

# Village of Lombard

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



## Minutes

**Monday, September 11, 2023**

**7:00 PM**

**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 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.*

*The Pledge of Allegiance was recited.*

## 2.0 Roll Call

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

*Also present: William Heniff, Community Development Director and Keith Steiskal, Building and Code Enforcement Director.*

## 3.0 Public Participation

None

## 4.0 Approval of Minutes

**A motion was made by Mr. Pike, seconded by Ms. Vant Hoff, the minutes of the June 26, 2023 Special meeting were approve.**

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

**Aye:** 7 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

## 5.0 Unfinished Business

## 6.0 New Business

[230297](#)

**10-12 S. Park Avenue: Consideration and recommendation to the Village Board for a Downtown Renovation and Improvement Grant, in the following respects:**

1. A Downtown Renovation & Improvement Grant request of up to \$50,000 for the proposed façade reconstruction improvements; and
2. A Downtown Renovation & Improvement Grant request to exterior accessibility improvements of \$18,100 for the proposed exterior patio area.

*Mr. Heniff stated that with the Downtown TIF District expiring, there are*

*several grant applications the ECDC will consider before year's end. The first grant request is for the former Park Avenue Cleaners and realtor office located at 10-12 S. Park Avenue. Property owner Usman "Sid" Siddiqui acquired the property last year.*

*Mr. Siddiqui offered a few comments. He noted other franchisee businesses he owns within the Village and this is an opportunity to invest in real estate in Lombard. He commented on the uniqueness of the site and the existing bow-string roof trusses. He has invested in making building repairs and is seeking to make major improvements to the property so that the site would be attractive to future tenants or restaurants. He referenced the proposed façade and ADA changes.*

*Mr. Heniff summarized the staff memo and stated that Mr. Steiskal is in attendance to answer any questions members may have about the construction particulars associated with the grant.*

*Mr. Siddiqui projected an overall rehabilitation cost which is estimated to be about \$460,000. The \$50,000 façade grant accounts for about 15% of the anticipated project cost. He has already made previous building repairs and staff's engagement goes back to earlier this year when we noted the grant possibilities after reviewing their plan review.*

*Major project components include removal of much of the east exterior wall and replacing it with a new frost wall and recessed glass exterior wall with two entrance doors, a new brick finish and with metal soffit panels.*

*He referenced past discussions and grant policy amendments pertaining to accessibility. With the effort, Mr. Siddiqui will create a new exterior concrete surface to provide ADA accessibility into the building. This would be a separate grant request for \$18,100.*

*He then discussed the three-quote requirement within the Policy. This case is unique as the project is already in for building permits. He stated challenges with the three-quote requirement but noted that staff reviewed the concept plan and costs and found that they were reasonable, given the overall project cost and the grant request. This approach was previously used by staff in the Heritage Cadillac incentive agreement.*

*Staff recommends approval of the grant request subject to the conditions in the report. While no tenants have been identified at this*

*time, this is meant to be a catalyst project to get business interested in the site. He referenced some of the past discussions with the ECDC about encouraging grants to get properties ready for tenants.*

*On a motion by Pike and a second by Nielsen, the request was unanimously approved. Mr. Heniff noted that this request will be fast-tracked to the Village Board on September 21, so that the project and request can be considered in a timely fashion.*

**On a motion was made by Mr. Pike, seconded by Mr. Nielsen, the ECDC unanimously voted to recommend approval of the grant request to the Village Board for a Downtown Renovation and Improvement Grant.**

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

**Aye:** 7 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

[230298](#)

**Grove Tavern Restaurant (2-8 W. St. Charles Road):  
Consideration and recommendation to the Village Board for the following grants:**

1. A Downtown Renovation and Improvement Grant of up to \$50,000 for the proposed façade modifications and related eligible components; and
2. A Restaurant Forgivable Loan of up to \$100,000 and a Downtown Retail Business Grant of up to \$20,000 for the proposed tenant modification and build out of the existing vacant building at 6 W. St. Charles Road and ancillary and related tenant modifications in the 2 West St. Charles restaurant space.

*Mr. Heniff summarized the development project. The transformative proposal is to create a dinner restaurant on the premises to supplement the existing Egg House breakfast/lunch activity. The project consists of a complete renovation of the 6 W. St. Charles Road building to accommodate the dinner component; connecting to the adjacent 2 W. St. Charles Road building via a new access/egress door to allow for additional seating, reconfigured restrooms, and use of the existing kitchen by their staff; and providing an outdoor patio/seating area on the existing vacant tract.*

*George Garifalis, property/building owner introduced the Egg House business ownership team who intend to lease and operate Grove Tavern Restaurant and noted that the 2 W. St. Charles Road property has been owned within their family for a long time. He noted the excitement the current business owners have brought to the property. The concept is to have a dinner option with a nice patio area. He*

*referenced their grant application and stated their desire to get as many quotes as possible for the extensive work. He referenced the activity going on in the downtown area and stated that he'd like this property to be a part of the downtown energy and activities.*

*He summarized the project and described the façade enhancements and interior improvements. Referencing the business successes, he said that 49% of the business activity is from patrons outside of Lombard. He thanked the Village and staff for their cooperation through the process.*

*Mr. Heniff summarized the staff report, referencing the concept and project costs. The applicant also tried to get as many quotes as possible to meet the intent of the grant parameters. He then referenced past staff engagement to match up the three existing grant policies with the proposed project. Multiple grants can be used for a given property and project. The overall project cost is anticipated to be about \$725,000. The grant request is still significantly lower than the proposed construction costs and capital investment.*

*The Restaurant Forgivable Loan Program would provide for capital expenditure funding for the project in an amount of up to \$100,000, in a 3/1 eligible cost ratio. The other two grants are 50/50 grant matches with caps on the Façade Grant at \$100,000 (or \$50,000 grant) and the Retail Business Grant at \$40,000 (or \$20,000 grant). In total the "magic number" is that they must demonstrate at least \$440,000 in eligible costs to meet the grant parameters. Staff anticipates the project will meet these potential reimbursement figures.*

*Staff recommends approval of the request and referenced Keith Steiskal is available to answer questions if needed.*

*Paula Dillon stated that this is the reason we have grant programs, and this is the type of project we want to see. The project nicely fills a gap within the St. Charles Road corridor.*

*On a motion by Vant Hoff and a second by Dillon, the request was unanimously approved. Heniff noted that this request will also be on the September 21 Village Board agenda so they can move forward with the project.*

*Dennis McNicholas stated that these two projects are spectacular. He referenced back when Downtown Lombard United was in existence and*

*he was in meetings where they would talk about how they could save the downtown. He also referenced some older buildings and challenges along St. Charles corridor. He stated that if they thought the downtown could become as vibrant as it currently is, it would be miraculous. Paula Dillon agreed with those sentiments. Trustee Puccio also noted that there are great stories to tell throughout the Village, including the downtown area.*

**On a motion was made by Ms. Vant Hoff, seconded by Ms. Dillon, the ECDC unanimously voted to recommend approval of the grant request to the Village Board for a Downtown Renovation and Improvement Grant, a Downtown Retail Business Grant and a Restaurant Forgivable Loan.**

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

**Aye:** 7 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

## **7.0 Other Business**

*Laine Vant Hoff asked if there was anything new to report relative to the Hoffmann development. Mr. Heniff stated that there is nothing new to report at this time. Staff continues to work with them on a proposed 2-lot subdivision to provide for a new Village water tower.*

## **8.0 Information Only**

## **9.0 Adjournment**

**On a motion by Ms. Dillon and a second by Mr. McNicholas, the meeting adjourned at 7:27 p.m.**