



MEMORANDUM

TO: Trustee Brian LaVaque, Chairperson
Trustee Jessie Hammersmith, Co-Chairperson

FROM: Trevor Dick, FAICP LEED AP Director of Economic Development and Planning

DATE: June 22, 2026

SUBJECT: Lombard Pines Façade Improvement

The Community Development Department has received an application for the Improvement and Renovation Grant Program (also known as the Façade Grant Program) for a portion of the western facing façade at Lombard Pines Shopping Center. The applicant is seeking the maximum grant amount of \$50,000 in assistance to undertake a variety of enhancements including removing the tile roof, remodeling the towers, adding new roofing, new cladding and siding, adding masonry columns, and new lighting sconces.

ATTACHMENTS

- Letter Requesting Village Incentives
- Grant Application
- Elevation Plans
- Background Renderings

BACKGROUND

Lombard Pines Shopping Center is located at the northeast corner of Roosevelt Road and Main Street at 1161 S Main Street. The property is located within the boundaries of one of the Village's identified Key Development Sites.

Fort Union acquired the grocery-anchored shopping center, anchored by Jewel-Osco, in 2023 as a value-add opportunity. Fort Union is a Chicago-based commercial real estate investment, development, and redevelopment firm. Since acquiring the property, Fort Union has strategically leased 57,000 square feet of previously vacant space and completed 67,000 square feet of lease extensions.

PROJECT

The owner is planning to undertake a full façade enhancement of the entire run of 92,000 square feet of vacancy including removing the tile roof, replacing with standing seam metal, and adding new anchor signage towers. The estimated project cost is **\$550,000** and the grant request is **\$50,000**.

As the next phase of repositioning the center, the ownership team has outlined a clear vision: completing the proposed façade improvements will significantly enhance the center's visibility and curb appeal, making it more competitive in the market. They believe these improvements are critical to attracting new tenants to fill the remaining vacancies and to draw interest from new

potential users who could activate the long-vacant outlot. The façade renovation is intended to support leasing momentum and strengthen the long-term viability of Lombard Pines as a reinvigorated neighborhood retail destination.

The applicant has not provided the required three bids as outlined in the Village's grant program guidelines. However, consistent with past recommendations from both staff and the Economic and Community Development Committee in situations where three bids were not obtained, Village staff has closely reviewed the cost estimates submitted. Based on this review and comparisons to industry standards, including Means Reports, staff find the contractor's quote to be reasonable and in line with expected construction costs. Furthermore, because the maximum grant award of \$50,000 requires a minimum of \$100,000 in eligible project costs, and the proposed façade project exceeds \$550,000, staff believes it is highly unlikely that additional bids would result in a materially lower qualified quote. Therefore, staff is comfortable supporting the cost estimate provided and recommends the Committee consider the application as submitted.

Contractor's Scope of Work and Agreed Costs

Contractor: P&D Construction, Inc., 7967 Clarendon Hills Road, Willowbrook, IL 60527

Item	Amount
Demolition	\$75,000.00
Framing and Materials	\$89,914.41
Dryvit and Stone Façade	\$168,600.00
Roofing and Siding	\$175,208.00
Electrical Allowance	\$18,500.00
	\$527,222.41

GRANT RECOMMENDATION

Based upon a review of the grant request elements staff is recommending that the ECDC approve the maximum grant amount of \$50,000 for this project.

Staff is supportive of the request for the following reasons:

1. Lombard Pines is identified as a Key Development Site in the Village's Economic Incentive Policy.
2. The improvements will greatly improve the appearance of a major portion of the western facing façade.
3. The new façade will help to market and fill the remaining vacant retail space.
4. The improvements will help to market the long-vacant outlot.

Conditions of Approval

Staff proposes the following conditions be placed on the grant.

1. Permits must be applied for and received for all of the work. Permits should be applied for with the Building Division and will be ready after the appropriate departments/divisions are able to sign off stating that the project meets code.
2. Work must be complete one year from the date of approval.
3. Before the grant can be paid out, the petitioner will submit a final receipt (showing it is paid in full) and waivers of lien from the contractors. This ensures that the project is paid in full before the Village remits the grant funds.
4. After the grant money is paid, the applicant shall display the Village window sign acknowledging they received a grant.

