

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 : March 29, 2022 **(BOT) Date:** April 7, 2022

SUBJECT: Downtown Improvement & Renovation Grant 135 S. Main Street
(Brust Funeral Home) – Time Extension

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

BACKGROUND/POLICY IMPLICATIONS:

The Board of Trustees approved Resolution 26-21 on May 20, 2021 which granted approval of a Downtown Improvement & Renovation Grant. Per the provisions of the Resolution work was to be completed within one (1) year

Staff recommends that the Village Board approve a Resolution extending the time period to finish construction of the project for an additional nine-month period (i.e., until February 20, 2023).

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 

DATE: April 7, 2022

SUBJECT: **Downtown Improvement & Renovation Grant; 135 S. Main Street Road (Brust Funeral Home) – Time Extension**

The Board of Trustees approved Resolution 26-21 on May 20, 2021 which granted approval of a Downtown Improvement & Renovation Grant. Per the provisions of the Resolution work was to be completed within one (1) year.

After being advised that the approved grant would expire prior to work being completed, the applicant has submitted the attached letter requesting an extension of the grant granted by the Village Board. A permit for the work has been issued.

A copy of Resolution 26-21 is attached for your reference.

ACTION REQUESTED

Staff recommends that the Village Board approve a Resolution extending the time period to finish construction of the project for an additional nine-month period (i.e., until February 20, 2023).

RESOLUTION
R _____

**A RESOLUTION APPROVING A TIME EXTENSION TO A DOWNTOWN
IMPROVEMENT & RENOVATION GRANT FOR THE PROPERTY
COMMONLY KNOWN AS 135 S. MAIN STREET**

WHEREAS, on May 20, 2021, the President and Board of Trustees of the Village of Lombard adopted Resolution 26-21 authorizing a Downtown Improvement & Renovation Grant for the building located at 135 S. Main Street, (hereinafter the “Subject Property”); and

WHEREAS, Condition Section 2b of Resolution 26-21 states that:

- b. Work must be complete one year from the date of approval.

WHEREAS, while the permit has been issued for the improvements associated with the Subject Property, the project has not been completed to date for the Subject Property; and

WHEREAS, the Village has received a letter requesting a time extension associated with Resolution 26-21 as it relates to the aforementioned condition number 2b; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said time extension.

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

SECTION 1: Condition number 2b of Resolution 26-21 is hereby amended and extended and shall read as follows:

- b. Work shall be completed by February 20, 2023. Failure to complete the Project by February 20, 2023 shall result in forfeiture of the Grant.

SECTION 2: That all other provisions associated with Resolution 26-21 shall remain in full force and effect.

SECTION 3: This Ordinance is limited and restricted to the property generally located at 135 S. Main Street, Lombard, Illinois and legally described as follows:

LOT 1 IN BRUST’S PLAT OF CONSOLIDATION, OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING

Resolution No. _____
135 S. Main Street

TO THE PLAT THEREOF RECORDED APRIL 26, 1999 AS DOCUMENT
R99-093886, IN DUPAGE COUNTY, ILLINOIS.

PIN 06-08-111-034
ADDRESS: 135 S. MAIN STREET

SECTION 4: That the Owner agrees that the Agreement may be duly recorded against the subject Property, to serve as notice upon future purchasers, assigns, estate representatives, mortgages, and all other interested persons of the conditions outlined in the Agreement.

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

Adopted this ____ day of _____, 2022, pursuant to a roll call vote as follows:

Ayes: _____

Nayes: _____

Absent: _____

Approved by me this ____ day of _____, 2022.

Keith T. Giagnorio
Village President

ATTEST:

Elizabeth Brezinski
Village Clerk

Ganser, Jennifer

From: Ted B <ted.brust93@gmail.com>
Sent: Thursday, March 17, 2022 1:40 PM
To: Ganser, Jennifer
Subject: Re: time extension

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

Thank you for getting back to me. 9 months will be safe. That is when the project next door is to be completed. I have on my calendar that we will be completed by mid-June. Again 9 months will probably be best.

The reasoning for the delay is due to the work being done next door. There has to be certain things complete next door, mainly installing the water line that will connect to our property. Once that is installed the work on our property can begin. As it were, work has begun on our parking lot, albeit slowly. The curb has been ripped up so that the water line to Main St. can be installed. Some progress has been made. Let me know what other information you need or questions I can help answer.

-Ted Brust
Brust Funeral Home
630-629-0094

On Thu, Mar 17, 2022 at 11:59 AM Ganser, Jennifer <GanserJ@villageoflombard.org> wrote:

Ted,

In talking with Bill we decided 9 months to be safe. Please still reply to I can use this email to get the time extension on the Board agenda. Thanks.

Jennifer

From: Ganser, Jennifer
Sent: Thursday, March 17, 2022 8:17 AM
To: 'Ted B' <ted.brust93@gmail.com>
Subject: time extension

Ted,

Hello, hope you are well. In the past few months we have emailed about the Downtown Improvement & Renovation Grant that Brust Funeral Home received at 135 S. Main Street. Per the grant approvals, work was to be completed by May 20, 2022. Our past emails noted that though a permit was issued, work may not be complete by then.

1. Can you reply to this email stating that you would like a time extension for the grant? This will need to be approved by the Village Board, ideally at their April 7, 2022 meeting.
2. Is six months ok? This would require that work is complete and has passed final inspection by November 20, 2022. Please check with Holladay or your contractors if you like. If the date needs to be revised, please let me know.

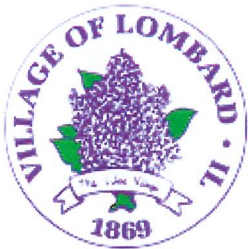
Let me know if you need anything else or have questions. I look forward to hearing from you.

Jennifer Ganser, AICP

Assistant Director of Community Development

Village of Lombard

255 E. Wilson Ave. Lombard, IL 60148



Building Permits? Visit our [Online Portal](#)

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Web: www.villageoflombard.org

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