

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MAY 26, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Façade Improvement Grant for 994 Warren Avenue	Resolution Ordinance ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A motion is requested awarding a Façade Improvement Grant to 994 Warren Avenue.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2008-2013 identified *Authentic Downtown – The Heart of the Community*.

FISCAL IMPACT

The Downtown TIF Fund has \$100,000 budgeted for the Façade Improvement Program. To date, one grant of \$9,999 has been awarded to 935 Curtiss Street. The funds have not been dispensed, but they are committed. The table below details the approved, requested and remaining funds:

Property Address	Requested Funds	Recommended Grant	Committed Funds
935 Curtiss Street	\$9,999.00	\$9,999.00	\$9,999.00
5123 Main Street	\$55,000.00	\$0	\$0
994 Warren Avenue	\$18,000.00	\$11,500.00	\$0
Totals	\$82,999.00	\$21,499.00	\$9,999.00

There is currently \$90,001 remaining in the 2009 Façade Improvement Program.

RECOMMENDATION

Staff and the ADRB recommends approval of a grant in the amount of \$11,500.

BACKGROUND

In January 2009, the Village Council adopted a Façade Improvement Program for Downtown Downers Grove. The program is a dollar for dollar matching grant program and requires that a project comply with the Downtown Design Guidelines to receive funding from the Village. A total of \$15,000 is available for a façade-only project. An additional \$40,000 is available for façade projects that include life safety and accessibility improvements. If an owner is requesting less than \$10,000 from the Village and complying with the Design Guidelines, the Village Manager may approve the grant. If a project is requesting more than \$10,000 from the Village, ADRB review and Council approval are required.

The petitioner is requesting an \$18,000 grant through the Village's Façade Improvement Grant Program for an outdoor seating and interior renovation project at 994 Warren Avenue. The petitioner received a permit for these improvements in March 2009. The petitioner is requesting the \$15,000 for façade improvements

and \$3,000 for additional improvements, which includes life safety and ADA accessibility improvements.

The petitioner constructed a 256 square foot outdoor seating area to the south of the existing building along Warren Avenue. To accommodate the proposed seating area, an existing planting bed was reduced in length. The seating area is delineated by planter boxes. The planting boxes and seating areas will be removed during the winter months. All patrons will access the seating area through the main restaurant. To accommodate the outdoor seating area, a new door was installed in the south façade that provides access to only the seating area.

A 144 square foot outdoor seating area was constructed along the west side of the building, adjacent to Main Street, and replaced an existing planting bed. The outdoor seating area service, a new Italian take-out restaurant, Toscana's, is located in the northwest corner of the existing Rocca's restaurant. A portion of the existing concrete masonry unit wall was removed to provide access to the seating area and the new door will be installed along the buildings west façade. Adjacent to the existing masonry wall, landscaping and an aluminum guardrail with flower boxes will be installed. New awnings for Toscana's were installed along the western façade.

The ADRB and staff found that the proposed improvements comply with the Design Guidelines. The ADRB recommended approval of a grant. Staff concurs with this recommendation.

Staff believes the project's permanent components – primarily the improvements on the west side of the building – are the only eligible expenses. The total amount for these improvements is estimated at \$23,000. As such, staff is recommending a grant of \$11,500.

