

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda


Resolution or Ordinance (Blue)       Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** November 14, 2023                      **(BOT) Date:** November 16, 2023

**SUBJECT:** 118 West St. Charles Road (Downtown Renovation & Improvement Grant)

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

At the November 13, 2023 Economic & Community Development Committee (ECDC) meeting, they considered received a Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) request for the property located at 118 West St. Charles Road and within the Downtown Lombard TIF District. The application is being made by the property owner PREA118LLC and is being requested as part of an overall rehabilitation of the existing building on the premises.

The ECDC unanimously recommended approval of a grant award of up to \$49,618 (50% of eligible costs allowed by the Grant Program).

Please place this item on the November 16, 2023 Board of Trustees agenda, with a recommendation to approve the grant in an amount of \$49,618 for the requested Downtown Renovation & Improvement Grant for the proposed façade improvements.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_


**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.





## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** November 16, 2023

**SUBJECT:** **118 West St. Charles Road (Downtown Renovation & Improvement Grant)**

Please find the following items for Village Board consideration as part of the November 16, 2023 Village Board meeting:

1. Economic and Community Development Committee (ECDC) summary memo (i.e., without plans and quotes); and
2. A Resolution Approving a Downtown Renovation & Improvement Grant) for the property at 118 West St. Charles Road

At the November 13, 2023 Economic & Community Development Committee (ECDC) meeting, they considered received a Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) request for the property located at 118 West St. Charles Road and within the Downtown Lombard TIF District. The application is being made by the property owner PREA118LLC and is being requested as part of an overall rehabilitation of the existing building on the premises.

The ECDC unanimously recommended approval of a grant award of up to \$49,618 (50% of eligible costs allowed by the Grant Program), subject to the following conditions:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, the applicant shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.
4. After the grant money is paid, the applicant shall display the Village window sign acknowledging they received a grant.

September 21, 2023  
10-12 S. Park Avenue  
Page 2

**ACTION REQUESTED**

Please place this item on the November 16, 2023 Board of Trustees agenda, with a recommendation to approve the grant in an amount of \$49,618 for the requested Downtown Renovation & Improvement Grant for the proposed façade improvements.



## MEMORANDUM

**TO:** Trustee Anthony Puccio, Chairperson  
Economic and Community Development Committee

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

**MEETING DATE:** November 13, 2023

**SUBJECT:** **Improvement & Renovation Grant; 118 W. St. Charles Road (PREA)**

The Community Development Department received an application for the Improvement and Renovation Grant Program (also known as the Façade Grant Program) for the property located at 118 West St. Charles Road and within the Downtown Lombard TIF District. The application is being made by Performance Real Estate Advisors LLC (PREA). For background, PREA currently occupies a first-floor tenant space at 123 W. St. Charles Road. They purchased the subject property earlier this year and they are undertaking improvements to their new building in order to give them expanded office space. The grant request is being made as part of their overall office interior build-out activities, but the grant would only cover applicable exterior façade modifications to the existing building.

The exterior improvements are intended to be undertaken in conjunction with the interior construction efforts. The interior work has received a building permit from the Village (CB23-000369) and interior demolition/construction work is underway. An existing State Farm office will remain at the premises for a shorter time period, but ultimately PREA is representing that they will be the sole tenant in the building.

### ATTACHMENTS

1. Façade Grant Application with Concept Design Exhibit
2. A spreadsheet summarizing the project costs for the various construction disciplines
3. Quote Information
4. Selected Sheets of Approved Interior Buildout Plans (Sign and Exterior Lighting Package is within quote section)

The Grant Program provides funding for selected exterior enhancements. The applicant's submitted plans relative to grant consideration and includes the following elements:

- Awning replacement along the west wall
- A new metal awning along the south wall
- New PREA signage on the south and west elevations
- Companion exterior functional and exterior lighting on the west and south elevations
- Selected masonry painting on the west and south facades
- Minor landscape enhancements at the west entrance



The estimated façade enhancement component is \$99,235 and is grant eligible up to \$49,618 (i.e., the lesser of 50% of the overall project costs, or \$50,000).

The Lombard Downtown Revitalization Project Guidebook offers aesthetic standard recommendations. The design recommendations can be applied to numerous buildings in Downtown Lombard. This building does not have specific design recommendations; however, this project does incorporate decorative projection awnings/overhangs, wall signage and gooseneck and ambient lighting styles consistent with other awarded downtown grant projects in general and the block in particular (Bone & Blossom, Sky Centers and even the proposed Kyo Restaurant). As such, this project includes improvements further enhancing downtown Lombard.