COMMITTEE ACTION REQUESTED

This item is being placed on the July 13, 2026, ECDC agenda for consideration. Staff recommends that the ECDC approve the requested Renovation and Improvement Grant being sought by Lombard Pines for the westerly facing façade project up to **\$50,000**. Said recommendation is subject to the following conditions, by the ECDC:

1. Permits must be applied for and received for all of the work.
2. Work must be complete one year from the date of approval.
3. Before the grant can be paid out, the petitioner will submit a final receipt (showing the project is paid in full) and waivers of lien from the contractors.
4. After the grant money is paid, the applicant shall display the Village window sign acknowledging they received a grant.

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June 23, 2025

Dear Members of the Economic and Community Development Committee,

We are writing to respectfully request the Village's support of the façade improvement grant for Lombard Pines Plaza. As Fort Union's first major initiative since acquiring the center, this project represents a private capital commitment well in excess of \$500,000. The scope encompasses demolition of dated storefronts, construction of a unified new façade with EIFS and brick finishes, a standing seam roof, updated siding, refreshed electrical and lighting, and related structural work. The Village's grant would meaningfully amplify the impact of that investment.

The façade improvements are integral to our leasing strategy for the center. They were a prerequisite to securing Absolute Recomp, the new 50,000-square-foot fitness tenant now under lease. With approximately 40,000 square feet of vacancy remaining, a refreshed and modern exterior materially strengthens our ability to keep and potentially attract sales-tax-generating tenants—directly benefiting the Village's commercial tax base. Since announcing Absolute Recomp, we have already seen a measurable increase in leasing interest, and we expect the momentum to continue as construction progresses.

Increased inline occupancy is also directly tied to our ability to activate the center's outlot potential. A fully-leased anchor building brings the activity and credibility that makes outlot opportunities attractive to prospective tenants—particularly those on the Main Street frontage, which is inherently less prominent than any Roosevelt Road-facing outlots up and down the corridor.

This project is part of a broader, phased vision for the property. Looking ahead, Fort Union intends to:

- Continue façade upgrades to the inline shop section between Enchanted Castle and the current renovation;
- Update the center's planters and signage as tenancy grows, reinforcing the unified, contemporary identity we are establishing; and
- Continue repaving the parking lot in phases, a process already underway, to complete the revitalization of the property.

Fort Union is committed to being a long-term partner and responsible steward in this community. The improvements underway at Lombard Pines Plaza are designed to benefit not only the center but the Village's broader commercial corridor and tax base. We are grateful for the committee's consideration and welcome any questions.

Sincerely,

Matt Hendy

Fort Union

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

1. A. Building Address and Description: 1161 S Main St Lombard, IL 60148
Lombard Pines Shopping Center
B. Property Identification Number: 06-17-305-007 & 06-17-305-012
C. Legal Description of Property: LOT 3 OF OWNER'S ASSESSMENT PLAT OF PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1943, AS DOCUMENT 457027, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN PARALLEL WITH AND 100 FEET EAST OF THE WEST LINE OF MAIN STREET AS DEDICATED BY THE PLAT OF ROOSEVELT CREST, WITH A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH OF THE CENTER LINE OF ROOSEVELT ROAD AS NOW PAVED AND RUNNING THENCE NORTH PARALLEL WITH SAID WEST LINE OF MAIN STREET 150 FEET, THENCE EAST PARALLEL WITH SAID CENTER LINE OF ROOSEVELT ROAD 150 FEET THENCE NORTH PARALLEL WITH SAID WEST LINE OF MAIN STREET 150 FEET, THENCE WEST PARALLEL WITH SAID CENTER LINE OF ROOSEVELT ROAD 150 FEET TO BE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS, KNOWN AS NE CORNER OF ROOSEVELT ROAD AND MAIN STREET, LOMBARD, ILLINOIS.
2. A. Owners Name: Pines Plaza LLC
B. Owners Address: 111 W Chicago Ave STE 100 Hinsdale, IL 60521
C. Phone (day time): (630) 536-6964
3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)
 - A. Redevelopment of Vacant Paintball, Sam Ash, and soon to be vacant 2 XL Fitness. Specific APN's: 06-17-305-007 & 06-17-305-012
 - B. Signed a 10 year lease with a Dallas TX based gym brand, Absolute Recomp, for 52,000 sf in the vacant Paintball space. The Lease is conditioned on Landlord renovating the entirety of three vacant spaces to promote future leasing.
 - C. Currently negotiating with a local Lombard gymnastics tenant to relocate their business into the 2 XL Fitness space. The discussion of renovation to the facade is material to their interest in the space.
4. Proposed Improvements and Renovations: Full Facade Enhancement of the entire run of 92,000 sf of vacancy including removing of tile roof, replaced with standing seam metal and new anchor signage towers.