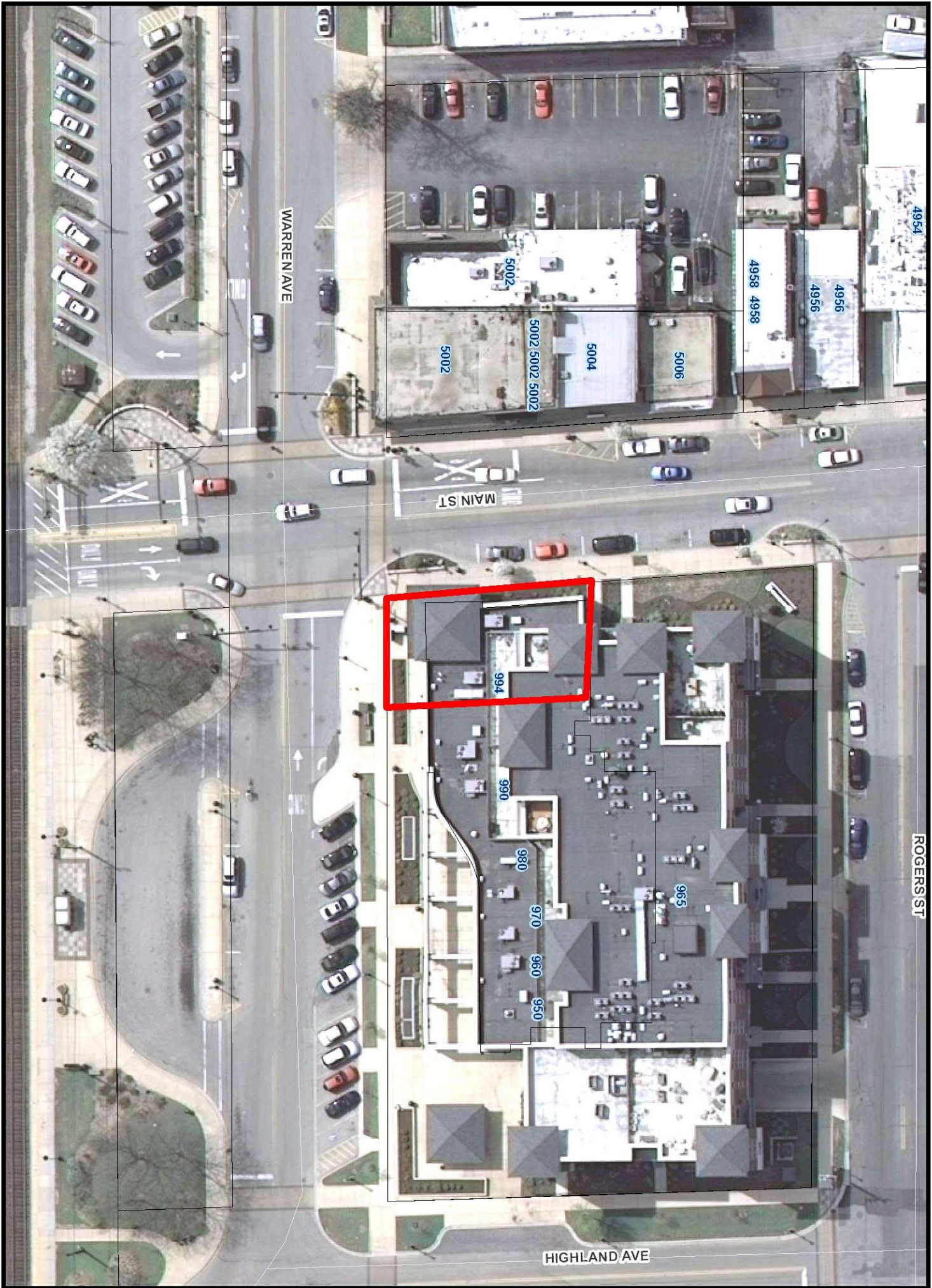
ATTACHMENTS

Aerial Maps

Staff Report with attachments dated April 23, 2009 – 994 Warren Avenue

Draft Minutes of the Architectural Design Review Board Meeting dated April 23, 2009

Façade Improvement Letter – Downtown Management Board



0 25 50 75 100 Feet

994 Warren Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE ARCHITECTURAL DESIGN REVIEW BOARD
APRIL 23, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
ADRB-03-09 994 Warren Avenue	Façade Improvement Grant	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting an \$18,000 grant from the downtown Façade Improvement Grant Program.

NOTICE

The petition requires a public meeting not a public hearing. Therefore, notice is not required.

GENERAL INFORMATION

OWNER/APPLICANT: Gary Brady
7119 Burr Oak Lane
Countryside, IL 60525

PROPERTY INFORMATION

EXISTING USE: Restaurant
PROPERTY SIZE: 31,058 square feet (0.713 acres)
PIN: 09-08-117-048
TOTAL RENOVATION COST: \$40,000
GRANT REQUEST: \$18,000 (\$15,000 for façade improvements and \$3,000 for additional improvements)

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application for the Façade Improvement Grant Program
2. Project summary / narrative letter
3. Architectural drawings
4. Cost estimate for proposed project

PROJECT DESCRIPTION

The petitioner is requesting an \$18,000 grant through the Village's Façade Improvement Grant Program for an outdoor seating and interior renovation project at 994 Warren Avenue. The petitioner received a permit for these improvements in March 2009. The petitioner is requesting the \$15,000 for façade

improvements and \$3,000 for additional improvements, which includes life safety and ADA accessibility improvements. Because the request exceeds \$10,000, ADRB review and Village Council review and approval are required.

The petitioner is proposing to construct a 256 square foot outdoor seating area to the south of the existing building. To accommodate the proposed seating area, an existing planting bed will be reduced in length. The seating area will be delineated by planter boxes. The planting boxes and seating areas will be removed during the winter months. All patrons will access the seating area through the main restaurant. To accommodate the outdoor seating area, a new door will be installed in the south façade that provides access to only the seating area.

