

Village of Lombard

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



Minutes

Monday, April 10, 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 5 - Anthony Puccio, Dennis McNicholas, Matthew Pike, Gregory Ladle, and Patrick Kennedy

Absent 3 - Garrick Nielsen, Paula Dillon, and Laine Vant Hoff

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

3.0 Public Participation

None

4.0 Approval of Minutes

A motion was made by Mr. Ladle, seconded by Mr. Pike, the minutes of the March 13, 2023 meeting were approve.

The motion carried by the following vote:

Aye: 5 - Anthony Puccio, Dennis McNicholas, Matthew Pike, Gregory Ladle, and Patrick Kennedy

Absent: 3 - Garrick Nielsen, Paula Dillon, and Laine Vant Hoff

5.0 Unfinished Business

6.0 New Business

[230130](#)

Downtown Improvement & Renovation Grant; 10 W. St. Charles Road (The Home Companies)

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for The Home Companies located at 10 W. St. Charles Road. The Home Companies is a tenant. The applicant is seeking to install exterior improvements.

Ms. Amy Peacock introduced The Home Companies. She said they are proposing a facelift for 10 W. St. Charles Road. The front and side will have new siding. She showed pictures of the proposed exterior. She said the front will be board and batten siding, a new metal awning will be added, there will be a steel siding accent, new gutters, and lighting.

Ms. Ganser summarized the staff memo. She said they received three quotes from The Home Companies. As the grant is over \$10,000 the Village Board will need to review and approve the grant.

On a motion by Mr. McNicholas and a second by Mr. Kennedy, the ECDC unanimously voted to recommend approval of the grant request to the Village Board for a Downtown Improvement and Renovation Grant in the amount of \$22,190.

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The motion carried by the following vote:

Aye: 5 - Anthony Puccio, Dennis McNicholas, Matthew Pike, Gregory Ladle, and Patrick Kennedy

Absent: 3 - Garrick Nielsen, Paula Dillon, and Laine Vant Hoff

[230131](#)

Economic Incentive Request - Prairie Food Co-op Tenancy at 837 S. Westmore-Meyers Road (Eastgate Shopping Center)

Prairie Food Co-op is requesting consideration of a Business Retention Economic Incentive for a Key Development Site at Eastgate Shopping Center. The incentive request would be associated with their proposed tenant buildout activity and would include performance-based incentive costs pertaining to the tenant buildout and associated building permit fees. The incentive request would also include a sales tax incentive reimbursement component for generated sales taxes from the establishment.

Mr. Heniff said Prairie Food Co-op signed a lease at Eastgate and is here for a grant and incentive request.

Ms. Kathy Nash gave an overview of Prairie Food Co-op. Ms. Megan Harte said a lease has been secured. With an existing building there are many mechanical updates that will be done. Many costs are being fronted by Prairie Food Co-op. They have two grants already, from the State and Federal government that are reimbursement based and are

requesting a Village grant and incentive.

Mr. Heniff said Eastgate is not in a TIF District, this is from the business retention fund and policy and the first request of its kind at the Village. He said \$50,000 is for a façade improvement, which is set up like the TIF grants. There will be a permit fee waiver. Last, there will be a sales tax sharing incentive which is set up similar to the Co-op in Bloomington Illinois.

Mr. McNicholas asked where Prairie Food Co-op will be in Eastgate. Mr. Heniff said on the north side, next to the existing Ace Hardware. Mr. McNicholas asked what the timeframe is. Ms. Harte said they are in the design phase now. They hope to start construction in fall of 2023 and be open at the end of 2023.

On a motion by Mr. McNicholas and a second by Mr. Ladle, the ECDC unanimously voted to direct staff to work with Prairie Food Co-op to prepare an incentive agreement. This item will be placed on a future Village Board agenda.

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The motion carried by the following vote:

Aye: 5 - Anthony Puccio, Dennis McNicholas, Matthew Pike, Gregory Ladle, and Patrick Kennedy

Absent: 3 - Garrick Nielsen, Paula Dillon, and Laine Vant Hoff

7.0 Other Business

None

8.0 Information Only

None

9.0 Adjournment

On a motion by Mr. Pike and a second by Mr. Kennedy, the meeting adjourned at 7:20 p.m.