



Village of Lombard

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

Minutes

Economic & Community Development Committee

*Bill Johnston, Chairperson
Reid Foltyniewicz, Alternate Chairperson
Dennis McNicholas, Garrick Nielsen,
Matthew Pike, Brian LaVaque,
Markus Pitchford, Christopher Carter and
Paula Dillon
Advisory Members: Alan Bennett and Larry Kelly
Staff Liaison: William Heniff*

Monday, October 10, 2016

7:00 PM

Village Hall - Community Room

1.0 Call to Order and Pledge of Allegiance

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

The Pledge of Allegiance was recited.

2.0 Roll Call

Present 7 - Bill Johnston, Dennis McNicholas, Brian LaVaque, Matthew Pike, Christopher Carter, Paula Dillon, and Larry Kelly
Absent 3 - Garrick Nielsen, Markus Pitchford, and Alan Bennett

Also present: William Heniff, AICP, Director of Community Development and Lynne Magnavite, Executive Director of Lombard Town Centre.

3.0 Public Participation

4.0 Approval of Minutes

On a motion by Mr. Pike and a second by Ms. Dillon, the minutes of the September 12, 2016 meeting were unanimously approved by the members present.

5.0 Unfinished Business

6.0 New Business

[160425](#)

**Downtown Improvement and Renovation Grant Program - 104 E.
St. Charles Road**

Request a grant for 104 E. St. Charles Road (4Paws K9Training).
(DISTRICT # 4)

Mr. Heniff summarized the staff memorandum and gave a brief overview of the project. He noted that a dog day care use (4Paws K9Training) would like to locate within the tenant space and to facilitate their occupancy, the property owner is seeking approval from the ECDC for a façade grant. He also noted that as the use is not currently a permitted use within the underlying zoning district, he also made an application to the Plan Commission for a text amendment and a companion conditional use for their proposed activity. The Plan Commission recommended approval of the petition and the matter will be considered by the Village Board concurrent with the proposed grant application.

Frank LaGambina, owner, provided an overview of the project scope and the activities being requested. He noted that the grant will seek to enhance the south façade of the building consistent with the submitted plans and quotes. This will include a new dry-vit exterior, new windows, doorway, lighting and awning improvements. They will also undertake additional aesthetic modifications to the west and east building sides to compliment the improvement on the south side.

Ms. Dillon asked about the proposal and the representations in the staff report. Mr. Heniff noted that the original application sought approval to reconstruct the south building facade. During Village review, staff undertook a review of the project costs. Using staff past knowledge and data from RS Means and a review of other past façade projects in the Village, staff found that the estimated improvement costs were much lower than the bids. Staff also contacted the contractor from a façade project on Roosevelt Road and asked for his opinion on general project costs, which were lower than the submitted bids. Staff contacted the applicant and visited the property and found that a construction cost of \$65,000 is reasonable and therefore recommended a grant in the amount not to exceed \$32,500 for the front facade. In additional discussion, the applicant was informed that the side exterior work was also an eligible expense and noted that the request could be amended. The total cost is \$19,600 for the sides and is grant eligible up to \$9,800. He could also include some of his professional service costs. Therefore, staff stated that it could support a total grant amount would be in the amount not to exceed \$44,175.

Mr. Carter asked for clarifications regarding the design of the south façade and the extended parapet wall and whether the building would consist of a single elevation.

Mr. McNicholas asked about the property lot depth and some of the site size constraints. Mr. Heniff briefly summarized that the Plan Commission looked at the site limitations as part of the public hearing. The petition was recommended for approval, subject to a number of conditions that were intended to address potential concerns of adjacent residential and commercial property owners.

On a recommendation by Mr. Pike and a second by Mr. LaVaque, the grant request was recommended for approval by a 5-0 vote in an amount not to exceed \$44,175 and subject to the conditions in the staff report. The motion carried by the following vote:

Aye: 5 - Dennis McNicholas, Brian LaVaque, Matthew Pike, Christopher Carter, and Paula Dillon

Absent: 2 - Garrick Nielsen, and Markus Pitchford

7.0 Other Business

8.0 Information Only

Lombard Town Centre Report

Ms. Magnavite referred to her monthly report memo and offered a summation of pending activities in the downtown, specific noting the upcoming Spooktacular event and viewing events. She also noted additional outreach efforts for additional business memberships and aligning their goals with membership activities. Ms. Dillon asked about the Spooktacular notification to affected residences in the downtown area. Ms. Magnavite noted that outreach will be continuing and she welcomes the opportunity to work with Ms. Dillon to ensure that the residents in the Parkview Pointe building are well informed of the event and parking limitations.

9.0 Adjournment

On a motion by Ms. Dillon and a second by Mr. Carter, the meeting adjourned at 7:24 p.m.