



Village of Lombard

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

Minutes

Economic & Community Development Committee

Monday, April 8, 2019

7:00 PM

Village Hall

1.0 Call to Order and Pledge of Allegiance

Trustee Johnston called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

Roll Call

Present 7- Bill Johnston, Dennis McNicholas, Matthew Pike, Paula Dillion, Laine Vant Hoff, Gregory Ladle, and Alan Bennett

Absent 2- Brian LaVaque, and Garrick Nielsen

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

On a motion by Mr. McNicholas, and seconded by Mr. Ladle, the minutes of the March 11, 2019 meeting were approved by the members present.

5.0 Unfinished Business

[170188](#)

101 - 109 S. Main Street - Status Update

Review of updated term sheet for 101-109 S Main Street Redevelopment Agreement. (DISTRICT #4)

Mr. Heniff reviewed the staff memo and said Village Counsel prepared

a full draft of the RDA for review by Holladay. He reviewed the comments from the March ECDC meeting and how staff incorporated them. This will be on the April 18th Village Board agenda for consideration. Unless there are substantial changes this project may not appear before the ECDC again for review, though staff will update the ECDC as needed. Mr. McNicholas said he believes the escrow could be accomplished but will defer to the Village Attorney. He said he is not expressing any doubt in Holladay or their performance. Mr. Bennett said he believes the grocery store is a viable tenant and noted Holladay's past performance with a hotel project in Addison. Mr. Heniff said the ECDC would be updated with the result of the Board meeting.

6.0 New Business

[190157](#)

Community Profile - 2019 Edition

Review of Community Profile document.

Mr. Heniff reviewed the memo and said this document was updated in 2008 and now 2019. It can be a talking point for conferences and placed online. Mr. Bennett said it's a great marketing tool and should be shared with developers. Ms. Vant Hoff noted that Yardhouse is listed as Chammps. Ms. Dillon said it's a great document and perhaps more downtown businesses could be listed on page 6. Mr. McNicholas noted the changes in the Village from the 1970s to now. Mr. Ladle asked if the mileage to the loop could be listed instead of the minutes. Ms. Dillon said she liked the "living in" part. Mr. Bennett asked if the ECDC members could have paper copies and Mr. Heniff said yes

[190158](#)

Downtown Restaurant Forgivable Loan; 116 S Main St. (Rosemary and Jeans)

Request for a grant for 116 S Main Street. (DISTRICT #1)

Ms. Ganser reviewed the staff memo said the applicant is the restaurant owner. This grant is for interior improvements and they are eligible for up to \$61,866.67. She reviewed the grant elements, conditions of approval, and noted this will go before the Village Board for final consideration. Ms. Dillon asked about the COD review and Ms. Ganser said it is a requirement for this grant. COD helps the businesses with additional comments and suggestions. Ms. Nelson said she found them very helpful. Mr. Bennett asked if the funding was from the downtown TIF and Ms. Ganser said yes. Mr. Bennett asked if the restaurant changed names and Ms. Nelson said yes, Rosemary and Jeans is the current name. Mr. Ladle asked if the second floor was

ADA accessible. Ms. Nelson said they are meeting the requirements and everything on the second floor is available on the first floor. Mr. Heniff noted this is a change in use so some ADA provisions will need to be met. Mr. Bennett asked about the menu and Ms. Nelson said it will have an Italian focus. Mr. McNicholas asked if they have cross access with the neighbor for the driveway. Mr. LaGambina said the neighbor has been approached but nothing is formal. They have also approached the Edward-Elmhurst Medical Center

On a motion by Mr. Bennett and a second by Mr. McNicholas, the ECDC unanimously recommended approval of the Downtown Restaurant Forgivable Loan to the Village Board

Aye: 6 - Dennis McNicholas, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Alan Bennett

Absent: 2 - Brian LaVaque, and Garrick Nielsen

[190159](#)

Downtown Improvement & Renovation Grant; 116 S. Main Street
Request for a grant for 116 S Main Street. (DISTRICT #1)

Ms. Ganser reviewed the staff memo and noted the applicant is the property owner. They are eligible for \$50,800 in grants. They are making ADA improvements, which is why the grant amount can be over \$50,000. She reviewed the grant elements, conditions of approval, and noted this will go before the Village Board for final consideration. Trustee Johnston asked when they hope to open and Ms. Nelson said mid-summer.

On a motion by Mr. Bennett and a second by Mr. McNicholas, the ECDC unanimously recommended approval of the Downtown Improvement & Renovation Grant to the Village Board in an amount not to exceed \$50,800.

Aye: 6 - Dennis McNicholas, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Alan Bennett

Absent: 2 - Brian LaVaque, and Garrick Nielsen

7.0 Other Business

None

8.0 Information Only

Mr. Heniff said Glen Westlake Middle School will be before the Plan Commission in April for an addition with a new gym and classrooms. Ms. Vant Hoff asked about Starbucks and Mr. Heniff said it recently started site work and construction. Ms. Vant Hoff asked if there were any updates on the Seminary property and Mr. Heniff said staff held a workshop for the Plan Commission to discuss land uses. No decisions

have been made. Trustee Johnston asked about Ground Level and Mr. Heniff said they hope to be open this summer.

Trustee Johnston thanked everyone for their service and time on the ECDC and noted this is his last meeting. Mr. McNicholas and Mr. Bennett thanked Trustee Johnston for his service

9.0 Adjournment

On a motion by Ms. Dillon and a second by Mr. Pike, the meeting adjourned at 7:46 p.m.