

Village of Lombard

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



Minutes

Monday, February 10, 2025

6:00 PM

Village Hall - Community Room

Economic & Community Development Committee

*Anthony Puccio, Chairperson
Brian LaVaque, Alternate Chairperson
Dennis McNicholas, Garrick Nielsen, Matthew Pike,
Paula Dillon, Laine Vant Hoff, Gregory Ladle,
Patrick Kennedy and Lindsay Brown
Staff Liaison: William Heniff*

1.0 Call to Order and Pledge of Allegiance

The meeting was called to order by Acting Chair McNicholas at 6:04 p.m.

The Pledge of Allegiance was recited.

2.0 Roll Call

Present 6 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Laine Vant Hoff, Patrick Kennedy, and Lindsay Brown

Absent 3 - Anthony Puccio, Paula Dillon, and Gregory Ladle

Also present: William Heniff, AICP Community Development Director

Appoint an Acting Chairperson

As the Chair and Vice-Chair were not present, the ECDC members (motion by Pike and a second by Vant Hoff) designated Dennis McNicholas as the Temporary Chair for the meeting without objection.

3.0 Public Participation

Marcus Curtis introduced himself to the ECDC and requested that the Village consider a code amendment to allow for up to four pets for a single-family home instead of the current limit of three. His family currently has two dogs and one cat and they would like to have another dog. Many communities around Lombard allow for more dogs and cats. Allowing more pets would allow for dogs and cats to be rescued from shelters. A change can also bring new residents to town that would want additional pets. Pets also provide health benefits to their owners. He also explained how their pets act with one another and how their existing pets would be more content with an additional dog. He understands that the Committee does its best to prevent overcrowding and protect public safety. He said that most Lombardian would agree that the code should be updated.

Heniff stated that as the item was not on the agenda, the ECDC would not be able to take any action of the request at the meeting. But staff would take this information and share it with Chair Puccio and review the item and be in contact for any future actions.

4.0 Approval of Minutes

A motion was made by Mr. Pike, seconded by Ms. Brown, that the 01-13-25 meeting minutes be approved.

The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Laine Vant Hoff, Patrick Kennedy, and Lindsay Brown

Absent: 3 - Anthony Puccio, Paula Dillon, and Gregory Ladle

5.0 Unfinished Business

6.0 New Business

[250075](#)

236 E. St. Charles Road - O'Neill's Pub

Requesting approval of an Improvement & Renovation Grant for eligible exterior renovations. (DISTRICT #4)

Before the item was introduced, ECDC member Garrick Nielsen stated that he would be abstaining from discussion and voting on the petition. McNicholas confirmed for the record that he does not have a conflict of interest with the owner/applicant.

Heniff introduced owner/applicant Ed O'Neill and the materials prepared by Flint Architects along with their request for an Improvement and Renovation Grant for O'Neill's Pub located at 235 East St. Charles Road. The grant request is being made to facilitate proposed exterior façade modifications to spruce up the existing exterior. A companion request is also being requested for exterior accessibility improvements as the entrance to the establishment. Ed O'Neill mentioned the interior improvements that were done during the COVID period. The exterior improvements on the south facade will make the property more appealing. He described in improvements in detail and mentioned other property improvements that could be undertaken in the future. The grant can help financially to make other improvements to the property as well.

Heniff also noted a companion exterior accessibility ramp accommodation. He stated that a significant portion of this accommodation is located within the Village's St. Charles Road public right-of-way. Additionally, the abutting sidewalk is slated for reconstruction in 2025 by Public Works. Similarly to the approach taken by the Village for the 10-12 S. Park Avenue façade grant approval in 2023 and the Park Avenue Plaza reconstruction, it is possible that some of these project scope elements and companion costs may be modified.

Three quotes were provided for the exterior façade.

McNicholas believes this a welcome addition to the corridor and can stimulate additional interest in investment.

Brown asked about construction timing. O'Neill stated that the work is weather dependent but they would like to start work in Spring, 2025 and have it done by the end of summer.

Vant Hoff asked about the sidewalk ramp effort. Heniff stated that similar to what was done at 10-12 South Park, when the final design of the sidewalk work is completed, it will be reviewed to see if the design can accommodate the existing building entrance without having to include a separate ramp. O'Neill noted the height of the existing entrance step and the hope that the step can be removed by modifying the sidewalk pitch.