### **POLICY QUOTE PROVISIONS**

Unlike many grant requests in which applicants are working on concept plans and quotes, this request is based upon pending or actual construction drawings. Some of the trades have already been selected for the interior phase of the project, which is a Village requirement for permit issuance. To that end, the actual cost estimates have the probability of greater alignment with the real construction costs.

As an alternate approach to the three-quote policy requirement for some of the improvements, the proposed plans were reviewed by the Building Director to determine the appropriateness and of the bid and if it is aligned with project construction costs. Through this review and approach, the proposed costs are deemed to be reasonable. Staff also notes that some of the exterior improvements, such as the additional exterior lighting, will be done by the interior contractor, and the additional costs would only be the incremental additional cost for the fixtures itself, so there is an economies of scale benefit.

The ECDC members will recall that this approach was utilized in two recent Economic Incentive Proposals (Heritage Cadillac and Yorktown Reserve), in which the incentive was based upon anticipated costs and prove-up provisions, which would also be subject to post construction submittal and approval before funds are released.

### **COMMITTEE ACTION REQUESTED**

This item is being placed on the November 13, 2023 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval to the Village Board for the requested Downtown Renovation and Improvement Grant being sought for the property at 118 W. St. Charles Road, in an amount not to exceed 50% of the eligible project costs or \$49,618, whichever is less, and associated with the submitted plans. Said recommendation is subject to the following conditions:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.

November 13, 2023  
118 W. St. Charles Road  
Page 3

2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, the applicant shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.
4. After the grant money is paid, the applicant shall display the Village window sign acknowledging they received a grant.





**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT  
PROGRAM PRE-APPLICATION**

1. A. Building Address and Description: 118 W. St. Charles Rd. Lombard, IL. 60148
- B. Property Identification Number: 06-07-204-027
- C. Legal Description of Property: Town of Lombard

2. A. Owners Name: Performance Real Estate Advisors
- B. Owners Address: 123 W. St. Charles Lombard, IL. 60148 #100
- C. Phone (day time): 312-533-8463

3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)
- A. Jeff Wilcox State Farm 118 W. St. Charles Rd. Lombard IL. 60148  
4 months left on lease...extending another year in January. State Farm insurance company.

B. \_\_\_\_\_

C. \_\_\_\_\_

4. Proposed Improvements and Renovations: Paint brick. Add lighting. Add signage.  
Add windows, Update west entry with new roof design. Add front overhang. Add new plants



5. Plans/Drawings prepared by:

A. Name: Steve Flint with Flint Architects/ Rich Yangas

B. Address: 314 S. Westmore Lombard, IL. 60148

C. Phone (day time): 630-953-9220

D. Estimated Cost of the Improvement and Renovation: \$ \$100,000.00

6. Statement of Understanding.

- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Downtown Improvement and Renovation Grant Program and the specific design recommendation of the Director of Community Development.
- B. The applicant must submit detailed cost documentation, copies of building permits, and all contractors waivers of lien upon completion of work.
- C. The applicant, owners, and all contractors must comply with all federal and local regulations (see the attached list).

Business Owner Signature

(Date) 9/20/23

Property Owner Signature

(Date) 9/20/23

Return application to:

Village of Lombard  
Community Development Department  
255 E. Wilson Ave., Lombard, IL 60148  
630-620-5746





**RESOLUTION**  
**R \_\_\_\_\_**

**A RESOLUTION APPROVING A DOWNTOWN IMPROVEMENT AND  
RENOVATION GRANT FOR THE PROPERTY COMMONLY KNOWN AS  
118 WEST ST. CHARLES ROAD**

WHEREAS, the Village disburses funds for the Downtown Improvement and Renovation Grant Program (the “Program”) under the authority of the Village Board of Trustees, and will provide monetary grants to qualified property owners in the Lombard Tax Increment Financing (TIF) Downtown District to enhance and improve buildings and parking areas; and,

WHEREAS, property owner Richard Yangas/PREA118LLC (the “Applicant”), wish to participate in this Program for renovations to the property (the “Project”) located at 118 West St. Charles Road, Lombard, Illinois (the “Subject Property”) and,

WHEREAS, the Project shall consist of those renovations to the property on the Subject Property as set forth on Exhibit “A” attached hereto and made part hereof; and,

WHEREAS, the Project will complement and support the Village’s plans to maintain a quality Central Business District;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That the Village shall provide the Applicant a grant of up to forty-nine thousand six hundred and eighteen dollars (\$49,618), pursuant to the Program (the “Grant”) for the proposed façade enhancements. Such grant funds shall be available to the Applicant upon the authorization of the Village’s Director of Community Development, after receipt of satisfactory evidence that the project components have been completed, and that the Applicant has paid all invoices for labor and materials in connection therewith.

