

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

SUBJECT:	TYPE:	SUBMITTED BY:
Façade Improvement Grants for 5123 Main Street	Resolution Ordinance ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A motion is requested for awarding a Façade Improvement Grant for 5123 Main Street.

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. The funds have not been dispensed, but they are committed. The table below details the approved, requested and remaining funds:

Property Address	Requested Fund	Recommended Gra	Committed Fun
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 recommends that a grant not be awarded as the improvements do not comply with the Design Guidelines. The ADRB found the improvements comply with the Design Guidelines and recommend approval of a grant in an unspecified amount. If the Village Council wishes to award a grant for this project, staff recommends awarding \$30,175. This amount corresponds to the interior life safety and accessibility improvements.

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 complies 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 Village recently awarded a grant amount not to exceed \$9,999 to the owners of 935 Curtiss Street for repairs to the limestone façade. As such \$90,001 of the originally allotted \$100,000 for the Façade Improvement Grant Program remains uncommitted.

In this particular case, the property owner is requesting a \$55,000 grant for the work that was completed at 5123 Main Street last year. The request is the maximum amount that can be requested under the grant program. The petitioner is requesting the \$15,000 for façade improvements and \$40,000 for additional improvements, which includes life safety and ADA accessibility improvements.

The property owner completed the façade and building improvements in November 2008 and applied for the grant in January 2009 following Village Council approval of the Design Guidelines and Façade Improvement Grant Program. The renovation included the conversion of a men's clothing store into a full-service restaurant. The interior improvements included new kitchen facilities, accessible restrooms, bar, seating area, fire alarms and sprinklers. The exterior improvements included new facades, including the primary west façade along Main Street. The west facade is primarily an Exterior Insulation Finishing System (EIFS) with flagstone accents. The façade is detailed with flagstone accents, awnings, protruding lights and a new sign.

Staff believes the request does not comply with the Village's Design Guidelines. Specifically, the project incorporated the use of a discouraged material, EIFS, as the primary façade material. Staff also believes the use of the tinted windows is not consistent with the Design Guidelines.

The ADRB disagreed with staff's analysis and recommendation. The Board received the petition and made the following findings:

- The tinted windows allow pedestrians to see inside the building and are consistent with the Design Guidelines.
- The requirement for knee walls did not apply to this application due to the open-air dining doors.
- The project is consistent with the surrounding buildings.
- The original façade materials were not historic and did not merit preservation.

Based on these findings, the ADRB believes the project complies with the Design Guidelines.

ATTACHMENTS

Aerial Maps

Staff Report with attachments dated April 23, 2009 – 5123 Main Street

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

Façade Improvement Letter from Downtown Management Board



0 25 50 75 100 Feet

5123 Main Street Location Map





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

SUBJECT:	TYPE:	SUBMITTED BY:
ADRB-02-09 5123 Main Street	Façade Improvement Grant	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting a \$55,000 grant from the downtown Façade Improvement Grant Program.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Ron and Mankie Rocco
5123 Main Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING USE: Restaurant
PROPERTY SIZE: 5,358 square feet (0.123 acres)
PIN: 09-08-303-026
TOTAL RENOVATION COST: \$179,598
GRANT REQUEST: \$55,000 (\$15,000 for façade improvements and \$40,000 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. Invoice for completed work

PROJECT DESCRIPTION

The petitioner is requesting a \$55,000 grant through the Village's Façade Improvement Grant Program for the work that was completed at 5123 Main Street. The request is the maximum amount that can be requested under the grant program. The petitioner is requesting the \$15,000 for façade improvements and

\$40,000 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 completed the façade and building improvements in November 2008 and applied for the grant in January 2009 following Village Council approval of the Design Guidelines and Façade Improvement Grant Program. The renovation included the conversion of a men's clothing store into a full-service restaurant. The interior improvements included new kitchen facilities, accessible restrooms, bar, seating area, fire alarms and sprinklers. The exterior improvements included new facades, including the primary west façade along Main Street. The west facade is primarily an Exterior Insulation Finishing System (EIFS) with flagstone accents. The façade is detailed with flagstone accents, awnings, protruding lights and a new sign.