A motion was made by Mr. Pike, seconded by Ms. Brown , that this grant be approved. The motion carried by the following vote:

Aye: 5 - Dennis McNicholas, Matthew Pike, Laine Vant Hoff, Patrick Kennedy, and Lindsay Brown

Abstain: 1 - Garrick Nielsen

Absent: 3 - Anthony Puccio, Paula Dillon, and Gregory Ladle

[230131](#)

Prairie Food Co-op Grant

Consideration of a minor amendment to the Business Retention Economic Incentive and Sales Tax Agreement for Prairie Food Co-op (PFC). The amendment addresses project construction deadlines. (DISTRICT #5)

Heniff provided a background regarding the PFC lease for a tenant space within the Eastgate Shopping Center at 837 South Westmore-Meyers Road. The project is being partially funded through the attached Business Retention Economic Incentive and Tax Rebate Agreement which was approved by the Village Board on November 7, 2024. Since then they are almost complete with the tenant build-out effort.

The Agreement states that the Business Owner shall obtain a Certificate of Occupancy for the Project on or before January 1, 2025. He stated that the Agreement has a housekeeping item that should be amended. PFC is finalizing their build-out efforts for their Co-op grocery store and as of February 4, 2025 a conditional certificate of occupancy is ready for issuance.

Leslee Keri of Prairie Food Co-op (PFC) thanks the Village for considering extending the occupancy date. The only items that need to be addressed is a rear fire door installation, which has been ordered, and DuPage County Health Department approval. She also provided an update regarding their efforts to select a store General Manager and securing supplemental collateral funding for

their existing bank loans, all in an effort to open in the Spring. She stated that they have received all of their funds for their previously approved federal grant. They are also completing their final reimbursement efforts to close out the state grant. They have stayed on budget for their project.

A motion was made by Mr. Pike, seconded by Mr. Kennedy, that this Incentive Agreement be approved. The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Laine Vant Hoff, Patrick Kennedy, and Lindsay Brown

Absent: 3 - Anthony Puccio, Paula Dillon, and Gregory Ladle

[250074](#)

22 W St. Charles Road - Vibe Cafe

Request approval of a Downtown Improvement & Renovation grant (facade grant) for a proposed new awning. (DISTRICT #1)

William Heniff passed out a second quote provided by applicant Jeffery Foster, applicant for the proposed Improvement and Renovation Grant Program (also known as the Facade Grant Program) for the property located at 22 W. St. Charles Road. The revised cost for a proposed awning fabric.

Heniff noted that at the January meeting, Foster applied for a Retail Business Grant for Common Grounds/ Vibe Café. He introduced a revised business plan by the applicant Jeffrey Foster for the proposed business and the ECDC recommended its approval, which will be pending before the Village Board for final consideration.

Foster's supplemental grant application is for a fabric awning replacement which will include advertising signage for the business. The awning's existing structural supports are intended to remain and not a part of this request. The tenant space has not been subject to a past grant approval.

The original quote from Thatcher Oaks Awnings for the awning fabric work, in the amount of \$2,320. The amended quote he received from Universal Awnings will be for \$2,000, which means the amended grant request would be for \$1,000. The proposed grant request is in alignment with other grants that were awarded by the Village. As the grant is less than \$10,000, the ECDC does have approval authority.

Foster appreciated the Committee's help and he noted that he is continuing work on the retail project components.

A motion was made by Ms. Vant Hoff, seconded by Mr. Pike, that this grant be approved. The motion carried by the following vote:

Aye: 6 - Dennis McNicholas, Garrick Nielsen, Matthew Pike, Laine Vant Hoff, Patrick Kennedy, and Lindsay Brown

Absent: 3 - Anthony Puccio, Paula Dillon, and Gregory Ladle

7.0 Other Business

8.0 Information Only

Heniff noted possible grant applications for the downtown, should they advance. Responding to a question by Vant Hoff, regarding 109 S. Main, the building is leased and future tenants will include a clothing store, a hot chicken restaurant and another restaurant establishment. Holladay Properties is still seeking tenant for the 101 S. Main space.

McNicholas asked about the closed former White Hen Pantry at Eastgate Shopping Center and if it is a separate lot from the center. Heniff notes that it is not a separate lot at this time, but the ownership attorney has been talking to staff about a future subdivision of the center. But nothing is definitive.

9.0 Adjournment

On a motion by Mr. Pike and a second by Mr. Nielsen, the meeting adjourned at 6:42 p.m.