

Village of Lombard

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



Meeting Minutes

Wednesday, December 2, 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, AICP, Director of Community Development; and Christopher Stilling, AICP, Assistant Director of Community Development.

2.0 Public Participation

Laura Bergeson of the Lombard Town Centre (LTC) was present to update the Committee about LTC activities.

3.0 Approval of Minutes

The minutes of the November 4, 2009 meeting were unanimously approved by the members present with the following amendment:

Dennis McNicholas referred to the 1 S. Park Avenue - 100th Anniversary grant request on page 3. He indicated that he wanted the record to reflect that he has represented the property owners in the past.

4.0 Unfinished Business

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. He stated that this item was continued from the November 4th meeting to allow members of the committee to review the document.

Mr. McNicholas suggested the Village should explore having a first right of refusal to purchase a property that receives a large grant amount, particularly for the restaurant loan programs. This concept was supported by several members of the committee.

Staff provided the committee with clarification about some of the data included in the report as it relates to age and demographics. The committee specifically mentioned that the report shows Lombard has a diversified housing stock.

Mr. Irion suggested that the Village consider creating additional events to help draw people into the downtown area.

Mr. Grant suggested that the Village should explore other alternative uses for some of the buildings, especially for 2nd floor space. Some examples included; small culinary

school, continuing education classes (Learning Annex).

Mr. McNicholas stated that the marketing materials used for the available properties should identify any recent upgrades to the building, especially if Village grant funds were used. He also suggested that the Village and the LTC should work with landlords that have vacant tenant spaces to see if they would be interested in short term leases to accommodate seasonal (Halloween Stores) or temporary uses. The temporary uses could include larger retail chains located elsewhere that may want a small storefront as a way to "test" the downtown Lombard market before committing to a long term lease.

Mr. McNicholas also suggested that the Village should consider a public space for the 101 S. Main site. An example given was a small band shell and plaza for weekly music events. He also encouraged some small storefronts surrounding the plaza. He felt that these types of uses could cater well to the downtown age group.

Building upon Mr. McNicholas's idea, Mr. Grant gave an example of the ice paved trail in Downtown Elkhart, Indiana for ice skating.

It was moved by McNicholas, seconded by Irion, that this matter be recommended to the Board of Trustees for approval that the Downtown Lombard Market Analysis be adopted with the following comments: The motion carried by a voice vote

- 1. The Village should explore having a first right of refusal to purchase a property that receives a large grant amount (i.e. forgivable loan).*
- 2. The Village should consider coming up with additional special events to bring people into the downtown. More events like Cruise Nights and Lilac Times.*
- 3. Members suggested that the Village should explore other alternative uses for some of the buildings, especially for 2nd floor space. Some examples included; small culinary school, continuing education classes (Learning Annex) etc.*
- 4. Marketing materials used for the available properties should identify any recent upgrades to the building, especially if Village grant funds were used.*
- 5. The Village and the LTC should work with landlords that have vacant tenant spaces to see if they would be interested in short term leases to accommodate seasonal (Halloween Stores) or temporary uses. The temporary uses could include larger retail chains located elsewhere that may want a small storefront as a way to "test" the downtown Lombard market before committing to a long term lease.*
- 6. The Village should consider a public space for the 101 S. Main site. An example given was a small band shell and plaza for weekly music events. They also encouraged some small storefronts surrounding the plaza. Members noted that the market analysis completed a demographic study and events should try and cater to the various age groups. Another example given was the ice paved trail in Downtown Elkhart, Indiana for ice skating.*

5.0 New Business

[090775](#)

220 S. Main Street (Maple Street Chapel) 140th Anniversary

Request to approve a grant in an amount not to exceed \$3,531 for their 140th

Anniversary celebration.

At the request of the applicant, this item was continued to the February 3, 2010 ECDC meeting.

6.0 Other Business

There was no other business.

7.0 Information Only

*Lombard Town Centre Report
Laura Bergeson, Executive Director of the LTC, provided an update to the Committee about recent LTC activities.*

8.0 Adjournment

The meeting was adjourned at 8:30 p.m.