A 144 square foot outdoor seating area will be located along the west side of the building and will replace an existing planting bed. The outdoor seating area will service a new Italian take-out restaurant, Toscana's, located in the northwest corner of the existing Rocca's restaurant. A portion of the existing concrete masonry unit wall will be removed to provide access to the seating area and the new door will be installed along the buildings west façade. Adjacent to the existing masonry wall, landscaping and an aluminum guardrail with flower boxes will be installed. New awnings for Toscana's will be installed along the western façade.

Interior work includes the construction of a wall and door to separate the two restaurants. Toscana's interior improvements includes the construction of an ordering counter, counter seating for six patrons, a bench and a cooler.

Project Costs

The total project cost, as shown in the petitioner's provided estimate, is \$40,000 as shown below:

Description	\$ Amount
Concrete	\$ 5,000.00
Landscaping	\$ 9,000.00
Stairway	\$ 8,000.00
Entrance Doors	\$ 4,000.00
Awnings	\$ 2,000.00
Planter Boxes	\$ 4,000.00
Dining Tables & Chairs	\$ 3,000.00
Life Safety	\$ 4,000.00
ADA	\$ 1,000.00
TOTAL	\$ 40,000.00

Staff believes the south seating area is a temporary improvement. Whereas the western seating area is a permanent improvement, changing an existing planting bed to a seating area, the southern seating area is modifying an existing open concrete area and planting bed to create a larger space for a temporary outdoor seating area. Therefore, staff believes only the landscaping, stairway, entrance doors and awnings are eligible expenses under the Façade Improvement Grant Program. These four items are permanent in scope and are directly related to the building and the permanent western seating area. The total estimate of these items is \$23,000; therefore the petitioner would be eligible for up to \$11,500 in grant monies.

The concrete work is related to the removal of the existing planting bed to create a space for the annual

south seating area. The planter boxes are temporary in nature and will only be used during the warm months of the year. The dining tables and chairs are associated with the cost of doing business rather than a façade improvement. The full life safety system is already installed in the existing restaurant and requires only minor modifications to accommodate the new Toscana's restaurant. Additionally, the building is fully accessible and does not require any upgrades to its accessibility.

COMPLIANCE WITH DOWNTOWN BUSINESS DISTRICT DESIGN GUIDELINES

The petitioner has outlined the request in the attached narrative letter, cost estimate and drawings. The petitioner will further address the proposal and justification to support the requested grant at the public hearing.

Grant applications require evaluation based on the Village's Downtown Design Guidelines. The Design Guidelines outline five areas which make up the building. Each area is shown below with a detailed description of how the petitioner meets or does not meet each. Additionally, staff developed a scoring system to evaluate each project. The scoring sheet (attached) provides specific breakdowns and descriptions of how each area is evaluated. A summary of the points awarded is shown below.

a. Site Design (0 points available)

This section is not applicable because the proposal does not include the construction of a new building. As such, no points are available and no points are awarded. The petitioner does not lose points.

b. Building Design (0 points available)

This section is not applicable because the proposal does not include the construction of a new building. As such, no points are available and no points are awarded. The petitioner does not lose points.

c. Building Base (11 points available – 10 points awarded)

The petitioner is reusing existing materials along the western seating area while new materials for complement existing materials. The petitioners will be installing new aluminum doors which match the existing windows and doors. The petitioner is using preferred materials such as brick pavers and metal railings. New Toscana's awnings will replace some of the existing awnings. Permanent and seasonal landscaping is incorporated into the design of the outdoor seating areas. The outdoor seating is appropriate in scale and the layout does not prohibit pedestrian traffic.

Overall, staff believes the petitioner has met the building base requirements.

d. Building Middle (0 points available)

This section is not applicable because the project does not include a multi-story component. As such, no points are available and no points are awarded. The petitioner does not lose points.

e. Building Top (0 points available)

This section is not applicable because the project does not include a building top such as a cornice. As such, no points are available and no points are awarded. The petitioner does not lose points.

RECOMMENDATIONS

As reviewed by staff, the building received 10 points out 11 available total points, for a 91% compliance with the Design Guidelines. Staff believes the proposal does meet the requirements of the Design Guidelines and therefore should be awarded grant monies. However, staff does not believe that work associated with the south seating area, furnishings, life safety and accessibility are eligible expenses.

Based on the findings above, staff recommends the ADRB forward a positive recommendation to the Village Council for this application subject to the following conditions:

1. Based on the findings listed above, the grant award should be \$11,500 instead of the \$18,000 as requested by the applicant.
2. The applicant shall provide proof of payment prior to disbursement of Village TIF funds.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

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Figure 1 – South seating area looking to the northeast



Figure 2 – South seating area looking to the northwest



Figure 3 – West seating area looking north



Figure 4 – West seating area looking south

To whom it may concern,

This letter and application is for Rocca's/Toscana's Facade Improvements Program. Rocca's/Toscana's are providing Downers Grove with two new outdoor dining and pick up restaurants. Rocca's is a 20-24 seat dining experience. Toscana's is a brand new Italian experience. We are going to provide Downers Grove with Authentic Italian cuisine. It is primarily a pick up and to go Bistro with a full food and bar menu. We are going to offer 6 stools in the pickup area. What we are really excited about is the 12-14 outdoor dining section on Main Street. We believe it is the first outdoor dining experience on Main Street in Downers Grove. The outdoor dining experience for Toscana's will be 144 sq. ft...