5. Plans/Drawings prepared by:

A. Name: Scott Allman

B. Address: 105 Jackson Ave #2, Naperville, IL 60540

C. Phone (day time): (331) 201-3822

D. Estimated Cost of the Improvement and Renovation: \$ 550,000

6. Statement of Understanding.

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

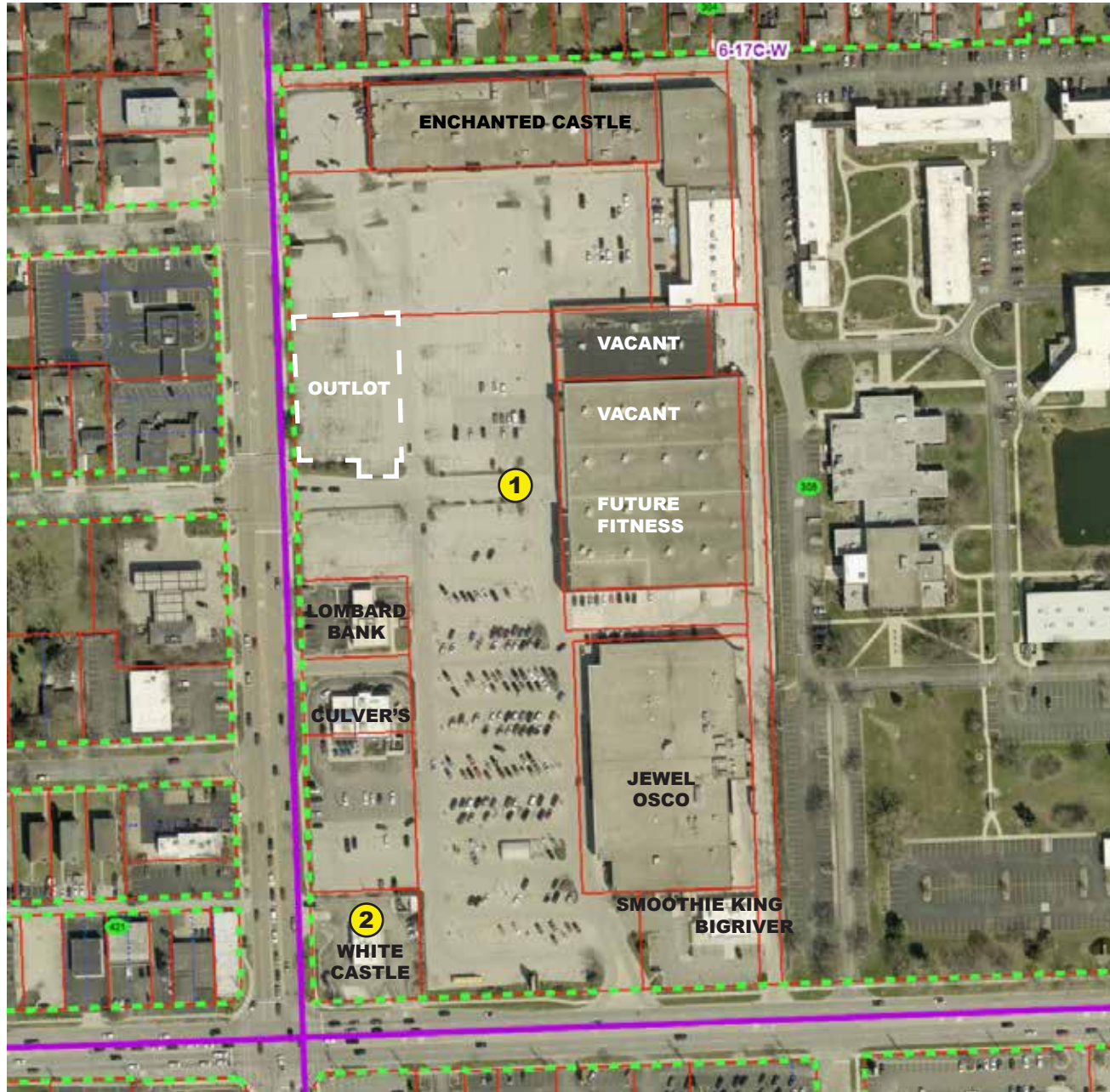
Business Owner Signature  (Date) 6/8/2026

