

# Village of Lombard

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



## Minutes

**Monday, May 10, 2021**

**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,  
Alan Bennett and Patrick Kennedy  
Staff Liaison: William Heniff*

## **NOTICE OF MEETING MODIFICATION DUE TO COVID-19**

**In light of Public Act 101-0640, which created new Section 7(e) of the Open Meetings Act, and as a Disaster Declaration has been issued by the Governor of the State of Illinois relative to the COVID-19 pandemic, the Chairperson has determined that an in-person meeting of the Economic and Community Development Committee, or a meeting conducted under the Open Meetings Act requirements, relative to a quorum of the members of the Economic and Community Development Committee having to be physically present at a meeting when some members of the Economic and Community Development Committee are participating remotely, is not practical or prudent because of the disaster. In this regard, members of the Economic and Community Development Committee may be participating in the meeting through a virtual meeting platform.**

**Physical attendance at this public meeting will be capped to a maximum capacity of 50 persons in total, inclusive of Village officials, staff and consultants (whose physical attendance will be given precedence), with strict social distancing requirements in place. While the public is welcome to attend the meeting, and provide comments, in person, given capacity limitations and the COVID-19 pandemic, residents are invited to view and participate remotely through the means offered below.**

**Public comments may be submitted in advance of the meeting via email to [communitydevelopment@villageoflombard.org](mailto:communitydevelopment@villageoflombard.org), or by calling and leaving a voicemail at (630) 620-5760, or via letter mail to:  
Community Development Department, Attn: Economic and Community Development Committee, Village of Lombard, 255 E. Wilson Avenue, Lombard, IL 60148.**

**The Village requests that written comments be submitted to the Village by 4:00 p.m. on Monday, May 10, 2021. Notwithstanding this request, all written comments received before the public comment portion of the agenda will be read into the public meeting record.**

**Individuals who wish to speak during the live meeting, other than in person, or wish to listen to the meeting by telephone should contact the Village by 4:00 p.m. on Monday, May 10th by calling (630) 620-5760, or via email to [communitydevelopment@villageoflombard.org](mailto:communitydevelopment@villageoflombard.org). Individuals who sign up to speak during the live meeting, other than in person, or listen to the meeting by telephone by 4:00 p.m. on Monday, May 10th, will receive information about how to join the meeting by e-mail or phone, based upon their request, after the sign-up time ends.**

The physical attendance restrictions in place for this meeting have been adopted to comply with Governor Pritzker's Executive Orders regarding social distancing and the need to maximize residential self-isolation to slow the spread of COVID-19 to the greatest extent possible.

## 1.0 Call to Order and Pledge of Allegiance

*The meeting was called to order by Trustee Puccio at 7:00 p.m. Trustee Puccio noted that he will remain the Chair of ECDC and Trustee Brian LaVaque will be the alternative chair.*

*The Pledge of Allegiance was recited.*

## 2.0 Roll Call

**Present** 8 - Anthony Puccio, Dennis McNicholas, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, Alan Bennett, and Patrick Kennedy  
**Absent** 1 - Garrick Nielsen

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

*Ted Brust, Jen Shannon, and Theresa Brzezinski attended remotely.*

*Anthony Puccio, Dennis McNicholas, Greg Ladle, Mathew Pike, Paula Dillon, Alan Bennett, and Patrick Kennedy attended the meeting remotely.*

## 3.0 Public Participation

None

## 4.0 Approval of Minutes

On a motion by Mr. McNicholas, and seconded by Ms. Dillon, the minutes of the April 12, 2021 meeting were approved by the members present.

## 5.0 Unfinished Business

None

## 6.0 New Business

[210145](#)

### **Downtown Improvement & Renovation Grant; 135 S Main Street (Brust Funeral Home)**

Approval of a Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for Brust Funeral Home located at 135 S. Main Street. The property is located in the Downtown TIF District. The total cost of the project is \$109,972 and is grant eligible up to \$50,000. (DISTRICT # 4)

*Ms. Ganser reviewed the staff memo. The applicant is requesting a grant of \$50,000 for parking lot improvements and storm sewer improvements. She discussed the project and noted that only one quote was submitted. She discussed that this was because the project is being done in conjunction with the Holladay Properties Lilac Station project.*

*Mr. Brust said he is a third-generation owner of Brust; his grandfather established Brust in 1952. He said he is a fifth generation Lombardian. He said the property had some flooding and the grant would help with that and with making improvements to the property. He said the sewer system will tie into the Holladay sewer and help the neighbors to the east.*