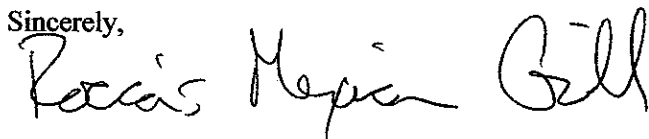
The construction for Toscana's includes;

1. We our digging out the dirt and existing dead bushes, and putting in brick pavers in its place where the outdoor tables and chairs will reside.
2. We have had prefabricated stairs made (the condo association would not allow for anything to be attached to the existing structure). We will have the concrete poured into the stairs, with the landing going down to the south for seating and for the sidewalk. A wall is being put up to separate Toscana's from Rocca's (meeting all of ADA's standards and regulations).
3. Toscana's is having its own separate entry. We are having a new door installed in place of one glass window.
4. Toscana's is also having its own signing and awnings made.
5. One of the nice parts of Toscana's is all the new green space we are providing to Downtown Downers Grove. After putting all the pavers in and reinforcing the wall we are attaching a railing with flower boxes throughout with multi colored floral arrangements. We feel that Toscana's will make a very nice afternoon sandwich and light dinner establishment with the added possibility of enjoying a glass of wine or a cocktail in the sun. Which we believe would be ever more appealing to the residents of Downers Grove.

Rocca's new outdoor dining experience will be larger and a more colorful one we feel. It measure 256 sq. ft...

1. Rocca's will have its entrance to the outdoor dining from the inside of the existing restaurant.
2. Rocca's has taken out a section of the existing (trip hazard) concrete blocks out. We reinforced the area and have poured a flat piece of concrete in its place. We then have purchased planter boxes and squared off the dining area. These are temporary boxes to be removed in the winter. They will also be filled with colorful arrangements of flowers and greenery for Downers Grove residents.
3. Lastly we made a concrete walkway for the existing customers to Every Days a Sundae ice cream parlor. We want to be good neighbors with all.

Sincerely,

A handwritten signature in black ink that reads "Rocca's Mexican Grill". The signature is written in a cursive, flowing style.

Rocca's Mexican Grill

431-5572

ROCCA'S / TOSCANA'S

4-1-09

994 WARREN AVE

FACADE PROGRAM - PROJECTED COSTS

①	CONCRETE WORK	\$ 5,000. ⁰⁰
②	LANDSCAPING	\$ 9,000. ⁰⁰
③	STAIRWAY	\$ 8,000. ⁰⁰
④	ENTRANCE DOORS	\$ 4,000. ⁰⁰
⑤	PAINTING WORK	\$ 2,000. ⁰⁰
⑥	PLANTER BOXES	\$ 4,000. ⁰⁰
⑦	DINING TABLES + CHAIRS	\$ 3,000. ⁰⁰
⑧	LIFE SAFETY	\$ 4,000. ⁰⁰
⑨	ADA COMPLIANCE	\$ 1,000. ⁰⁰

 \$ 40,000.⁰⁰

TO: JEFF O.

FROM: GREG B.

Downtown Design Guideline Checklist

Project Name: Rocca & Toscana's Façade Improvement
 Project Address: 994 Warren Avenue

	Total Points	Total Points Available for this project	Score	Comments
Site Design - 6 Points available - 6 Points available for this application				
Appropriate Massing (0-2 pts)	0 - 2	0	0	
2 pts - Building massing is proportionate to adjacent buildings				
1 pt - Building is slightly out of proportion to adjacent buildings				
0 pts - Building has no relation to adjacent buildings				
Façade near or on property line (0-2 pts)				
2 pts - Façade is at or within 1 foot of the property line (On corner lots, both facades within one foot of property line)	0 - 2	0	0	
1 pt - Façade is between 1 & 5 feet from the property line (On corner lots, only one façade is within one foot of property line)				
0 pts - Façade is more than 5 feet from the property line. (On corner lots, both facades more than 5 feet from property lines)				
Extend and establish a streetwall				
2 pts - Streetwall is extended or established				
1 pt - Streetwall is established but it is not consistent with existing streetwall				
0 pts - A streetwall is not established as the building is significantly setback from the property line	0 - 2	0	0	

