

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL WORKSHOP**  
**OCTOBER 27, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Façade Improvement Grant for 5128 - 5130 Main Street	Resolution Ordinance ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

A Motion has been prepared awarding a Façade Improvement Grant for 5128 - 5130 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 FY09 budget has \$100,000 budgeted in the Downtown TIF Fund for the Façade Improvement Program. To date, eight grants totaling \$77,623.50 have been awarded. A total of \$58,352.12 has been dispensed, with another \$15,000.00 committed and awaiting payment. There is currently \$26,647.88 remaining in the 2009 Façade Improvement Program. The petitioner has requested a grant of \$26,000 for this project. The maximum amount of the grant available is \$15,000. If a grant of \$15,000 were approved, there would be \$11,647.88 remaining in the 2009 Façade Improvement Program. The table below details the approved, requested and remaining funds:

Property Address	Requested Funds	Grants Awarded	Grant Payments	Committed	Remaining Funds
935 Curtiss	\$ 9,999.00	\$ 9,999.00	\$ 6,250.00	\$ -	\$ 93,750.00
5123 Main	\$ 55,000.00	\$ 30,017.50	\$ 30,017.50	\$ -	\$ 63,732.50
994 Warren	\$ 18,000.00	\$ 11,500.00	\$ 11,270.62	\$ -	\$ 52,461.88
947 Burlington	\$ 3,723.00	\$ 3,723.00	\$ 3,723.00	\$ -	\$ 48,738.88
5223 Main	\$ 2,250.00	\$ 2,250.00	\$ 2,069.00	\$ -	\$ 46,669.88
5224 Main	\$ 347.00	\$ 347.00	\$ 235.00	\$ -	\$ 46,434.88
5126 Main	\$ 4,787.00	\$ 4,787.00	\$ 4,787.00	\$ -	\$ 41,647.88
5150 Main	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 26,647.88
5128-5130 Main	\$ 26,000.00	\$ -	\$ -	\$ -	\$ 26,647.88
<b>TOTALS</b>	<b>\$ 135,106.00</b>	<b>\$ 77,623.50</b>	<b>\$ 58,352.12</b>	<b>\$ 15,000.00</b>	<b>\$ 26,647.88</b>

**RECOMMENDATION**

Staff recommends approval on the November 3, 2009 consent agenda.

**BACKGROUND**

The petitioner is requesting a \$26,000 grant through the Village's Façade Improvement Grant Program for a comprehensive façade improvement at 5128 - 5130 Main Street. The project entails a comprehensive renovation of the east façade but no additional improvements as defined in the Façade Improvement Policy. The petitioner has not yet begun the proposed project.

The existing first floor facade consists of wood paneling with transparent glass windows and entry doors. The existing parapet at 5130 Main Street is brick with a wood sign. The second floor at 5128 Main Street is clad with brick and stone.

The petitioner is proposing to remove the entire existing wood and brick facade and replace the entire facade with a new brick facade. The existing sign will be removed and replaced with new signage. The existing entry doors will remain while both the existing first floor and second floor windows will be replaced. Two new canvas awnings will be installed above the glass storefronts.

The petitioner is requesting a \$26,000 grant for the proposed facade renovation. The petitioner's opinion is that the facade improves two buildings with separate addresses and parcel identification numbers and should therefore be eligible for a maximum of \$15,000 per building.

Staff believes that while there are two buildings associated with this petition, it is a single facade project. The single project will improve one facade that is exclusively Dali's Café. Additionally, Ordinance 5036, which authorized the facade program, states that the maximum facade improvement reimbursement is \$15,000 with additional funding available for additional specified improvements. Based on the Village Ordinance, the proposed facade improvements and the petitioner's estimate, staff believes the project would be eligible for a \$15,000 facade improvement grant.

The ADRB considered the petition at their October 8, 2009 meeting. The Board found that the request met the Design Guidelines. The Board discussed the potential to award a \$26,000 grant versus a \$15,000 grant. After a review of the facade policy the Board's opinion was that the policy limited the grant amount to \$15,000 but felt that the project could warrant additional funding due to the extensive scope and cost of the project. The Board felt it was not in their purview to determine the level of funding and if additional funding were to be approved, it would have to be Council's determination. By a vote of 4:0, the Board recommended the Council approve and fund the project to the maximum amount allowable. Staff concurs with the Board's positive recommendation and believes the maximum amount available is \$15,000 per the Façade Improvement Policy adopted by Council.

