



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, September 8, 2014

7:00 PM

Village Hall - Community Room

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, led by Garrick Nielsen.

2.0 Roll Call

Present 7 - Trustee Laura Fitzpatrick, Peter Breen, Dennis McNicholas, Garrick Nielsen, Brian LaVaque, Christopher Carter, and Andrea Harnden
Absent 2 - Matthew Pike, and Markus Pitchford

Also Present: 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 August 11, 2014 meeting. The motion carried by the following vote:

Aye: 5 - Dennis McNicholas, Garrick Nielsen, Brian LaVaque, Christopher Carter, and Andrea Harnden

Absent: 2 - Matthew Pike, and Markus Pitchford

5.0 Unfinished Business

Trustee Fitzpatrick said the ethics policy that received a recommendation of approval from the ECDC is on hold with the Board of Trustees and should be on a future Board of Trustees meeting

6.0 New Business

[140351](#)

Downtown Improvement and Renovation Grant Program

Request for a grant at 130 E. St. Charles Road (Mesa Electronics).
(DISTRICT #4)

Ms. Ganser reviewed the staff memo and went over each component of the grant request. She said the applicant is seeking to install awnings, electric and gooseneck lighting, a decorative fence, and masonry work. The property is located in TIF 1 West. The total cost of project is \$97,003.89 and is grant eligible up to \$48,501.95 (up to 50% of the eligible project costs; not to exceed \$50,000, unless specifically approved by the Village Board).

Mr. Henry Mesa introduced himself. Mesa Electronics purchased the building and will be moving their business to the site. Mr. Mesa said he hopes to partner with the Village to help revitalize the corridor and the lots to the east. He plans to start on the exterior façade right away and then do interior build-out. The building can be seen from the train and is highly visible. He described Mesa Electronics as a company that works with advanced technologies and helps companies deploy those technologies. Without the grant the interior build-out would be gradual.

Mr. Nielsen asked why they are moving from St. Charles to Lombard. Mr. Mesa said the business resides in a historical house and they need a more modern building with a larger conference room and more space. Also, they have obtained key accounts located east, such as Elmhurst Hospital, so the Lombard location would be more accessible. Mr. Nielsen asked what Mr. Mesa would do with the lots to the east. Mr. Mesa said he would like to build another building. Ms. Harden said this looks like a complex project and asked if there would be a project manager involved. Mr. Mesa said he received three bids for a general contractor but they were cost prohibitive. As CEO, he is responsible for the financials of the company and will be the project manager. Mr. Mesa said the renovations have been in process for months. Mr. Heniff gave an update on the vacant lot to the east, formally occupied by Spotless Cleaners. Atwell Environmental is doing cleaning and remediation work on the site with money from the

State's dry cleaners fund. Mr. LaVaque asked how many employees work at Mesa Electronics. Mr. Mesa said twenty-five, with twelve to seventeen moving to Lombard. Mr. McNicholas stated that he has met the applicant before at the property closing and that he was on the board at Elmhurst Hospital for sixteen years.

A motion was made by Brian LaVaque, seconded by Garrick Nielsen, to forward this item to the Board of Trustees with a recommendation of approval for a grant amount not to exceed \$48,501.95. The motion carried by the following vote:

Aye: 5 - Dennis McNicholas, Garrick Nielsen, Brian LaVaque, Christopher Carter, and Andrea Harnden

Absent: 2 - Matthew Pike, and Markus Pitchford

[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)

Ms. Richardt reported on Lombard Town Centre. She summarized her report and said multiple small businesses have been looking at downtown properties. A bakery/deli signed a lease at 16 W. St. Charles Road. Membership is up for 2014.

Trustee Fitzpatrick asked for an update on the alcohol at the Bears viewing events. Mr. Heniff said there will be some changes, such as wristbands for those over 21 and alcohol can be served inside or within ten feet of the establishment.

7.0 Other Business

There was no other business.

8.0 Information Only

Development Project Update

Staff provided an update on recent development activity.

9.0 Adjournment

A motion was made by Andrea Harnden, seconded by Brian LaVaque, to adjourn the meeting at 7:40 p.m. The motion carried by the following vote:

Aye: 5 - Dennis McNicholas, Garrick Nielsen, Brian LaVaque, Christopher Carter, and Andrea Harnden

Absent: 2 - Matthew Pike, and Markus Pitchford