Building Design - 2 Points available - 0 Points available for this application

Maximum of three materials are used	0 - 2	0	0	
2 pts - Three or fewer primary materials are used				
1 pt - Four or five primary materials are used				
0 pts - More than six primary materials are used				

Building Base - 22 Points available - 11 Points available for this application

Transparent windows make up the majority of the primary façade	0-4	0	0	
4 pts - The majority of the façade is transparent windows				
3 pts - Transparent windows are used but do not make up the majority of the façade				
2 pts - Opaque windows are used but take up the majority of the primary façade				
1 pt - Opaque windows are used and do not make up the majority of the primary façade				
0 pts - Few or no windows are used in the primary façade				
Knee walls between 12 and 30 inches				
2 pts - Knee walls extending across the façade at a height between 12 and 30 inches are used	0 - 2	0	0	
1 pt - Knee walls are established at a non-recommended height or not extended across entire façade				
0 pts - Knee walls are not provided				

	Total Points Available for this project	Total Points Available for this project	Score	Comments
Materials differentiate between important features and create a prominent entry through articulation, elaboration or materials	0 - 2	0	0	
2 pts - Building features are differentiated and the entry is unique through articulation, elaboration, and material choices				
1 pt - Some building features are articulated				
0 pts - Building features are not differentiated and the entry is not prominent	0 - 2	2	2	
Consistent materials that compliment existing materials				
2 pts - Building materials relate to adjacent properties				
1 pt - Building materials relate to only some of the adjacent properties				
0 pts - Building materials are out of place and do not compliment adjacent properties	0 - 2	2	2	
Original features and materials are repaired and restored				
2 pts - Original building features are maintained and restored				
1 pt - Some original materials remain but some have been covered up by new materials				
0 pts - Original features and materials have been covered and replaced with new materials	0-4	4	3	
Preferred materials are used				
4 pts - Only preferred materials are used				
3 pts - Preferred materials are used with discouraged materials providing accents				
2 pts - Preferred and discouraged materials are used evenly				
1 pt - Discouraged materials are primarily used with preferred materials providing accents				
0 pts - Only discouraged materials are used	0 - 1	1	1	
Awnings				
1 pt - Awning with appropriate scale and materials				
0 pts - Awnings with improper scale or materials	0 - 1	1	1	
Outdoor seating				
1 pt - Outdoor seating which is appropriate in scale and allows adequate space for pedestrian traffic				
0 pts - Outdoor seating which is out of scale and/or inhibits pedestrian traffic	0 - 1	0	0	
Protruding light fixtures				
1 pt - Protruding light fixtures add visual interest				
0 pts - Protruding light fixtures that do not add visual interest	0 - 1	1	1	
Landscaping				
1 pt - Landscaping is appropriate to the surroundings in scale, massing and materials				
0 pts - Landscaping is inappropriate to the surroundings in scale, massing and materials	0 - 1	0	0	
Benches				
1 pt - Seating which is appropriate to the site and does not impede pedestrian traffic				
0 pts - Seating is inappropriate or inhibits pedestrian traffic	0 - 1	0	0	
Projecting Signs				
1 pt - Appropriate projecting sign is provided				
0 pts - Projecting sign is inappropriate for use	0 - 1	0	0	

	Total Points Available for this project	Score	Comments
Building Middle - 11 Points available for this application			
A horizontal expression between 1st and 2nd floor is delineated	0 - 2	0	0
2 pts - Materials create a horizontal expression across entire façade			
1 pt - Materials create a horizontal expression over some of the façade			
0 pts - No horizontal expression is provided			
Windows in rhythm, replacement windows fill historic opening			
2 pts - New windows are in rhythm or replacement windows fill entire historic opening	0 - 2	0	0
1 pt - Not all windows are in rhythm and only some replacement windows fill entire historic opening			
0 pts - No windows are in rhythm or replacement windows do not fill entire historic opening			
Visual interest created through sills, lintels, divided lights and window styles			
2 pts - Sills, lintels and divided lights are used to create visual interest	0 - 2	0	0
1 pt - Some detailing is provided to create visual interest			
0 pts - No detailing is provided to create visual interest			
Facades are proportionate and visually appealing through detailing, openings and materials			
2 pts - Detailing, openings and materials are used throughout the façade to create visual interest	0 - 2	0	0
1 pt - Some detailing is provided to create visual interest			
0 pts - A blank façade is provided with no detailing			
Corner buildings are articulated and elaborated			
2 pts - Articulation is provided on both facades	0 - 2	0	0
1 pt - Articulation is provided on only one façade			
0 pts - Neither façade is articulated			
Balconies			
1 pt - Balcony creates visual interest and is appropriate for the proposed use	0 - 1	0	0
0 pts - Balcony is out of scale or is not appropriate for the proposed use			
Building Top - 2 Points available for this application			
Distinctive cornice or parapet	0 - 2	0	0
2 pts - Cornice is detailed and provides visual interest			
1 pt - Cornice is provided but it is inappropriate for the building (See Figure 39)			
0 pts - Cornice is not provided			