#### **ATTACHMENTS**

Aerial Map

Motion

Staff Report with attachments dated October 8, 2009

Draft Minutes of the Architectural Design Review Board Meeting dated October 8, 2009

Revised elevation drawing



0 25 50 75 100 Feet

# 5128 - 5130 Main Street Location Map





**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE ARCHITECTURAL DESIGN REVIEW BOARD  
SEPTEMBER 24, 2009 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
ADRB-11-09 5128 - 5130 Main Street	Façade Improvement Grant	Stan Popovich, AICP Planner

**REQUEST**

The petitioner is requesting a \$26,000 grant from the downtown Façade Improvement Grant Program.

**NOTICE**

The petition requires a public meeting not a public hearing. Therefore, a public hearing notice is not required for the petition but the meeting was noticed in accordance with the Open Meetings Act.

**GENERAL INFORMATION**

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**OWNER:** Stanley Peters  
1220 Longmeadow Lane  
Lake Forest, IL 60045

**APPLICANT:** Voula Verros  
Dali's Café  
5128 – 5130 Main Street  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING USE:** Commercial  
**PROPERTY SIZE:** 7,250 square feet (0.166 acres)  
**PIN:** 09-08-302-018, -019  
**TOTAL RENOVATION COST:** \$60,775  
**GRANT REQUEST:** \$26,000 for façade improvements

**ANALYSIS**

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**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. Plat of Survey
3. Elevation drawing
4. Cost estimate for proposed project

**PROJECT DESCRIPTION**

The petitioner is requesting a \$26,000 grant through the Village’s Façade Improvement Grant Program for a comprehensive façade replacement at 5128 - 5130 Main Street. Because the request exceeds \$10,000, ADRB review and Village Council review and approval are required.

The petitioner proposes to undertake a comprehensive façade renovation of the entire east façade of the building. The existing first floor consists of wood paneling with transparent glass windows and entry doors. The existing parapet at 5130 Main Street is brick with a wood sign. The second floor at 5128 Main Street is clad with brick and stone.

The petitioner is proposing to remove the existing wood first floor façade and replace it with a brick façade. The existing entry doors will remain while the existing windows will be replaced. Two new canvas awnings will be installed above the glass storefronts. The existing brick and stone on the parapet and second floor will remain and be cleaned. New windows will be installed within the historic openings on the second floor at 5128 Main Street.

*Project Costs*

The total project cost, as shown in the petitioner’s detailed estimate (attached), is \$60,775. A summary of the estimate is shown below:

Description	\$ Amount
Demolition	\$ 1,500
Electrical	\$ 1,250
Masonry	\$ 28,500
Glazing (windows)	\$ 21,000
Carpentry	\$ 1,000
Dumster / Scaffold	\$ 2,000
Other	\$ 5,525
<b>TOTAL</b>	<b>\$ 60,775</b>

The petitioner is requesting a \$26,000 grant for the proposed façade renovation. The petitioner’s opinion is that the façade improves two buildings with separate addresses and parcel identification numbers and should therefore be eligible for a maximum of \$15,000 per building. (As of September 14, 2009, the façade program has \$26,647.88 remaining from the original \$100,000 that was budgeted.)

Staff believes that while there are two buildings associated with this petition, it is a single façade project. The single project will improve one facade that is exclusively Dali’s Café. Additionally, Ordinance 5036, which authorized the façade program, states that the maximum façade improvement reimbursement is \$15,000. Based on the Village Ordinance, the proposed façade improvements and the petitioner’s estimate, staff believes the project would be eligible for a \$15,000 façade improvement grant.

**COMPLIANCE WITH DOWNTOWN BUSINESS DISTRICT DESIGN GUIDELINES**

The petitioner has outlined the request in the attached elevation drawing. 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. This project received 30 out of a potential 35 points. Overall, the project is an improvement to the existing façade but the petitioner loses a few points because there are additional opportunities for detail. A knee wall is not provided but could be provided if the new windows were to be a longer length, additionally, the entrances could be better articulated and a horizontal expression separating the first and second floors of 5130 Main Street could be added. A summary of the points awarded is shown below.

**a. Site Design (6 points available – 6 points awarded)**

The building mass is appropriate for the location and is proportionate to the adjacent one-story brick buildings to the north and south. The façade is on the property line and maintains an established streetwall. Staff believes the petitioner meets the site design requirements.

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

The building uses two principal materials, brick and stone. The building design standard has been met.

**c. Building Base (17 points available – 14 points awarded)**

The existing transparent windows which make up a considerable amount of the main façade will be replaced with similar windows. The windows are approximately three feet above grade, so a true knee wall is not provided. The existing entries are setback from the main façade and are not articulated through elaboration or materials.

