

Village of Lombard

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



Meeting Minutes

Wednesday, November 4, 2009

7:00 PM

Village Hall

Economic & Community Development Committee

*Trustee Bill Ware, Chairperson
Trustee Greg Gron- Co-Chairperson
Dennis McNicholas, Martin Carroll,
Garrick Nielsen, Jon Grant, Brenda Gannon
David Irion, James Hogan & Keith Giagnorio
Staff Liaison: Bill Heniff*

1.0 Call to Order and Roll Call

The meeting was called to order by Chairperson Ware at 7:00 p.m.

Present: Bill Ware, Greg Gron, Dennis McNicholas, Jon Grant, Brenda Gannon, James W. Hogan, Keith Giagnorio, David Irion and Garrick Nielsen

Absent: Martin Carroll

Also in attendance: William Heniff, Christopher Stilling

2.0 Public Participation

Dan Wittington and Laura Bergeson, of the LTC were present to update the Committee about LTC activities. Tom Masterson and Bill Wilson were present to discuss their grant request for 132 W St. Charles.

3.0 Approval of Minutes

On a motion by Hogan and seconded by Giagnorio, the minutes of the October 7, 2009 meeting were unanimously approved by the members present.

4.0 Unfinished Business

There was no unfinished business.

7.0 Information Only

At the request of Chairperson Ware, the staff presentation regarding the Downtown TIF Funds was presented first on the agenda.

Status of the Downtown TIF Funds

Mr. Stilling presented an update to the Committee on the current status of the Downtown TIF Funds. A brief background was provided, along with an overview of the FY 09/10 current and projected FY 10/11 balance. Mr. Stilling then outlined the various projects and programs that are funded by the TIF District.

Mr. Grant asked for clarification regarding the revenue sharing. Mr. Heniff stated that the revenue sharing with the other taxing bodies was determined by a formula in the second TIF extension

Mr. Hogan asked about the Elmhurst memorial Hospital agreement. Mr. Stilling responded by stating that as part of the incentive to have them locate in the downtown, the Village agreed to reimburse them all their increment up to 2011.

5.0 New Business

* [090701](#)

130-132 W. St. Charles Road - Downtown Retail Business Grant

Request in an amount not to exceed \$20,000 for a Downtown Retail Business Grant for the property located at 130-132 W. St. Charles Road and known as Bricks Wood Fired Pizza. (DISTRICT #1)

Mr. Stilling summarized the request by stating that Bricks intends to relocate from their current location at 104 W. St. Charles Road to 130-132 W. St. Charles Road (most recently occupied by A La Mode Ice Cream Shop). While their business operation will remain largely the same, this relocation will allow Bricks to expand their customer seating from eight to approximately 45.

Mr. Stilling explained that renovations to the tenant space will occur mainly in the front half of the space, consisting of improvements to the dining area and food preparation/checkout area. The submitted costs estimates include \$40,815 in potentially eligible build-out, moving, signage, and rent expenditures. The applicant is eligible to receive up to \$20,000 from the Downtown Retail Business Grant program. Because the request is over \$10,000, it will require approval from the Board of Trustees. If the application is approved, Bricks will need to provide all necessary paid invoices, receipts, and waivers of lien from all contractors prior to any reimbursement.

Bill Wilson, owner of Bricks, provided some additional information to the Committee regarding the grant request. He stated that the biggest difference will be that they will have more seats and serve beer and wine.

Mr. Irion asked if the parking in the rear could be used by customers. Mr. Masterson, property owner, responded stating the parking in the rear is only for employees.

Mr. Grant asked if they intend to have any wait staff. Mr. Wilson stated that they may have servers in the future.