Total Points	Total Points Available for this project	Score	Comments
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TOTAL SCORE	43	11	10	91%
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Scoring

- 90 - 100% - Building is well designed and meets the intent of the design guidelines.
- 75 - 89% - Building is well designed and meets the majority of the design guidelines but could undergo minor revisions to comply further
- 60 - 74% - Building meets some design guidelines but fails to meet all the guidelines. Revisions could be made to meet more guidelines
- < 59% - Building does not meet the intent of the Village's design guidelines

Reviewer: _____

Date Reviewed: _____

Recommendation: _____

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
VILLAGE HALL - COMMITTEE ROOM
801 BURLINGTON AVENUE

APRIL 23, 2009, 7:00 P.M.

Chairman Davenport called the April 23, 2009 meeting of the Architectural Design Review Board to order at 7:05 p.m. and asked for a roll call:

PRESENT: Chairman Davenport, Mrs. Acks (arrives later) Mrs. Dunham, Mr. Mattheis, Mr. Pappalardo

ABSENT: Mrs. Falco, Mr. Russ

STAFF

PRESENT: Mr. Jeff O'Brien, Planning Manager; Mr. Stan Popovich, Village Planner

VISITORS: Ron Rocco, Ron Belongia, Greg Bedalov, Linda Kunze, Dan Loftus, B.J. Boyd

APPROVAL OF MINUTES:

The draft minutes of the March 26, 2009 meeting were approved on motion by Mr. Mattheis, seconded by Mr. Pappalardo. Motion carried by voice vote of 4-0.

OLD BUSINESS: None

REMARKS FROM THE CHAIR:

Chairman Davenport explained the protocol of the meeting to take place.

NEW BUSINESS:

- A. **FILE ADRB-01-09** A Petition seeking a \$55,000 grant from the Downtown Façade Improvement Grant Program for the property at 5123 Main Street, Downers Grove, IL (PIN 09-08-303-026); Ron and Mankie Rocco, Petitioners and Owners.

Mr. Jeff O'Brien, Planning Manager for the Village, explained what the new Façade Improvement Grant program was about; i.e., a dollar for dollar match up to \$15,000. If the request is for life safety or accessibility, an additional \$40,000 can be requested. Any project more than \$10,000 must receive approval from this Board, follow the Village's Design Guidelines and be approved by Village Council. He conveyed that this Board's goal is to ensure that the petition follows the Village's Design Guidelines.

Mr. Popovich explained the petitioner is requesting \$55,000 from the grant program. The former store has been renovated into a restaurant. A brief review of the floor plans and the exterior facade followed. A completed picture of the project was presented. The project was completed in November 2008, but the request for assistance was applied for in January 2009. In meeting

the Design Guidelines, staff believes the overall massing of the building is fine for the area. Of the three materials used for the project, the primary EIFS material is a discouraged material under the guidelines. In addition, transparent windows should have been used. There is an indoor/outdoor seating opportunity for this project.

Because EIFS is the primary material used and discouraged in the guidelines, along with the opaque windows, staff believes the Board should forward a negative recommendation to the Village Council. However, Mr. Popovich explained if the ADRB supports the project, staff recommends that the recommendation be forwarded with the two conditions listed on page 4 of staff's report.

Mr. Popovich reviewed the guidelines' glass requirements. Some members believed the proposed glass was tinted and not opaque. Concern was raised regarding the EIFS material and that this Board might consider a certain percentage of the material allowed so that the material does not proliferate down a street. The Chairman stated this matter actually presented an opportunity to the Village Council so that the wording might be changed in the guidelines. Another comment followed that tinted glass was not discouraged, and given the position of the afternoon sun on the side of the building, the tint would be beneficial.

For the record, the Chairman read Commissioner Acks' comments:

"Since I will not be able to attend the meeting, I did want to make some comments re: Gatto Restaurant Request. At first, I was concerned about awarding funds that were prior to the adoption of the Design Guidelines and Improvement Program. However, given the pace that government progresses, the Design Guidelines were well in the works prior to their adoption by the Village Council. Should the development of the restaurant have been held up because the grant program was not passed yet? Probably not. So I would be in agreement to award the funds as there probably was an expectation of reimbursement, given the discussions that were taking place regarding the improvement grants at the time the restaurant was being developed.