Property Owner Signature  (Date) 6/8/2026

Return application to:

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

LOMBARD PINES: BACKGROUND INFORMATION



Lombard Pines is located at the northeast corner of Roosevelt Road and Main Street at 1103 S Main Street.

Fort Union acquired the grocery-anchored shopping center, anchored by Jewel-Osco, in 2023 as a value-add opportunity. Fort Union is a Chicago-based commercial real estate investment, development, and redevelopment firm.

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OWNERSHIP

- 1** PINES PLAZA, LLC
- 2** WHITE CASTLE SYSTEM INC.

LOMBARD PINES: PROPOSED PHASES



PHASE 1: 2026 FACADE IMPROVEMENT

PHASE 2: FUTURE FACADE IMPROVEMENT



PHASE 3: FUTURE LANDSCAPING AND SIGNAGE IMPROVEMENTS

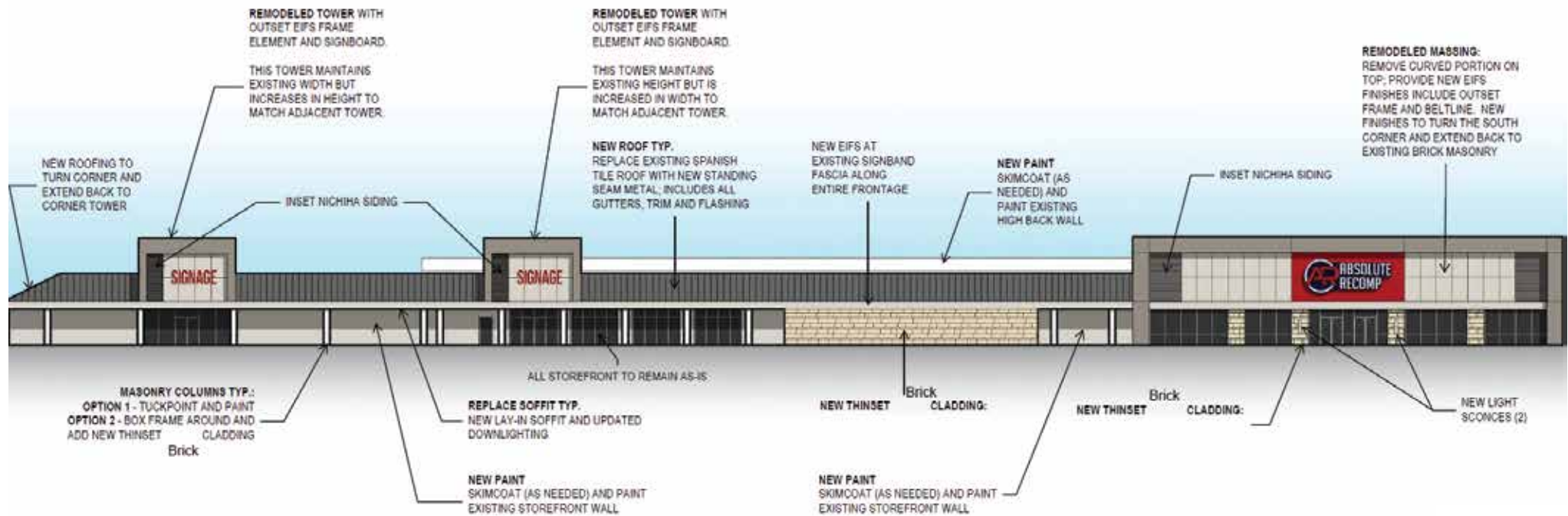
6.15.2026



LOMBARD PINES: PROPOSED FACADE IMPROVEMENT



CURRENT CONDITIONS



PROPOSED IMPROVEMENTS

6.15.2026