The proposed new brick façade is consistent with the existing brick on the parapet and second floor, in addition to the brick buildings to the north and south. The existing and proposed brick is a preferred material and is used as the primary material. The applicant is proposing to install two canvas awnings above the storefronts.

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

**d. Building Middle (8 points available – 6 points awarded)**

The applicant has not provided a permanent horizontal expression between the first and second floor, although the awnings do provide a horizontal expression. The new second story windows will be located within the historic window openings at 5128 Main Street. The proposed windows, historic openings and stone sills and lintels create visual interest. The second story façade is in proportion with the first floor facades.

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

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

The existing brick parapet walls and stone coping is detailed and provides visual interest. Staff believes the petitioner has met the building top requirements.

## **RECOMMENDATIONS**

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As reviewed by staff, the building received 30 points out of 35 available total points, for a 86% compliance with the Design Guidelines. Staff believes the proposal does meet the requirements of the Design Guidelines and therefore should be awarded grant monies. Based on staff's earlier discussion, staff believes a \$15,000 grant should be awarded to the applicant.

Based on the findings above, staff recommends the ADRB forward a positive recommendation for a \$15,000 grant to the Village Council for this application subject to the following conditions:

1. The applicant shall apply for a building permit prior to the commencement of construction activities. The proposed construction shall comply with all applicable building codes.
2. The applicant shall apply for a building permit no later than December 31, 2009.
3. The applicant shall submit proof of payment to the Village no later than June 1, 2010.

Staff Report Approved By:

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Tom Dabareiner, AICP  
Director of Community Development

TD:sp  
-att

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# 5128 - 5130 Main Street Location Map







Figure 1 – East façade of 5128 – 5130 Main Street



Figure 2 – East façade of 5128 – 5130 Main Street



# Downtown Design Guidelines Score Sheet

Project Name: Dali's Café  
 Project Address: 5128 - 5130 Main Street

	Total Points	Total Points Available for this project	Score	Comments
<b>Site Design - 6 Points available - 6 points awarded</b>				
Appropriate Massing (0-2 pts)	0 - 2	2	2	Massing is proportionate to adjacent buildings on both the north and south
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				
Facade near or on property line (0-2 pts)	0 - 2	2	2	Existing building is on the property line
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	Existing streetwall is maintained.
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 - 2 points awarded**

Maximum of three materials are used	0 - 2	2	2	Brick is the primary material to be used. Existing brick and stone remain.
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 - 17 Points available - 14 points awarded**

Transparent windows make up the majority of the primary façade	0-4	4	4	New windows to be installed within existing window openings
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 - Transparent 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	1	Existing knee walls are at least 36 inches in height.
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				



## Downtown Design Guidelines Score Sheet

Total Points Available for this project	Score	Comments
0 - 2	2	0
Materials differentiate between important features and create a prominent entry through articulation, elaboration or materials		
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		
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		
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		
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		
Awnings		
1 pt - Awning with appropriate scale and materials		
0 pts - Awnings with improper scale or materials		
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		
Protruding light fixtures		
1 pt - Protruding light fixtures add visual interest		
0 pts - Protruding light fixtures that do not add visual interest		
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		
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		
Projecting Signs		
1 pt - Appropriate projecting sign is provided		
0 pts - Projecting sign is inappropriate for use		



## Downtown Design Guidelines Score Sheet

Total Points Available for this project	Score	Comments
<b>Building Middle - 8 Points available - 6 points awarded</b>		
A horizontal expression between 1st and 2nd floor is delineated	0 - 2	0
2 pts - Materials create a horizontal expression across entire façade		Building materials do not create a horizontal expression
1 pt - Materials create a horizontal expression over some of the façade		
0 pts - No horizontal expression is provided		
<b>Windows in rhythm, replacement windows fill historic opening</b>		
2 pts - New windows are in rhythm or replacement windows fill entire historic opening	0 - 2	2
1 pt - Not all windows are in rhythm and only some replacement windows fill entire historic opening		Replacement windows will be placed in existing openings
0 pts - No windows are in rhythm or replacement windows do not fill entire historic opening		
<b>Visual interest created through sills, lintels, divided lights and window styles</b>		
2 pts - Sills, lintels and divided lights are used to create visual interest	0 - 2	2
1 pt - Some detailing is provided to create visual interest		Existing window openings and sills create visual interest
0 pts - No detailing is provided to create visual interest		
<b>Facades are proportionate and visually appealing through detailing, openings and materials</b>		
2 pts - Detailing, openings and materials are used throughout the façade to create visual interest	0 - 2	2
1 pt - Some detailing is provided to create visual interest		Detailing and openings create visual interest
0 pts - A blank façade is provided with no detailing		
<b>Corner buildings are articulated and elaborated</b>		
2 pts - Articulation is provided on both facades	0 - 2	0
1 pt - Articulation is provided on only one façade		
0 pts - Neither façade is articulated		
<b>Balconies</b>		
1 pt - Balcony creates visual interest and is appropriate for the proposed use	0 - 1	0
0 pts - Balcony is out of scale or is not appropriate for the proposed use		
<b>Building Top - 2 Points available - 2 points awarded</b>		
Distinctive cornice or parapet	0 - 2	2
2 pts - Cornice is detailed and provides visual interest		Existing brick cornice to be maintained
1 pt - Cornice is provided but it is inappropriate for the building (See Figure 39)		
0 pts - Cornice is not provided		