Project Costs

The total project cost, as shown in the petitioner's provided cost estimates, is \$185,080. Staff reviewed the provided cost estimate and determined the estimate can be grouped into the following categories:

Description	\$ Amount
Façade	\$ 55,151.00
Water & sewer	\$ 71,407.00
Life Safety	\$ 30,035.00
Demolition	\$ 18,160.00
Electrical	\$ 4,845.00
Labor	\$ 5,482.00
TOTAL \$	185,080.00

As shown above, the petitioner's estimate would allow for the \$15,000 façade improvement grant but would only qualify for a \$15,075.50 grant for additional life safety improvements. The petitioner changed the use in the building, going from a clothing store to a restaurant. This change in use required upgraded water and sewer services, as well as demolition and electrical service upgrades. The provided labor costs were not assigned to the façade or life safety elements.

COMPLIANCE WITH DOWNTOWN BUSINESS DISTRICT DESIGN GUIDELINES

The petitioner has outlined the request in the attached narrative letter, drawings and photographs. 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 (6 points available – 6 points awarded)

The massing of the façade improvement is proportionate to adjacent buildings. The façade is adjacent to the property line and lines up with adjacent buildings to maintain the streetwall. Staff believes the petitioner has met the site design standard.

b. Building Design (2 points available – 2 points awarded)

As designed, the building uses three primary materials, EIFS, flagstone, and aluminum frame doors. The Design Guidelines note the downtown does not have a distinct style and proposes that individual buildings have a single architectural style. Although the petitioner has chosen to use a discouraged material (EIFS) as their primary material, the building does have a distinct style. Staff believes the petitioner has met the building design standard.

c. Building Base (19 points available – 7 points awarded)

The west façade is primarily composed of opaque windows. The Design Guidelines designate that transparent windows should make up the majority of the façade while opaque windows are discouraged. Knee walls are also encouraged to provide a strong base. In this case, knee walls are not provided.

The Design Guidelines note that entries should be prominent features and differentiated through articulation, elaboration and materials. The entry bay is no different than the other bays. Materials are not provided which would articulate or elaborate that this door is the entry.

The Design Guidelines identify preferred building materials, such as brick and stone, and identifies discouraged materials such as EIFS and utility brick. As implemented, the façade is primarily EIFS with flagstone accents. The EIFS compliments the adjacent EIFS buildings, but does not compliment the adjacent brick buildings on Main Street. The EIFS also covered original building features and materials which is discouraged.

The design does incorporate awnings, protruding light fixtures, and an outdoor seating component (doors open to provide an open air dining experience). These items are also encouraged in the Design Guidelines.

Overall, staff does not believe the petitioner has met the building base requirements.

d. Building Middle (0 points available)

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

e. Building Top (2 points available – 2 points awarded)

The Design Guidelines encourage distinctive corners and cornices to create visual interest. The west façade has an articulated cornice which provides a distinctive top to the building. Staff believes the building top standard has been met.

RECOMMENDATIONS

As reviewed by staff, the building received 17 points out 29 available total points, for a 59% compliance with the Design Guidelines. Specifically, the primary exterior material used in the 2008 renovation was EIFS. The use of this material is explicitly discouraged by the Design Guidelines approved by the Village Council. Additionally, the new material covers the original building materials, which is also discouraged by the Design Guidelines. Staff believes the proposal does not meet the requirements of the Design Guidelines and therefore should not be awarded grant monies. In addition, staff is concerned

about the precedence set in awarding funds for a project completed prior to the adoption of the Design Guidelines and Façade Improvement Grant Program.

Based on the findings above, staff recommends the ADRB forward a negative recommendation to the Village Council for this application. Should the ADRB decide to forward a positive recommendation to the Council, the recommendation should be subject to the following condition:

1. Based on the cost estimate, the grant award should be \$30,175.50 instead of the \$55,000 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 – West façade of 5123 Main Street



Figure 2 – West façade of 5123 Main Street

Hi Dave,

I hope this letter will prove myself worthy of the facade money that has come available to Downtown Downers Grove. My wife and I have owned and operated Rocco & Rocco Salon and Day Spa here in Downtown Downers Grove for the past 25 years. We have seen many changes occur to this town throughout the years and are proud that we have continued to grow and build a successful business and repor with the people of this town.

