and gave an overview of the program guidelines. Mr. Elliott said Shannon's Deli has been in business for approximately three years and are expanding the inside at their own expense. They purchased the building in October and are now updating the outside with signage, awnings, and fencing.*

*Ms. Ganser gave a summary of the memo and noted the three quotes included in the packet.*

**The ECDC made a motion to forward this item to the Board of Trustees with a recommendation of approval (6-0) for a grant amount not to exceed \$18,892.50. The motion carried by the following vote:**

**Aye:** 6 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Markus Pitchford, Christopher Carter, and Andrea Harnden

**Absent:** 1 - Brian LaVaque

## 7.0 Other Business

*There was no other business.*

## 8.0 Information Only

Lombard Town Centre Report

*Ms. Richardt summarized her report to the ECDC. She noted the historic hotel tour raised approximately \$3,000.00 and generated a lot of press. LTC is moving their offices to 101 W St. Charles Rd on July 1st.*

*Mr. Pitchford asked for an update on the DuPage Theatre site. Mr. Heniff said the Village Board hired Tracy Cross & Associates to*

*complete a market study, which was recently presented at a Village Board workshop session.*

Development Project Update

*Staff provided an update on recent development activity. Mr. Heniff gave a summary of the proposed Sam's Club on Butterfield Road.*

## 9.0 Adjournment

**A motion was made by Ms. Harnden, seconded by Mr. Pike, to adjourn the meeting at 7:32 p.m. The motion carried by the following vote:**

**Aye:** 6 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Markus Pitchford, Christopher Carter, and Andrea Harnden

**Absent:** 1 - Brian LaVaque