## Downtown Design Guidelines Score Sheet

Total Points	Total Points Available for this project	Score	Comments
<b>43</b>	<b>35</b>	<b>30</b>	<b>86%</b>

### 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. Minor revisions may be needed to comply.
- 60 - 74% - Building meets some Design Guidelines but fails to meet all the guidelines. Revisions are necessary to comply.
- < 59% - Building does not meet the intent of the Village's Design Guidelines.

Reviewer: Stan Popovich, AICP

Date Reviewed: September 10, 2009

Recommendation: Approval



630-514-5158: George: Cell  
 OFC: 630-595-6500  
 FAX: 630-775-9565  
 E-Mail: Kazmont@MSN.Com

<b>PROJECT :</b> Dali's Café Exterior Renovation 5128 & 5130 Main Street Downers Grove, IL 60515	<b>BID DATE:</b> September 2nd, 2009
<b>OWNER:</b> Verros Work: 630-724-0900 Mobile: 630-561-6113 E-mail: proks23@gmail.com	

**DEMOLITION:**

As needed to remove entire front fascade	\$ 1,500.00
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**ELECTRICAL:**

New lighting per Architectural Drawing to be completed	\$ 1,250.00
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**MASONRY:**

To re-build entire front fascade in Stone and brick, per architectural drawing:	\$ 28,500.00
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**GLAZING:**

Entire new front entry glass system	\$ 21,000.00
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**CARPENTRY:**

As needed to support, frame above	\$ 1,000.00
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**GENERAL:**

Dumpsters: limit to 1-30 yard containers	\$ 500.00
LIFT, SCAFFOLD as needed	\$750.00 \$ 750.00

<b>SUB TOTAL</b>	\$ 55,250.00
Contractors OH &P (10%)	\$ 5,525.00
<b>GRAND TOTAL</b>	<b>\$ 60,775.00</b>

*GEM Building Contractors, Inc. hereby agree to furnish the following material and labor complete in accordance with the above specifications.*

**ACCEPTANCE OF PROPOSAL** - The above prices, specification and conditions are satisfactory and are hereby accepted. GEM Building Contractors, Inc. is authorized to do the work as specified.

Signature \_\_\_\_\_ Date of Acceptance \_\_\_\_\_

**ITEMS NOT INCLUDED IN BID ABOVE:**

- 1) Architectural Fees, Permit Fees

ANTONIO FANIZZA ASSOC. LTD.  
 ARCHITECTS  
 2363 LECHNER LANE  
 DES PLAINES, ILLINOIS 60018  
 TEL. (708) 822-9624 FAX (708) 822-8644  
 Email: [afanizza@fanizzaassoc.com](mailto:afanizza@fanizzaassoc.com)