"Now, a bigger question might be as to how far in advance of adoption of the program it is legitimate to award funds. Does one punish Gatto's because we do not want to tackle that question and, therefore, just create a blanket statement that no one should receive funds prior to the adoption of the program by the Council? Now, as to the amount of payment, I do question the comment on page 3 under Recommendation that state, 'Additionally, the new material covers the original building materials.' I know that this is discouraged; however, if I recall correctly, the old Herbert's façade was not as aesthetically pleasing as the new façade, in my opinion.

"Another comment was that knee walls are encouraged but so are the doors which provide an open air dining experience, which seems to be in conflict. However, I would defer to the architects and builder on the Committee regarding these issues and questions but would have no problem increasing the amount as long as proof of purchase is demonstrated."

Adding to the above comments, the Chairman recalled that prior to the adoption of the Design Guidelines he did not want to see this Board determining how much grant money a petitioner should receive versus someone else and believed it was up to the Village Council and staff to

discuss. However, he supported staff's process of evaluating the process; i.e., a checklist and determining a percentage for the project. The Chairman did believe that staff's percentage should determine how much a petitioner should receive; i.e., 100% would equal 100% of the grant request.

Mr. Pappalardo again expressed concern about the entry doors not being truly transparent and being a safety hazard for people entering/exiting. Regarding the timing of the project, the Chairman felt this Board should not make recommendations to Council for projects that were completed prior to the adoption of the Design Guidelines. He believed this request was unique because there may have been discussions prior to the adoption of the guidelines, and there was the expectation and encouragement of getting the project completed in tandem with getting the guidelines completed. Conversation followed on how the score would differ since the windows were not opaque and how the process was actually a useful tool for staff to work with the petitioner to better meet the guidelines. Conversation continued on providing the petitioner with a few extra points for including certain requirements in the petition.

Mr. Ron Rocco, petitioner and owner of the building at 5123 Main Street, reviewed a history of his business, noting he and his wife have a long 25-year history and commitment of running five businesses in Downers Drove. With this proposal, he wanted to bring in a family-type restaurant to a family entertainment area and believed it was the right fit. He apologized for the materials not meeting the expectation of the Village, which he found out about later, but he felt the project was done very well and was under the impression that the design was meeting with the requirements of the Village. Mr. Rocco said he understood the Design Guidelines would be approved in January 2009 and was strongly encouraged to seek the grant funding anyway, which is what he did. Mr. Rocco discussed the costly improvements to his property. No knee wall was created in order to create the outdoor ambiance. The glass used was a Type E glass for purposes of the afternoon/evening sun. He stated he was seeking an Old Town Tuscan look for the restaurant, which was why the materials used were chosen. He was a team player and believed the project was a benefit to the Village. Lastly, he was a bit hurt after receiving the project's score.

Ms. Linda Kunze, on behalf of Downers Grove Downtown Management, discussed that her Board has worked with staff on the application as well as the Downtown Façade Improvement program and encouraged this Board to support the application. She was aware of the timing of the project and the guidelines and made clear she was not seeking a retroactive approval of the façade grant improvement program. Ms. Kunze reviewed the history of Mr. Rocco's purchase of the building and told of encouraging him to move the project forward along with the Façade Improvement Grant Program. She presented photos of the building's renovation progress and explained the reasons why certain details were added while others were not used; i.e., knee walls.

No further public comment followed. (Ms. Acks arrives)

A question was asked if the guidelines addressed plaster material, which staff stated it did not. The Chairman clarified for the petitioner that staff made a review of the scoring and not a vote on the project. Furthermore, he requested staff to walk through the scoring process on the project. Mr. Popovich and Mr. O'Brien proceeded to explain their evaluations, and Board members discussed the points being assigned for various parts of the grant application. After reviewing the project again with ADRB members, staff now was at a score of 20 out of 25 with an 80% for total.

MR. MATTHEIS MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO VILLAGE COUNCIL FOR THE ABOVE PETITION WITH THE AMENDED SCORING OF 80% VERSUS STAFF'S SCORE OF 59% AND TO INCLUDE THE FOLLOWING CONDITION:

THE APPLICANT SHALL PROVIDE PROOF OF PAYMENT PRIOR TO DISBURSEMENT OF VILLAGE TIF FUNDS.

THE MOTION WAS SECONDED BY MR. PAPPALARDO.

Members stated to the petitioner that the dollar amount of the grant, as discussed in staff's report, should be discussed between the Village Council and him.

ROLL CALL:

**AYE: MR. MATTHEIS, MR. PAPPALARDO, MRS. ACKS, MRS. DUNHAM,
CHAIRMAN DAVENPORT**

NAY: NONE

MOTION CARRIED. VOTE: 5-0

- B. FILE ADRB-03-09** A petition seeking an \$18,000 grant from the Downtown Façade Improvement Grant Program for the property at 994 Warren Avenue, Downers Grove, IL (PIN 09-08-117-048); Gary Brady, Petitioner and Owner.

