

Village of Lombard

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



Minutes

Monday, October 9, 2023

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 and Patrick Kennedy
Staff Liaison: William Heniff*

1.0 Call to Order and Pledge of Allegiance

The meeting was called to order by Trustee Puccio at 7:00 p.m.

The Pledge of Allegiance was recited.

2.0 Roll Call

Present 6 - Anthony Puccio, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

Absent 2 - Dennis McNicholas, and Garrick Nielsen

Also present: William Heniff, AICP Community Development Director

3.0 Public Participation

None

4.0 Approval of Minutes

A motion was made by Mr. Pike, seconded by Mr. Ladle, the minutes of the September 11, 2023 meeting were approve.

The motion carried by the following vote:

Aye: 5 - Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

Absent: 2 - Dennis McNicholas, and Garrick Nielsen

5.0 Unfinished Business

None

6.0 New Business

[230330](#)

Downtown Improvement & Renovation Grant; 106 W. St. Charles Road (Fringe Salon Awning Fabric)

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Facade Grant Program) for Fringe Boutique located at 106 W. St. Charles Road. They are seeking a grant for their new awning at the new location. (DISTRICT #1)

William Heniff stated that the Community Development Department received an grant application for the property located at 106 W. St.

Charles Road. The business applicant is Michelle Potvin/Fringe Boutique, which was previously located at 104 W. St. Charles Road. They terminated their lease and signed a lease for the tenant space at 106 W. St. Charles Road property. They are building out the tenant space and intend to fully relocate to this new location. As part of this effort, they replaced the awning fabric which advertised the past business and replaced it with a new awning fabric stating the Fringe name. The applicant has submitted the attached quote for the awning fabric work, in the amount of \$2,550 (\$1,275 would be covered by the grant request). The awning structural members or supports were not a part of the replacement program. Staff received the grant request concurrent with its installation. While not clearly set forth within the Façade Grant program requirements (unlike the Business Retail Grant), staff has followed the general protocol of no retractive grant requests. But given the nature of the request and its relationship to the construction build out activities, this concept can be supported.

The Program also seeks three quotes for the requested work to be performed. The applicant is seeking a deviation from this Program requirement, given the nature of the improvement (a fabric awning), Winter/seasonal concerns, and the time elements associated with their relocation. In this limited case, the requested grant cost request, its cost reasonableness and the nature of the improvement, staff does not object to this deviation.

Dillon sought clarification as to the nature of their relocation. Heniff stated that their business will be completely moving to the 106 site and the 104 space will be vacant and available for a new tenant.

A motion was made by Mr. Ladle, seconded by Mr. Pike, the ECDC unanimously voted to approve the grant request.

The motion carried by the following vote:

Aye: 6 - Anthony Puccio, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

Absent: 2 - Dennis McNicholas, and Garrick Nielsen

[230331](#)

Downtown Improvement & Renovation Grant; 244 E St Charles Road (Lombard Veterinary Hospital)

The Community Development Department has received an application for the Downtown Improvement Grant Program (also known as the Façade Grant Program) for the Lombard Veterinary Hospital. The applicant is redeveloping the entire subject property with an expanded veterinary hospital plus a second 2,400 square-foot building for future commercial use. The grant request is for funding to provide for the relocation and burial of an existing Com Ed transmission line. (DISTRICT #2)

Heniff stated that the Community Development Department received a grant application for the Lombard Veterinary Hospital (Lombard Vet) located at 244 E. St. Charles Road. The existing vet hospital building sustained significant damage during a storm in 2020. In addition to 244 E. St. Charles, they also own the vacant property north of the existing vet hospital and has also acquired the property at 300-376 E. St. Charles Road. They are redeveloping the entire property with an expanded veterinary hospital plus a second 2,400 square-foot building for future commercial use. In 2022, the applicant applied for zoning entitlements to allow for the redevelopment of the property, which was approved in early 2023.

Currently work is underway on the redevelopment of the subject property. On-site demolition work began the week of September 25, 2023. The Village issued the permit for site work and construction of the new vet hospital building and this work will begin once demolition activities are complete. The redevelopment of the site will include removing overhead power lines and installing underground electrical service on the subject property.

Lombard Vet has applied for a Downtown Improvement and Renovation Grant to cover part of the cost of this site improvement. He referenced TIF provisions in State Statutes, saying that this type of work is generally deemed TIF eligible. The applicant submitted a grant request to cover some of the costs associated with relocation of the existing ComEd line that bisects the property (cost of \$89,619.95). While the applicant could have applied for an economic incentive and an economic incentive agreement, utilizing the established parameters of the existing grant program provides a more straightforward and established approach to considering the request. In this context, staff is reviewing this request in the context of requisite utility site work (i.e., up to 50% of costs, not to exceed \$50,000). A like approach was taken for the Brust Funeral Home engineering and parking lot improvements in 2022 to address blockwide drainage issues.

Work associated with this request includes removal of the existing overhead power lines running across the site on the north side of the former vet hospital and installation of a transformer and underground electric service to serve the new vet hospital. ComEd transmitted an invoice for the proposed scheduled work, so it is a known cost. The plans show the utility burial of about 400' of the relocated utility line. The contractor will install the conduit while ComEd will coordinate/undertake the feed work. Following the intent of the grant parameters, the property/project would receive up to a fifty percent matching grant on eligible costs. The grant applicant has submitted the ComEd workorder showing the cost of the work to be \$89,619.95.

*At 50%, the applicant is eligible to receive up to **\$44,809.97**. As ComEd is the sole source electrical service company in the Village and as such, the need for three contractor quotes is not necessary.*

Staff supports the request as it will help address a recognized site-specific development challenge on a site within an established TIF district.

Vant Hoff asked if there would be other costs that could come forward and then resulting in an additional request. Heniff said that if there were any modification to their grant request, it would come back to the ECDC for further consideration

A motion was made by Ms. Vant Hoff, seconded by Mr. Kennedy, the ECDC unanimously voted to recommend approval of the grant request to the Village Board for a Downtown Improvement and Renovation grant. .

The motion carried by the following vote:

Aye: 6 - Anthony Puccio, Matthew Pike, Paula Dillon, Laine Vant Hoff, Gregory Ladle, and Patrick Kennedy

Absent: 2 - Dennis McNicholas, and Garrick Nielsen

7.0 Other Business

Economic Incentive Agreements Update

Heniff introduced a memorandum noting each of the previously approved or pending economic incentive agreements that was considered by the ECDC over the past few years.

8.0 Information Only

9.0 Adjournment

On a motion by Mr. Pike and a second by Ms.Dillon, the meeting adjourned at 7:14 p.m.