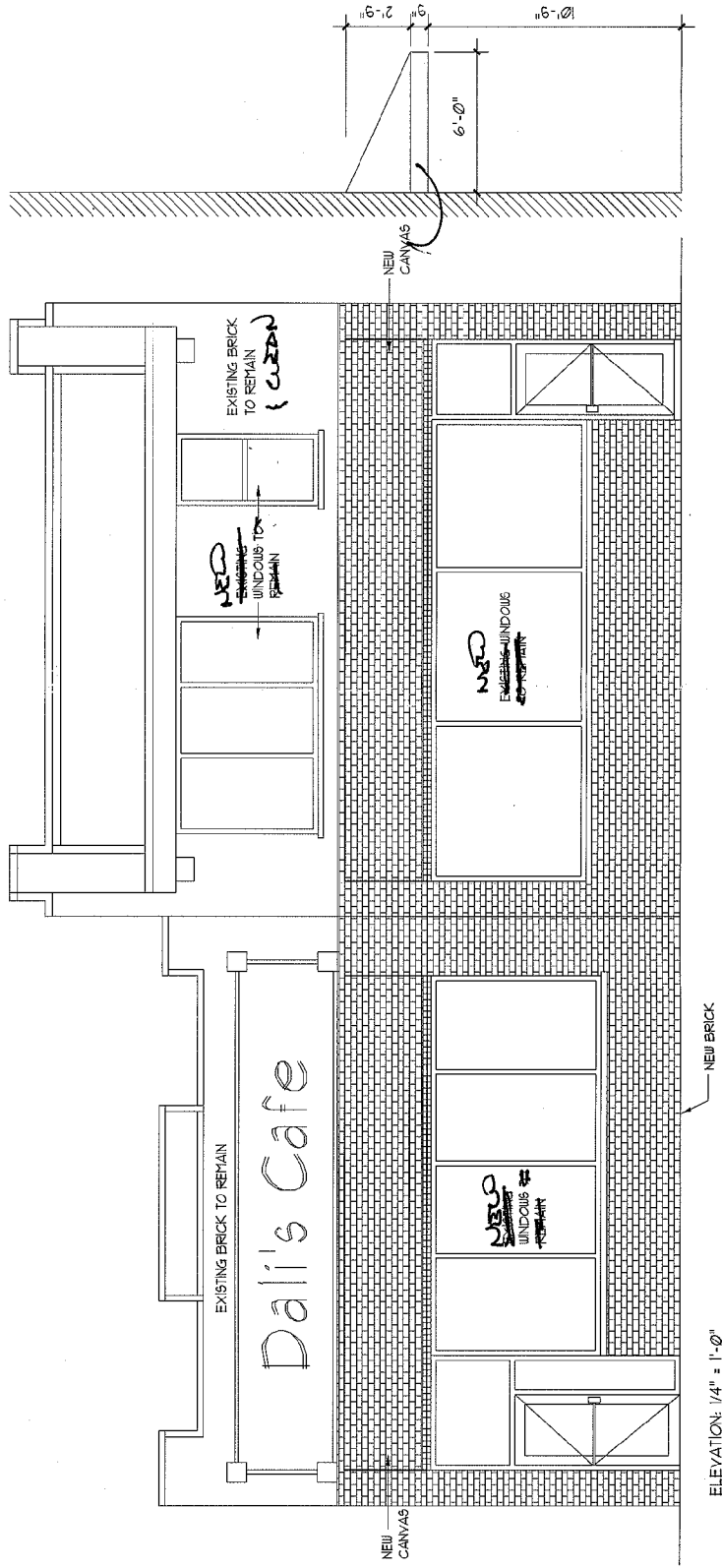
RELEASED  
 DRAWING NAME: ELEVATION  
 PROJECT NAME: DALI'S CAFE  
 5100 N. MAIN ST.  
 CHICAGO, IL

DATE: 08/11/11  
 DRAWN BY: AF  
 CHECKED BY: AF  
 SHEET: A-1

CONSTRUCTION NOT TO SCALE

5130 MAIN STREET

5128 MAIN STREET



ELEVATION: 1/4" = 1'-0"

- A. FILE ADRB-11-09** A Petition seeking a \$26,000 grant from the Downtown Façade Improvement Grant Program for the property at 5128 - 5130 Main Street, Downers Grove, IL (PIN 09-08-303-018 and -019); Voula Verros, Dali's Cafe, Petitioner; Stanley Peters, Owner.

Village Planner, Mr. Stan Popovich discussed that the petitioner is seeking a \$26,000 comprehensive façade improvement grant through the Village's Façade Improvement Grant Program for the east façade. Since the request exceeds \$10,000 it must be reviewed by the ADRB and require Village Council approval.

Looking on the overhead, Mr. Popovich explained the proposed renovations include removing the existing first-floor wooden façade and replacing it with a brick façade. Existing windows will be replaced and two new canvas awnings will be installed above the glass storefronts. The existing brick and stone on the parapet and second floor will remain and be cleaned. New windows will be installed within the historic openings on the second floor at 5128 Main Street.

The total project cost is estimated at \$60,775 and the petitioner is requesting a \$26,000 grant for the proposed façade renovation. Per staff, the petitioner is of the opinion that two buildings with separate addresses exist and should, therefore, be eligible for a maximum of \$15,000 per building. To date, the façade program has \$26,647.88 remaining in the program. Staff is also of the opinion that while there are two buildings associated with this petition, it is a single façade project for a single tenant. Staff believes the project is eligible for a \$15,000 façade improvement grant.