I proudiy purchased my first piece of real estate "5127 Main Street" about 12 years ago. I hope that I proved to the town that we are committed to the growth in not only the size we grew our business, but also in the amount of money I put into the building and the facade. I am proud of our success and hope we have proven our commitment to the town.

Along with 5127 Main Street , we also took ownership of 5129 Main Street. I have made sure that only a quality business takes pride in that property, and I think I have done so in Louisa's and Millie's Chocolates!

Recently my new endeavor was purchasing 5123 Main Street "Herbert's" was a grave undertaking, to say the least, full of many unknown surprises bringing about many unknown costs. But again, believing in this town and having pride in my neighborhood, I feel I have proven myself again with Gatto's Restaurant. I feel it has helped the town tremendously. And once again, we have given to the town a new and pleasant facade to see when driving down the street. I am so proud of the result and hope the town feels the same.

Last but not least, my purchases on Curtiss 1012 & 1014, being another project for myself to continue the growth and beautification of the town, and yes, we have plans!

Saying all this, I will get to the point. I hope I have proven myself worthy of your trust and shown the success of my business endeavors. It has been a costiy road and I ask for all the help you can give me in the facade money available, so I can move on and continue to make our town what is deserves to be.

Thank you for your time and consideration in this matter.

Best Regards



Ron and Mankie Rocco

RBT Development, Inc.
 18735 Kestrel Avenue, Mokena, IL 60448

Date: November 14, 2008

Customer: Gatto's Restaurant & Bar
 Downers Grove

To: Ron Rocco

Job	Payment Terms	Due Date
Gatto's - Downers Grove	Due upon receipt	
Line Description	Amount	
glass & doors	\$ 38,957.00	
extend upper store from carpenter/steel	\$ 6,250.00	
stucco	\$ 6,200.00	
stone	\$ 2,000.00	
water & sewer	\$ 27,000.00	
concrete street, sidewalk, curb	\$ 2,000.00	
water permit	\$ 715.00	
sewer permit	\$ 1,102.00	
sprinkler system	\$ 2,500.00	
fire alarm	\$ 2,000.00	
fire alarm plan's	\$ 500.00	
northwest bee last concrete	\$ 1,000.00	
demo floor	\$ 2,500.00	
dumpster X3	\$ 2,500.00	
stone	\$ 2,000.00	
concrete	\$ 2,000.00	
RBT Demo of rotted floor (dumpster & labor)	\$ 2,500.00	
Electrical Service 200 amp from transformer	\$ 2,500.00	
	Total	\$ 179,598.00
	Previous Payment	\$ (75,000.00)
	Balance Due	\$ 104,598.00

Make Checks Payable to:
 RBT Development, Inc.
 18735 Kestrel Avenue, Mokena, IL 60448

Thank you for your business!

Handwritten: \$ 179,598.00

Handwritten: [Scribbled signature]

Handwritten: [Scribbled signature]

Handwritten: [Scribbled signature]

Invoice

RBT Development, Inc.
18735 Kestrel Avenue, Mokena, IL 60448

Date: June 13, 2008

Customer: Gatto's Restaurant & Bar
Downers Grove

To: Ron

Gatto's		Due upon receipt	
Description			Line Total
Carpenter Labor 85.5 hrs @ 30.00 per hour			\$ 2,565.00
Labor 87 hrs @ 18.00 per hour			1,566.00
Dumpster 4 @ 325.00 each			1,300.00
Misc. Material			51.00
		Subtotal	\$ 5,482.00
		Total	\$ 5,482.00

Make all checks payable to RBT Development, Inc.

Thank you for your business!

