




MEMORANDUM

TO: Trustee Anthony Puccio, Chairperson
Economic and Community Development Committee

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: February 10, 2025

SUBJECT: Improvement & Renovation Grant; 236 E. St. Charles Road – O’Neill’s

The Community Development Department received an application for the Improvement and Renovation Grant Program (also known as the Façade Grant Program) for the property located at 235 East St. Charles Road and within the St. Charles Road TIF 1 – West District. The application is being made by Ed O’Neill/O’Neill’s Pub. The grant request is being made to facilitate proposed exterior façade modifications to the existing building. A companion request is also being requested for exterior accessibility improvements as the entrance to the establishment.

ATTACHMENTS

1. Façade Grant Application with Concept Design Exhibit
2. Quote Information from three contractors for the proposed improvements
3. Commercial Façade Renovation concept plans (with supplemental interior and perimeter illustrations for context)

The Grant Program provides funding for selected exterior enhancements. The applicant’s submitted plans relative to grant consideration and includes the following elements:

- Removal of exterior wood facing and roofing along the south exterior wall
- Install beam supports and new exterior windows
- Install exterior face masonry for the south elevation
- Electrical work and installation of gooseneck lighting along with companion signage
- Modifications for accessibility at the main entrance

The Grant Program provides for partial funding (i.e., up to 50% of eligible project costs with a cap at \$50,000) for exterior facade enhancements. Exterior accessibility improvements are also eligible grant components and per the Program, these elements can also be subject to a separate 50% grant award (actual dollar amount cap is determined by the grant application and ECDC review).

The proposed construction activity that is subject to the grant application is intended to provide for an enhanced exterior building façade and companion exterior accessibility ramp accommodation. The applicant’s submitted plans subject to grant consideration are depicted on the plan set. In review of this concept, staff notes that a significant portion of this accommodation

is located within the Village’s St. Charles Road public right-of-way. Additionally, the abutting sidewalk is slated for reconstruction in 2025. To that end and similar to the approach taken by the Village for the 10-12 S. Park Avenue façade grant approved in 2023 and the Park Avenue Plaza reconstruction, it is possible that some of these project scope elements and companion costs may be altered. However, staff does support the concept of providing additional accessibility and removing a potential trip hazard and to that end, the grant concept can be supported.

GRANT REQUEST ELEMENTS

The applicant has submitted three quotes for work to be performed. However, a number of these items pertain to future interior activities and/or future work to undertake on a neighboring property which is owned by O’Neill’s but would not be a part of this grant application effort. Reviewing the components relevant to this application, the following overall costs are offered:

Applicable Exterior Façade Activities

<u>Contractor</u>	<u>Price Quote</u>
Chicagoland Building	\$157,250
Red Cloud Contracting	\$157,500
Concept Construction LLC	\$181,500

*Exterior Accessibility Ramp Work**

<u>Contractor</u>	<u>Price Quote</u>
Chicagoland Building	\$6,350
Red Cloud Contracting	\$6,500
Concept Construction LLC	Included in above price

* These figures are subject to further review relative to review of existing adjacent sidewalk within the St. Charles Road public right-of-way.

The estimated façade enhancement component is grant eligible to \$50,000 (i.e., 50% of the \$100,000 Program cap). The concrete accessibility accommodation cost is \$6,350, which makes this project component eligible for up to \$3,175.

The Lombard Downtown Revitalization Project Guidebook, which includes a review of the East St. Charles Road corridor west of Grace Street offers aesthetic standard recommendations. This building does not have specific design recommendations; however, this project is consistent with the Guidebook and will help in downtown revitalization efforts, in that it constitutes a major capital investment and incorporates aesthetic elements consistent with a downtown environment (i.e., gooseneck lighting and traditional wall signage, additional windows and aesthetic enhancement typical of such modern establishments.

COMMITTEE ACTION REQUESTED

This item is being placed on the February 10, 2025 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval to the Village Board for the requested Downtown Renovation and Improvement Grant being sought for the property at 236 East St. Charles Road, in the following respects:

1. An Improvement & Renovation Grant request of up to \$50,000 for the proposed façade improvements; and
2. A Renovation & Improvement Grant request to the exterior accessibility improvements of up to \$3,175 for the proposed accessibility modifications at the front entrance to the establishment.

As the proposed awards is over \$10,000, it shall require final approval from the Village Board of Trustees. Said recommendation is subject to the following conditions:

1. The value of the eligible exterior façade enhancements must exceed \$100,000. If the improvements do not exceed \$100,000, the grant award shall not exceed 50% of the eligible costs of the project.
2. Building permits must be received for the applicable work, with completion and passage of all required inspections.
3. Work shall be completed one year from the date of approval by the ECDC.
4. Before the grant can be paid out, the applicant shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.
5. After the grant money is paid, the applicant shall display the Village window sign acknowledging they received a grant.