**SECTION 2:** The Applicant, as well as any subsequent business or property owner, will perform the following obligations in connection with the Project:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, the applicant shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.
4. After the grant money is paid, the applicant shall display the Village window sign acknowledging they received a grant.

Resolution No. \_\_\_\_\_  
118 West St. Charles Road

**SECTION 3:** The Applicant, and any subsequent business or property owner, shall be required to maintain the Property in accordance with all Village codes and ordinances, and obtain all necessary licenses and permits required relative thereto.

**SECTION 4:** That the Downtown Improvement and Renovation Grant Program Agreement, relative to the Project, attached hereto as Exhibit "B" and made part hereof is hereby approved (the "Agreement")

**SECTION 5:** The Village may terminate the Agreement if the Applicant, or any subsequent business or property owner, fails to comply with any of the terms of the Agreement. In the event of termination, the Applicant shall be required to repay any amount of the Grant disbursed.

**SECTION 6:** That the Village President and Village Clerk are hereby authorized and directed to sign, on behalf of the Village of Lombard, the Agreement attached hereto as Exhibit "B".

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Keith T. Giagnorio  
Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski  
Village Clerk



Resolution No. \_\_\_\_\_  
118 West St. Charles Road

**EXHIBIT A**  
**Legal Description**

LOT 3 IN BLOCK 10 IN TOWN OF LOMBARD, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-204-027

ADDRESS: 118 WEST ST. CHARLES ROAD, LOMBARD, IL

**EXHIBIT B**

**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT PROGRAM  
AGREEMENT**

This Agreement is entered into this 16th day of November, 2023, by and between the Village of Lombard, Illinois, (hereinafter referred to as the “Village”), and property owner PREA118LLC, signed by agent Richard Yangas (hereinafter referred to as “Applicant”) for the property at 118 West St. Charles Road, Lombard, Illinois (said location being legally described on Exhibit “1” attached hereto and made part hereof – hereinafter referred to as the “Subject Property”). The Village and the Applicant are sometimes referred to herein collectively as the “Parties.”

**WITNESSETH**

**WHEREAS**, the Village, pursuant to Sections 36.30 through 36.36 of the Lombard Village Code, has established a Downtown Improvement and Renovation Grant Program (hereinafter referred to as the “Program”) and, as such, will provide grants to qualified business owners and property owners in the Eligible TIF Districts (as said term is defined in Section 36.31 of the Lombard Village Code) for exterior renovations; and

**WHEREAS**, the Program compliments and supports the Village's plans to maintain a quality Central Business District; and

**WHEREAS**, exterior renovations are desirable within the Central Business District and contribute to an economically strong Central Business District; a commercial area where the image, appearance, and environment encourage the attraction of shoppers; and

**WHEREAS**, the Applicant wish to participate in this Program for proposed exterior renovations to be located at 118 West St. Charles Road, Lombard, Illinois; with said exterior and accessibility renovations being more specifically described in Exhibit “2” attached hereto and made part hereof (hereinafter referred to as the “Project”);

**NOW, THEREFORE**, in consideration of the foregoing, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Parties hereto, the Parties agree as follows:

**SECTION 1:** The Village shall provide the Applicant with a grant under the Program in an amount not to exceed \$49,618, (hereinafter referred to as the “Grant”) for the proposed façade enhancements.

Such Grant shall be available to the Applicant upon the authorization of the Village's Director of Community Development, and after the Applicant has constructed the Project, and complied with the provisions of this Agreement and Sections 36.30 through 36.36 of the Lombard Village Code, as well as paid for the Project. The maximum amount



of the Grant, as set forth above, is based upon the Applicant expending no less than ninety nine thousand, two hundred thirty-five and 00/100 dollars (\$99,235) on the proposed exterior façade modifications. In the event that the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed fifty percent (50%) of the amount expended by the Applicant in relation to the Project.