18735 Kestrel Avenue, Mokena, IL 60448

EJM
 EMBIL MASTROVAKI ARCHITECT, INC.
 1414 BRYAN BLVD.
 TOWSON, MD 21286
 TEL: 410-251-2200
 FAX: 410-251-2201
 www.embil.com

PROJECT
 BUILDING
 RENOVATION

SITE LOCATION
 5133 MAIN STREET
 DOWNSIDE GARDEN, BALTIMORE
 69515

OWNER
 DOMINION ENERGY
 5013 MAIN STREET
 DOWNSIDE GARDEN, BALTIMORE
 69515

TENANT
 801 C.T.V.C. STREET
 TOWSON, MD 21286
 410-271-3115

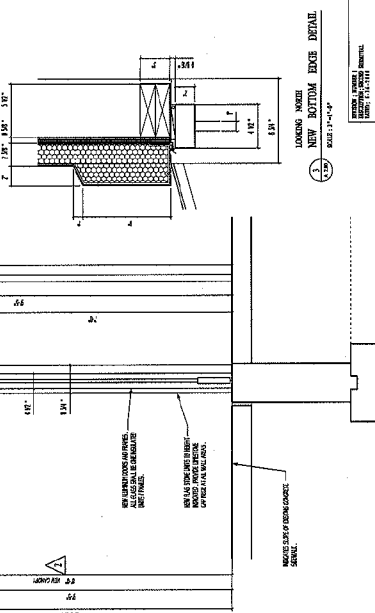
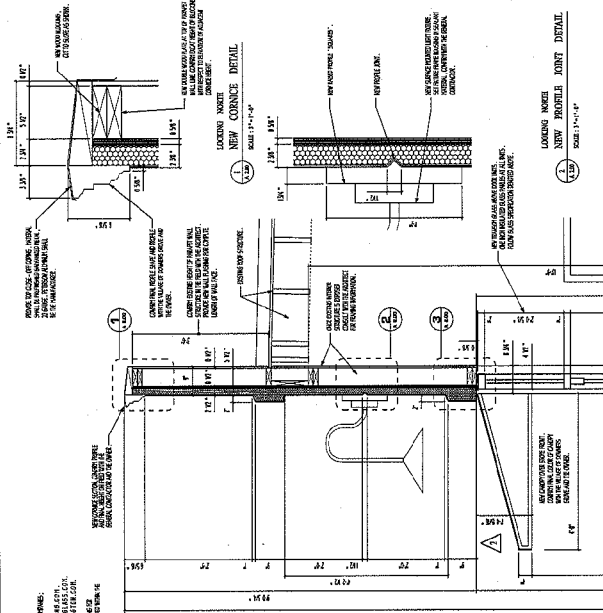
WEST ELEVATION & WALL SECTION

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	4-16-2008
2	REVISIONS PER ARCHITECT	5-1-2008
3	REVISIONS PER ARCHITECT	5-1-2008
4	REVISIONS PER ARCHITECT	5-1-2008

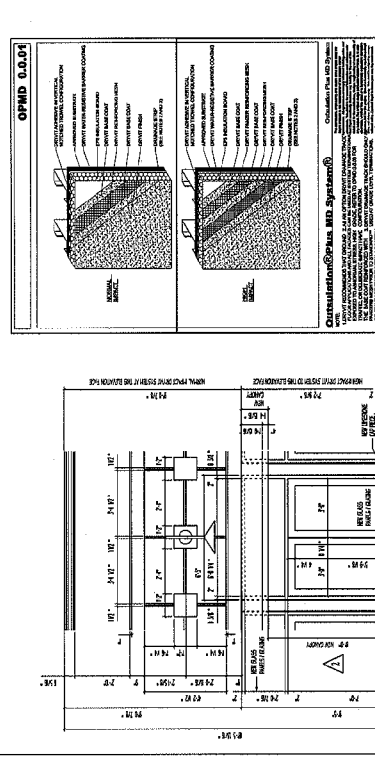
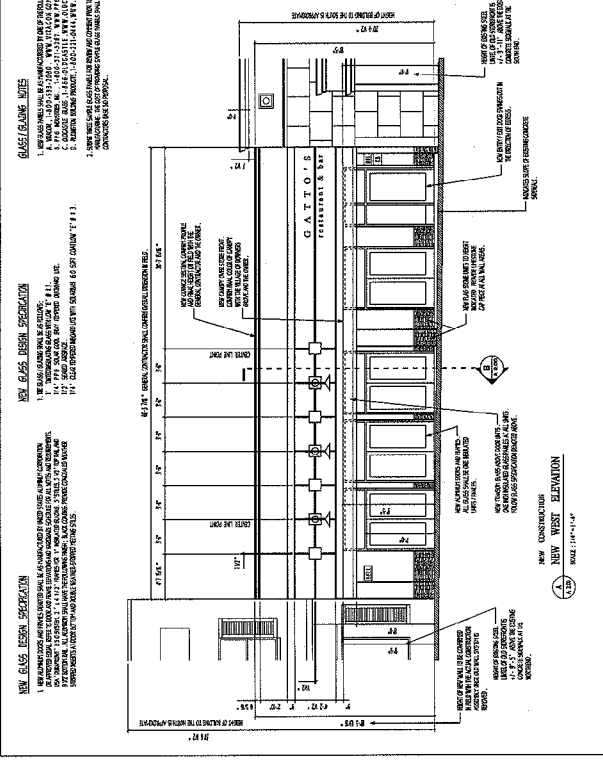
DATE
 5-16-2008