In reviewing the evaluation, as based on the Village's Downtown Design Guidelines, Mr. Popovich said the project received 30 out of a 35 points. An explanation followed on how the points were awarded: Site Design (6 out of 6 points awarded); Building Design (2 out of 2 points awarded); Building Base (14 out of 17 points awarded); Building Middle (6 out of 8 points awarded); and Building Top (2 out of 2 points awarded)

In closing, Mr. Popovich stated that staff believes the proposal meets the requirements of the Design Guidelines and the applicant should be awarded a \$15,000 façade improvement grant based on its findings and subject to staff's three conditions in its report.

Petitioner, Mr. Peter Verros, 319 Waterford Drive, Willowbrook, Illinois, stated he would like to renovate the entire façade because it is the flagship store. He stated the renovations are \$60,000 and he would appreciate some financial assistance even if the money totals \$25,000 to \$26,000.

Petitioner, Ms. Voula Verros, 319 Waterford Drive, Willowbrook, Illinois stated she has been in Downers Grove for ten years and believes the restaurant has brought business to the area. She stated she was willing to spend a lot of money and create a beautiful façade if the Village could provide some financial assistance. She stated she did not want to fix one façade and leave the other one left alone, since she pays two



separate tax bills.

Clarification followed from Mr. Verros that the architect had the brick remaining in his plans, but, in fact, the estimate from the contractor, including removing all of the brick on the facade.

Chairman Davenport asked if the information regarding removing all of the brick was new information and if staff was, at the time of evaluation, under the impression that the second-floor brick would remain, based on the drawings provided. Mr. Popovich indicated staff thought the second floor brick would remain.

Ms. Linda Kunze, with the Downers Grove Downtown Management, stated she was present at the business when the contractor was present and confirmed that the contractor stated façade was bowing at the second floor. She questioned if the architect inadvertently left the second floor out. She stated that the bricks were loose and the façade had to be replaced from top down. She reminded the members that the program was to assist with the older buildings.

Dialog among members included that two separate buildings existed, two separate addresses and two separate parcel numbers. The chairman asked staff for wording clarification from the Design Guidelines, wherein Mr. O'Brien, Village Planning Manager, stated the wording was "\$15,000 per facade" which was why staff made the recommendation that it did, commenting that it was its interpretation of the Village Council's intent of the program. Mr. Russ agreed that while the building's design was very good, the building's façade materials needed to be replaced. He also asked that the petitioner's paperwork/plans reflect the exact work to be done prior to going forward to the Village Council and asked staff to also do the same in the future. Continuing, he pointed out that while he did not mind supporting the \$26,000 for the façade improvement, he believed the Board was limited to what it could approve due to language in the policy. Mr. Russ indicated he thought the façade functioned as one storefront, but it was on two buildings. He was not sure under the ordinance if the Board had an option to give more than the \$15,000 and that it was up to the Village Council. The Wine Cellar petition from the previous month was referenced as another example. Signage was also discussed, noting that the petitioner will have to have to meet sign compliance.

Ms. Voula Verros, again, reiterated that the job was expensive and she wanted it to be a beautiful job, but she was not going to do the work if she could not receive assistance from the Village. Per the Chair's question, she did not seek competitive bids for the project.

Mr. O'Brien, reminded the Board that such a decision would have to ultimately be with the Village Council and that the issue of the wording in the Policy may have to be revisited.

Returning to more specific information about the petitioner's plans, the Chairman

asked that the petitioner's architect detail in his plans the type of brick being used, what kind of windows would be installed, and what type of lighting would be used. He also raised dialog about the new energy code requirements that will be going into effect November 1, 2009.

Chairman Davenport entertained a motion to recommend approval with staff review.

**MR. RUSS MADE A MOTION TO RECOMMEND APPROVAL OF THE DESIGN, SUBJECT TO THE PETITIONER PROVIDING MORE DETAIL ON HIS DRAWINGS (VERIFICATION OF THE BRICK BEING REPLACED ON THE ENTIRE BUILDING AND INCLUDING THE LIGHTING); SUPPORTING THE MAXIMUM FAÇADE AMOUNT ALLOWABLE UNDER THE ORDINANCE; AND SUBJECT TO STAFF'S THREE (3) RECOMMENDATIONS LISTED BELOW. SECONDED BY MS. ACKS.**

- 1. THE APPLICANT SHALL APPLY FOR A BUILDING PERMIT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE PROPOSED CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.**
- 2. THE APPLICANT SHALL APPLY FOR A BUILDING PERMIT NO LATER THAN DECEMBER 31, 2009.**
- 3. THE APPLICANT SHALL SUBMIT PROOF OF PAYMENT TO THE VILLAGE NO LATER THAN JUNE 1, 2010.**

**ROLL CALL:**

**AYE: MR. RUSS, MS. FALCO, MRS. ACKS, CHAIRMAN DAVENPORT  
NAY: NONE**

**MOTION CARRIED. VOTE: 4-0.**

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 RESPONSIBLE FOR ALL COURT COST AND  
 LEGAL FEES.