**SECTION 2:** The Applicant shall undertake the following in connection with the Project:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, the applicant shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.
4. After the grant money is paid, the applicant shall display the Village window sign acknowledging they received a grant.

**SECTION 3:** Upon completion of the Project, the Applicant shall maintain the Subject Property and the business located thereon in accordance with all applicable federal, state and local laws, rules and regulations.

**SECTION 4:** The Applicant hereby consent to the recording of this Agreement to serve as notice to future purchasers, assigns, estate representatives, mortgagees, and all other interested persons of the conditions outlined in this Agreement.

**SECTION 5:** In the event the Village terminates this Agreement as a result of the Applicant failing to comply with any of the terms of this Agreement, the Applicant shall be required to repay any amount of the Grant that has been disbursed by the Village.

**SECTION 6:** This Agreement shall be binding upon the successors and assigns of the Parties hereto.

VILLAGE OF LOMBARD

\_\_\_\_\_  
By: Keith T. Giagnorio, Village President

Resolution No. \_\_\_\_\_  
118 West St. Charles Road

\_\_\_\_\_  
Attest: Elizabeth Brezinski, Village Clerk

APPLICANT

\_\_\_\_\_  
PREA118LLC, Richard Yangas









Resolution No. \_\_\_\_\_  
118 West St. Charles Road

**EXHIBIT 1**  
**Legal Description**

LOT 3 IN BLOCK 10 IN TOWN OF LOMBARD, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-204-027

ADDRESS 118 WEST ST, CHARLES ROAD, LOMBARD

## **EXHIBIT 2**

The Community Development Department retains a copy of the submittal to the Economic and Community Development Committee. This submittal includes contractor's quotes and a description of the work to be completed. As set forth in the attached building plans, the applicant proposes to undertake:

- Awning replacement along the west wall
- A new metal awning along the south wall
- New PREA signage on the south and west elevations
- Companion exterior functional and exterior lighting on the west and south elevations
- Selected masonry painting on the west and south facades
- Minor landscape enhancements at the west entrance

The estimated façade enhancement component is \$99,235 and is grant eligible up to \$49,618 (i.e., 50% of the Project cap).



General Notes

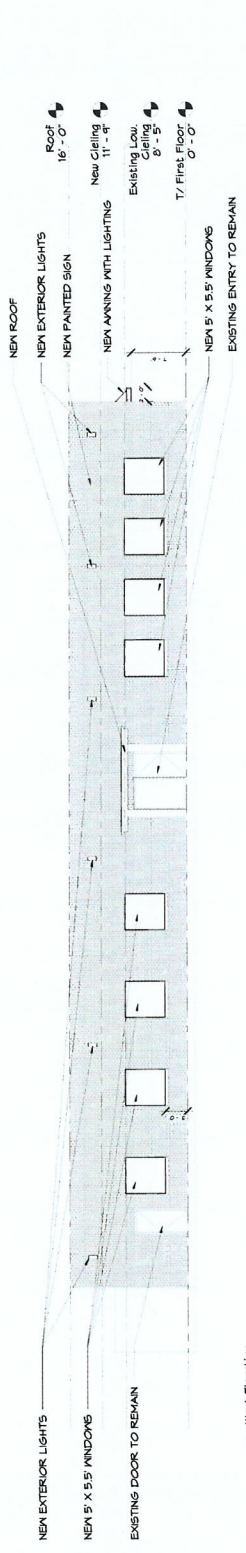
No.	REVISION	DATE
1	VILLAGE COMMENTS	10/13/23
	Revision Issue	



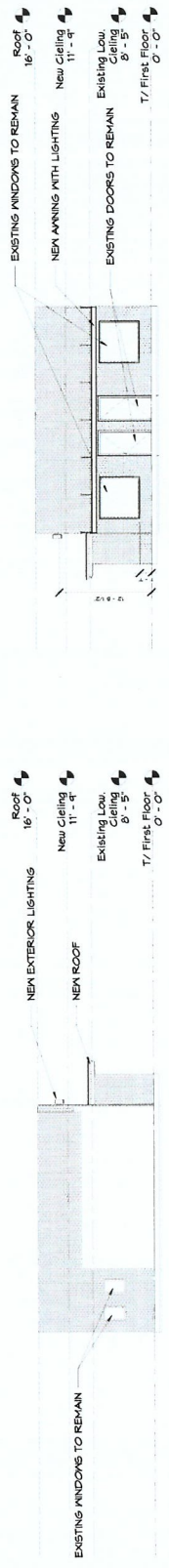
PROJECT NAME AND ADDRESS  
Commercial Renovation  
PREA LLC  
118 N St. Charles Road  
Lombard, IL 60148