SCALE
 1/8" = 1'-0"



LOOKING WEST
 NEW WEST ELEVATION
 SCALE: 1/8" = 1'-0"

LOOKING EAST
 NEW EXTERIOR WALL SECTION
 SCALE: 1/8" = 1'-0"



LOOKING WEST
 NEW WEST ELEVATION
 SCALE: 1/8" = 1'-0"

LOOKING EAST
 NEW EXTERIOR WALL SECTION
 SCALE: 1/8" = 1'-0"

Downtown Design Guideline Checklist

Project Name: Gatto's Restaurant

Project Address: 5123 Main Street

	Total Points	Total Points Available for this project	Score	Comments
Site Design - 6 Points available				
Appropriate Massing (0-2 pts)	0 - 2	2	2	
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)	0 - 2	2	2	
2 pts - Façade is at or within 1 foot of the property line (On corner lots, both facades within one foot of property line)				
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	0 - 2	2	2	
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				

Building Design - 2 Points available

Maximum of three materials are used	0 - 2	2	2	
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

Transparent windows make up the majority of the primary façade	0-4	4	2	Floor to ceiling opaque windows
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	0 - 2	2	0	No knee walls
2 pts - Knee walls extending across the façade at a height between 12 and 30 inches are used				
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	Score	Comments
Materials differentiate between important features and create a prominent entry through articulation, elaboration or materials	0 - 2	2	Materials do not differentiate important features. Entry bay is the same as other bays
2 pts - Building features are differentiated and the entry is unique through articulation, elaboration, and material choices		0	
1 pt - Some building features are articulated			
0 pts - Building features are not differentiated and the entry is not prominent			
Consistent materials that compliment existing materials	0 - 2	2	Dryvit compliments adjacent bldg, but not adjacent brick bldgs
2 pts - Building materials relate to adjacent properties		1	
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			
Original features and materials are repaired and restored	0 - 2	2	No original materials remain
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			
Preferred materials are used	0-4	4	Dryvit is primary façade material. Flagstone used as column accent.
4 pts - Only preferred materials are used		1	
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			
Awnings	0 - 1	1	Awning provided
1 pt - Awning with appropriate scale and materials		1	
0 pts - Awnings with improper scale or materials			
Outdoor seating	0 - 1	1	Windows open for open air seating
1 pt - Outdoor seating which is appropriate in scale and allows adequate space for pedestrian traffic		1	
0 pts - Outdoor seating which is out of scale and/or inhibits pedestrian traffic			
Protruding light fixtures	0 - 1	1	Protruding light fixtures on façade
1 pt - Protruding light fixtures add visual interest		1	
0 pts - Protruding light fixtures that do not add visual interest			
Landscaping	0 - 1	0	
1 pt - Landscaping is appropriate to the surroundings in scale, massing and materials		0	
0 pts - Landscaping is inappropriate to the surroundings in scale, massing and materials			
Benches	0 - 1	0	
1 pt - Seating which is appropriate to the site and does not impede pedestrian traffic		0	
0 pts - Seating is inappropriate or inhibits pedestrian traffic			
Projecting Signs	0 - 1	0	
1 pt - Appropriate projecting sign is provided		0	
0 pts - Projecting sign is inappropriate for use			

	Total Points Available for this project	Score	Comments
Building Middle - 11 Points available			
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 façades	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			
Distinctive cornice or parapet	0 - 2	2	Cornice is articulated
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
43	29	17	59%
TOTAL SCORE	43	17	59%

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