I HEREBY CERTIFY THAT THIS PLAN AND  
 SPECIFICATION WAS PREPARED BY ME  
 OR UNDER MY DIRECT SUPERVISION AND  
 THAT I AM A DULY REGISTERED ARCHITECT  
 UNDER THE LAWS OF THE STATE OF ILLINOIS  
 AND THE ILLINOIS ARCHITECTURE CODE  
 (20 ILL. ADM. CODE 405) AS ADOPTED  
 BY THE BOARD OF REG.

NO.	REVISION

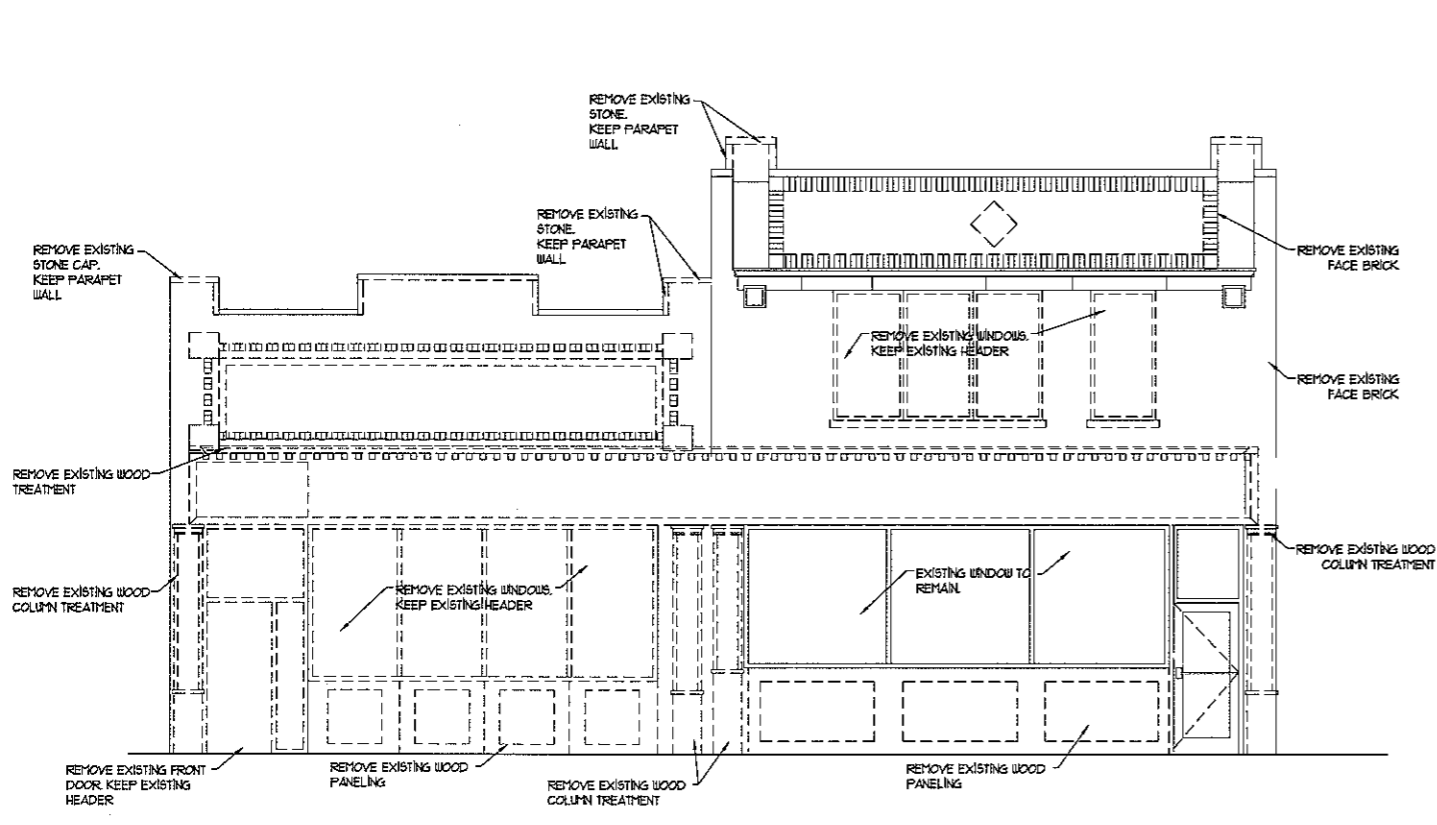
CERTIFICATION AND SEAL

NEW PROPOSED FACADE  
 PROJECT NAME:  
 DALI'S CAFE NEW FACADE  
 CITY, IL.