TITLE: 23040  
DATE: 10/14/2023  
SHEET: A3  
AS NOTED

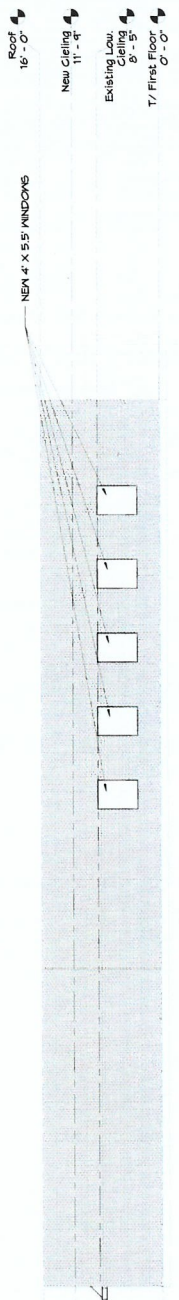
COPYRIGHT © 2023  
FLINT ARCHITECTS, LLC



3 West Elevation  
1/8" = 1'-0"



4 South Elevation  
1/8" = 1'-0"



1 East Elevation  
1/8" = 1'-0"

**FINISH NOTES**

1. ALL DECORATIVE FRP-11 LAM-03 SHOULD HAVE STAINLESS STEEL CAP, INSEAM & CORNER.
2. ALL MD-01 TO HAVE 56 CORNICE CAP.







118 W. ST CHARLES RD.



## Alcon 15242 Gooseneck LED Commercial Sign and Barn Light

by Alcon Lighting

\$589.95

● Available

Model 15242

Ships-In: 1-2 Weeks



Description Details **Specification Downloads**

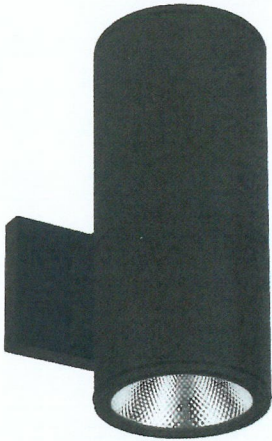
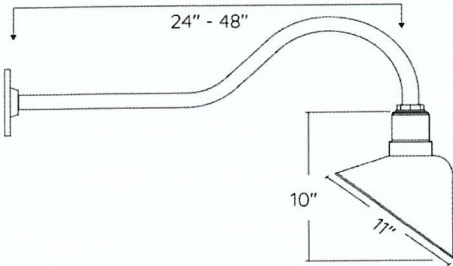
↓ Specification Sheet

Customize

19W | 2200L + \$50.00 ▼

3000K | Soft White + \$0.00 ▼

Black + \$0.00 ▼



## Alcon 11240-2 Architectural 4-inch Cylinder LED Uplight and Downlight

by Alcon Lighting

\$199.95

● Available

Model 11240-2

QuickShip



Description Details **Specification Downloads**

↓ (Gen 2) Specification Sheet

↓ (Gen 1) Specification Sheet

↓ Installation Instructions

Customize

Black ▼



SIDE TOWARD THE FRONT OF THE BUILDING

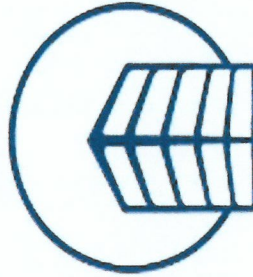
# PERFORMANCE REAL ESTATE ADVISORS

A F F O R D A B L E   H O U S I N G   B R O K E R A G E

White background with Pantone: 2768C letters  
3' x 12' overall, all individual letters with top lighting

21 sq. ft.

FRONT



PREA

CNC metal powdercoat Pantone: 2768C  
Backlit LED with standoffs

4.5' x 6'

27 sq. ft.



**EXISTING**



**PROPOSED**

118 W. ST. CHARLES SIDE ENTRANCE