Mr. Popovich stated this petition was for an \$18,000 Façade Improvement Grant request in order for the petitioner to add a 256 square-foot outdoor eating area for his restaurant on the south side of the building. Planter boxes will be placed on the perimeter of the added area. Another area (144 sq. feet) on the west side will be improved with pavers to facilitate a new carryout area of the restaurant and will include a new door, a new entrance, railings with planter boxes on them, and some permanent landscaping. A couple of new awnings are planned. Mr. Popovich reported that some construction has begun. A brief review of the building's interior followed.

Staff believes the south seating area was temporary in scope, and the west side was more permanent in scope and scored the project appropriately. Mr. Popovich reviewed his scoring evaluation of the project. The only discouraging material he stated was the existing CMU wall. The total score provided by staff was a 10 out of 11 total. Staff believed the project met the intent of the Design Guidelines and supported the project. He recommended this Board forward a positive recommendation to the Village Council, subject to the two conditions listed on page 4 of staff's report.

Positive Board member comments followed on this project.

Petitioner/owner, Mr. Ron Belognia, discussed his restaurant has been open for 11 months and he was pleased to have his business here. He believed by adding more dining areas and a pick-up window was a benefit to the Village. He thanked the Board for their support.

Mr. Ron Bedalov, president of the Downers Grove Downtown Corporation, appreciated the cooperation he received from the petitioner. He appreciated members' comments and staff's scoring of the project. Per a member's question, Mr. O'Brien stated all appropriate liquor licenses and inspections have taken place. No further discussion followed.

MR. MATTHEIS MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE ABOVE PETITION AND INCLUDE THE FOLLOWING CONDITION:

THE APPLICANT SHALL PROVIDE PROOF OF PAYMENT PRIOR TO DISBURSEMENT OF VILLAGE TIF FUNDS.

THE MOTION WAS SECONDED BY MRS. ACKS.

ROLL CALL:

**AYE: MR. MATTHEIS, MRS. ACKS, MRS. DUNHAM, MR. PAPPALARDO,
CHAIRMAN DAVENPORT**

NAY: NONE

MOTION CARRIED. VOTE: 5-0

PUBLIC COMMENT - None

Mr. O'Brien announced that May 2, 2009 is the second annual Board and Commission Workshop to be held at Midwestern University from 8:30 a.m. to 12:00 Noon and will focus on the Village's budget, the Strategic Plan, challenges and participation in the TCD-3 process. Comments followed that the members via did not receive some of the packet information email. Mr. O'Brien would follow up. Mr. Popovich reported that staff was reviewing a Certified Local Government application and needed members' resumes and their specific degrees.

ADJOURNMENT

**MRS. ACKS MOVED TO ADJOURN THE MEETING. MR. PAPPALARDO
SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.
THE MEETING ADJOURNED AT 8:30 P.M.**

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)

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April 28, 2009

The Honorable Mayor Ronald L. Sandack and
Downers Grove Village Council Members
801 Burlington Avenue
Downers Grove, Illinois 60515

On behalf and with the full support of the Downers Grove Downtown Management Corporation Board of Directors I am writing to encourage your continued support of the Downtown Facade Improvement Program and specifically the first two applicants that applied for funding through the program. We were in attendance at the Architectural Design Review Board (ADRB) meeting earlier this week and were thrilled to have both projects on the agenda. The applicants, Ron Rocco and Ron Bologna, have been gracious community partners and we look forward to a continued working relationship for years to come.

As you are aware, the ADRB found as a result of their deliberation, that both projects meet the Downtown Pattern Book Guidelines. This was an important finding as it is a requirement of the Facade Improvement Program. The ADRB's recognition of the unique circumstances surrounding existing buildings, construction schedule issues and the Village's desire to promote outdoor dining experiences were all taken into account. The Downtown Management Board appreciates this real world approach to their recommendations. Developers are encouraged to meet the guidelines and both of these projects, as determined by the ADRB, do.

On a final note, we would like to reassure you that this is not intended to be and is not being promoted as a retroactive program. The projects under consideration were being vetted during the development of the Pattern Book and the architects/planners consulted Village staff as needed to make the most of a fluid process. Schedules being what they are and in this economy, it was the Downtown Management Corporation that encouraged the owner to proceed in an effort to not leave 5,300 sq.ft. on Main Street vacant while the design guidelines were being completed.

We appreciate your consideration of this important program and the first two applicant projects and encourage your support of the petitions as applied for.

Sincerely,



Marta Cullen
Chairman
DG Management Corporation
933A Curtiss Street
Downers Grove, IL 60515



Linda Kunze
Downtown Manager
DG Management Corporation
933A Curtiss Street
Downers Grove, IL 60515