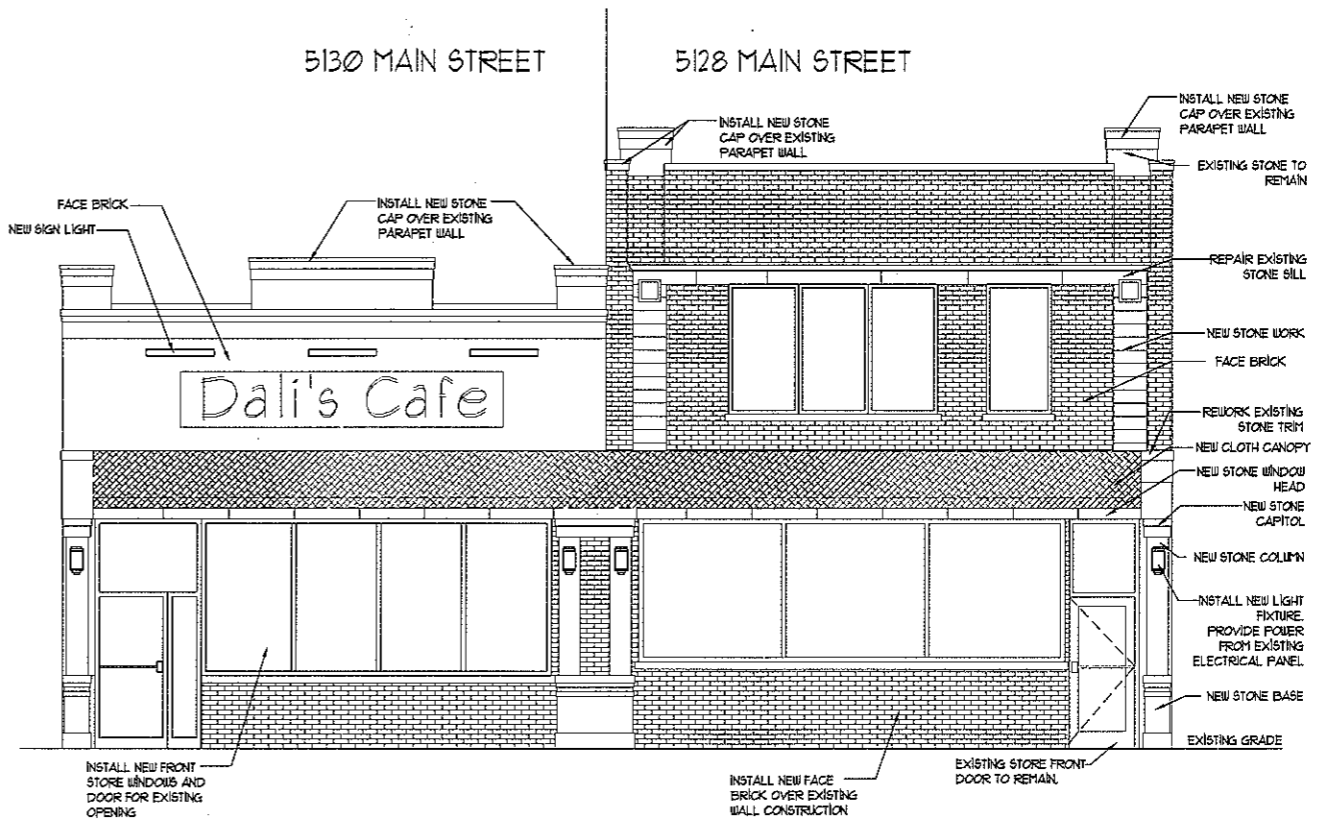
DATE

RELEASED TO const.  
 JOB NO. 09  
 SCALE AS SHOWN  
 DATE DATE  
 DRAWN BY YAS  
 CHECKED BY AF

sheet  
 A1-1



**EXISTING FACADE**  
 SCALE: 1/4" = 1'-0"



**PROPOSED FACADE**  
 SCALE: 1/4" = 1'-0"



EXPIRES 11-30-

SIGNATURE