It was moved by McNicholas, seconded by Giagnorio, that this matter be recommended to the Board of Trustees for approval in an amount not to exceed \$20,000. The motion carried by a voice vote

[090657](#)

Downtown Lombard Market Analysis

Request to review, discuss, and provide recommendations relative to the Downtown Lombard Market Analysis Report. (DISTRICTS #1 and #4)

Mr. Stilling provided the committee with a background on the recently completed downtown market study. As outlined in the June 2009 Downtown Plan, staff intends to use the findings of the market study to develop a marketing strategy that can be used by Lombard Town Centre in its business retention and recruitment efforts. The market study identified a number of opportunity sites including the vacant, Village-owned properties as well as potential private property assemblages. Staff proposes that a range of development plans be created for these opportunity sites that represent a variety of public and private investment opportunities. These plans can then be used to guide and encourage future development within the downtown.

Mr. Stilling stated that the Economic and Community Development Committee is asked to review the market study report and provide comments and recommendations. These

comments and recommendations will then be forwarded back to the Village Board for their final approval and adoption of the report. Chairperson Ware asked if this can be continued to the next meeting to allow the committee time to review the report.

It was moved by McNicholas, seconded by Nielsen, that this matter be continued. The motion carried by a voice vote

090700

1 S. Park Avenue - 100th Anniversary

Request to consider a grant proposal relative to decorating the State Bank Building in celebration of its 100th anniversary. (DISTRICT #1)

Mr. Stilling provided a summary of the request related to a grant application received from the Lombard Historical Society to decorate the State Bank Building at 1 S. Park Avenue. The decorations will celebrate the building's 100th anniversary. The Lombard Historical Society is requesting the grant to be in an amount not to exceed \$2500. Mr. Stilling stated that staff recommends approval of the grant in an amount not to exceed \$1500.

Jeanne Angel, from the Lombard Historical Society, summarized her letter and application to the Village. She stated that the grant funds would be used to for decorations that will celebrate the building's 100th anniversary. She also stated that the building would be open to the public so that individuals can go inside and see the building. In addition, they would be displaying some old pictures of the building when it was first built.

Mr. McNicholas suggested that permanent lighting be provided. He also suggested that the Lombard Historical Society contact the local cable station to film the event. Lastly, he wanted the record to reflect that he has represented the property owners in the past.

It was moved by McNicholas, seconded by Hogan, that this matter be approved in an amount not to exceed \$1500 subject to the following conditions:

- 1. The existing "For Lease" sign shall be obscured or temporarily removed during the period in which the lighting is displayed on the building.**
- 2. The interior of the building shall be made available to the Lombard Historical Society for public exhibitions.**

The motion carried by a voice vote

090649

Video Gaming

Review, discuss and provide a recommendation as to the level of support for video gaming.

Mr. Heniff summarized the staff memo stating that staff presented an update to the Board with regards to the recently approved Video Gaming Act, which legalizes video gaming in certain liquor establishments, truck stops and fraternal/veterans clubs throughout the state. The Village Board tabled this item until their January 7, 2010 meeting in order to solicit the thoughts and recommendations of each of the Village Committees. Mr. Heniff explained that the Economic and Community Development Committee (ECDC) is asked to review the attached memorandum and provide a recommendation as to its level of support for video gaming. Comments and recommendations received from the ECDC will be combined with comments from other committees and commissions and will be forwarded to the Village Board for their consideration.

Mr. Irion stated that he does not necessarily support video gaming but suggested that before any decision is made; he would like to make sure that Lombard businesses have

the same competitive advantage as surrounding communities that may support it.

Mr. Grant wanted to revenue projections before making a final decision. Mr. Giagnorio agreed with Mr. Grant.

Ms. Gannon suggested that the Village should move forward with caution.

A motion was made by Mr. McNicholas to recommend that the Village Board proceed with investigating the details of video gaming. The motion was seconded by Mr. Irion and was unanimously approved by the members present.

It was moved by McNicholas, seconded by Irion, that this matter be recommended to the Board of Trustees for approval to proceed with investigating the details of video gaming. The motion carried by a voice vote

6.0 Other Business

There was no other business.

Information Only

*Lombard Town Centre Report
Dan Wittington, President of the LTC provided an update to the Committee about recent LTC activities.*

8.0 Adjournment

The meeting was adjourned at 9:30 p.m.