*Trustee Puccio opened discussion up to the Committee.*

*Mr. McNicholas said he remembers when the TIF was set up and is glad a long-time business is doing work and using the grant. Ms. Dillon asked if businesses will be able to provide one quote in the future and Mr. Heniff said this was done due to the nature of the project. This will help with efficiency and cost. Mr. Bennett asked why the numbers on the application were different than the numbers on the memo. Ms. Ganser said to use the numbers on the memo and that sometimes the applications are submitted with a cost estimate.*

**On a motion by Mr. Bennett and a second by Mr. Kennedy, the ECDC recommended the façade grant in the amount of \$50,000 for Brust Funeral Home to the Village Board for their May 20, 2021 meeting.**

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

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

**Absent:** 1 - Garrick Nielsen

[210144](#)

**Downtown Retail Business Grant; 15 S Park (Shannon's Deli)**

Approval of a Downtown Retail Business Grant for an expansion of Shannon's Deli, located at 15 S. Park Avenue. The property is located in the Downtown TIF District. The expansion is the area that was the former butcher use. The applicant is seeking to install interior improvements for the expanded space including a new bar counter and electric work. The total cost of the project is \$24,000 plus architectural fees and is grant eligible up to \$12,250. (DISTRICT #1)

*Ms. Ganser reviewed the staff memo. The applicant is requesting a grant of \$12,250 for a business expansion. She discussed the three quotes and the project. She noted a portion of the architectural fees are eligible for reimbursement.*

*Ms. Shannon said they are happy to apply and expand. They plan to be open for dinner. Ms. Brzezinski said she is excited to be back at Shannon's and work on their expanded menu and take advantage of their rooftop.*

*Trustee Puccio opened discussion up to the Committee.*

*Ms. Dillon said she will abstain as she knows one of the contractors and she has used them for a project recently. Mr. Bennett asked if this grant satisfies the grant policy of waiting seven years, and Ms. Ganser said yes.*

**On a motion by Ms. Vant Hoff and a second by Mr. Pike, the ECDC recommended the façade grant in the amount of \$12,250 for Shannon's Deli to the Village Board for their May 20, 2021 meeting.**

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

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

**Absent:** 1 - Garrick Nielsen

[210147](#)

**Downtown Area Improvement & Renovation Grant Program -  
Policy Interpretation Regarding Funding Parameters**

As part of the ongoing administration of the various Downtown Lombard Tax Increment Financing (TIF) programs, the Village established and amended the Downtown Improvement and Renovation Grant (DRIG) Program, also known as the Façade Grant Program. As questions or potential issues have arisen relative to the application of the grant program, staff has brought them to the ECDC for direction. This discussion is focused on grant application funding levels by properties or

by tenant spaces.

*Mr. Heniff said he wanted to discuss the language in the façade grant pertaining to eligibility with the terms of applications and property. He said a retail strip center owner had questions on how they could apply for the grant and if each tenant space, with its own PIN, could apply. Mr. Heniff asked if the intent is a \$50,000 grant per tenant or per the property. He said with this property five matching grants could be made (up to \$250,000). He said the St. Charles Rd West TIF has approximately \$458,000 in the account.*

*Trustee Puccio opened discussion up to the Committee.*

*Mr. Ladle said he is unsure on his answer. Mr. Heniff noted that the policy says case by case basis now. Mr. Pike said he understands why the property owner wants multiple applications but he believes it goes against the spirit of the grant. Mr. McNicholas said when the TIF was created it was to encourage business, bring in new business, and get extra sales tax. He agrees with Mr. Pike that it is not in the spirit of the grant. He said he has proposed language that could be included. Ms. Vant Hoff said she agrees with Mr. McNicholas and would rather see the money spread around. Mr. McNicholas said this could set a precedence for the other TIFs and grants. Mr. Bennett asked if this came up before, and Mr. Heniff said not like this. Mr. Bennett said a \$250,000 grant would deplete TIF funds and he believes we should add language and limit the amount for each site. Mr. Heniff said we will let the potential applicant know what the ECDC discussed and may review new language at a future meeting. Mr. Kennedy said he had nothing to add. Ms. Dillon said she agrees with Mr. McNicholas and asked if other municipalities have had this issue. Mr. Heniff said staff hasn't done that research yet and noted that our grant programs are unique to Lombard. Mr. McNicholas said he remembers the community engagement at the time of the TIF setup and said the community could see this grant only benefitting one person rather than many businesses. Trustee Puccio asked if it would be different if the property owner had leases and tenants in hand. Mr. Heniff said we can work that into potential new language if desired. He thanked the ECDC for their direction.*

## **7.0 Other Business**

None

## **8.0 Information Only**

## 9.0 Adjournment

On a motion by Ms. Dillon and a second by Ms. Vant Hoff, the meeting adjourned at 7:45 p.m.