IMPROVEMENT AND RENOVATION GRANT PROGRAM APPLICATION

1. A. Building Address and Description:

O'Neill's Pub – 236 E. St. Charles Road, Lombard, IL 60148

B. Property Identification Number:

06-08-106-006

C. Legal Description of Property:

Lot 10 in Block 14 in H.O. Stone and Co's. Addition to Lombard, being a subdivision of part of the southwest quarter of section 5 and part of the northwest quarter of section 8, township 39 north, range 11 east of the third principal meridian, according to the plat thereof recorded June 26, 1924 as document 179463 in DuPage County, Illinois. Property commonly known as 236 E. St. Charles Road, Lombard, IL 60148.

2. A. Owners Name: Ed O'Neill – O'Neill's Pub

B. Owners Address: 532 Hannah Avenue, Forest Park, IL 60130

C. Phone (daytime): (708) 415-5830

3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)

Property owner Ed O'Neill with O'Neill's Pub is the only business located at 236 E. St. Charles Road, Lombard, IL 60148.

4. Proposed Improvements and Renovations:

Renovate the existing facade by adding large windows, exterior lighting, finishes, and signage to help create a more modern and inviting appearance. Also, improve accessibility by adding a wheelchair accessible transition at the front entrance.

5. Plans/Drawings prepared by:

A. Name: Stephen E. Flint – Flint Architects LLC

B. Address: 314 S. Westmore Avenue, Lombard, IL 60148

C. Phone (daytime): (630) 953-9220

D. Estimated Cost of the Improvement and Renovation: \$163,000

6. Statement of Understanding.

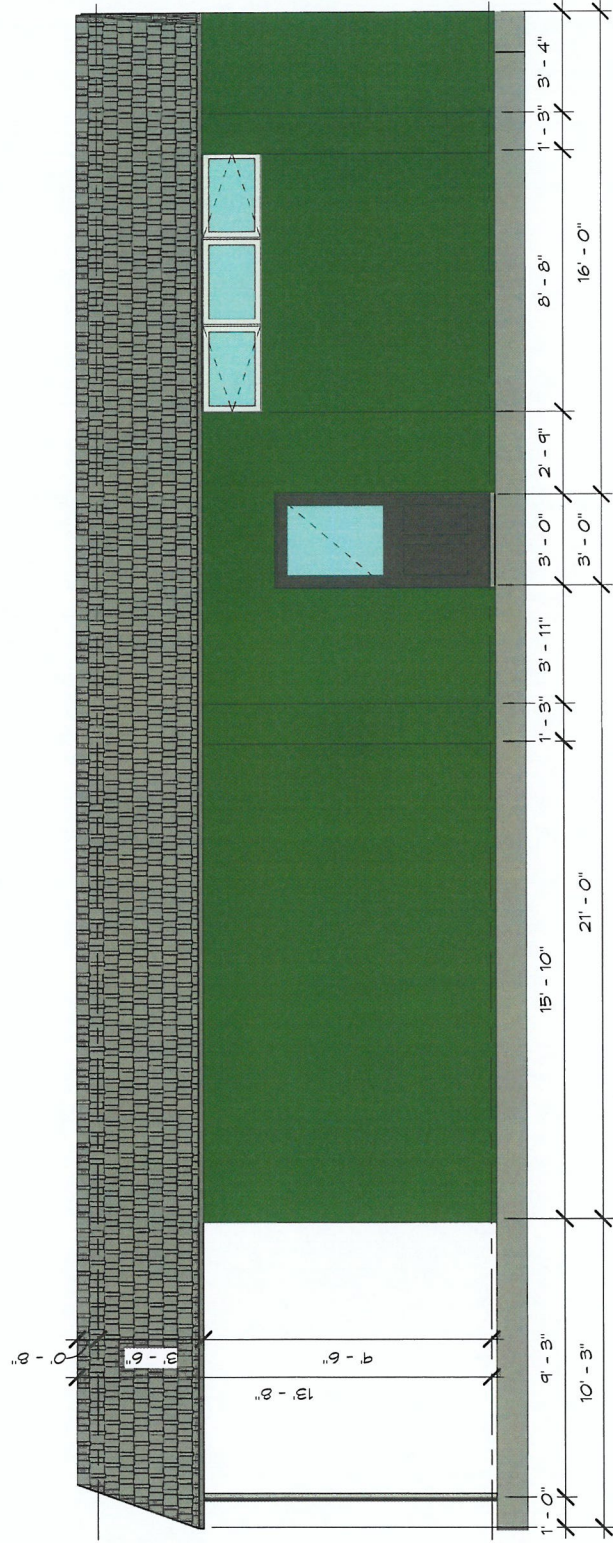
- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Improvement and Renovation Grant Program and the specific design recommendation of the Department of Community Development.
- B. The applicant must submit detailed cost documentation, invoices, and all contractors'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

Business Owner Signature Edward Miller (Date) 1/31/25

Property Owner Signature Edward Miller (Date) 1/21/25

Return Application to:

**Village of Lombard
Community Development Department
255 E. Wilson Ave., Lombard, IL 60148
630-620-5750**



① Existing Facade Elevation
 1/4" = 1'-0"

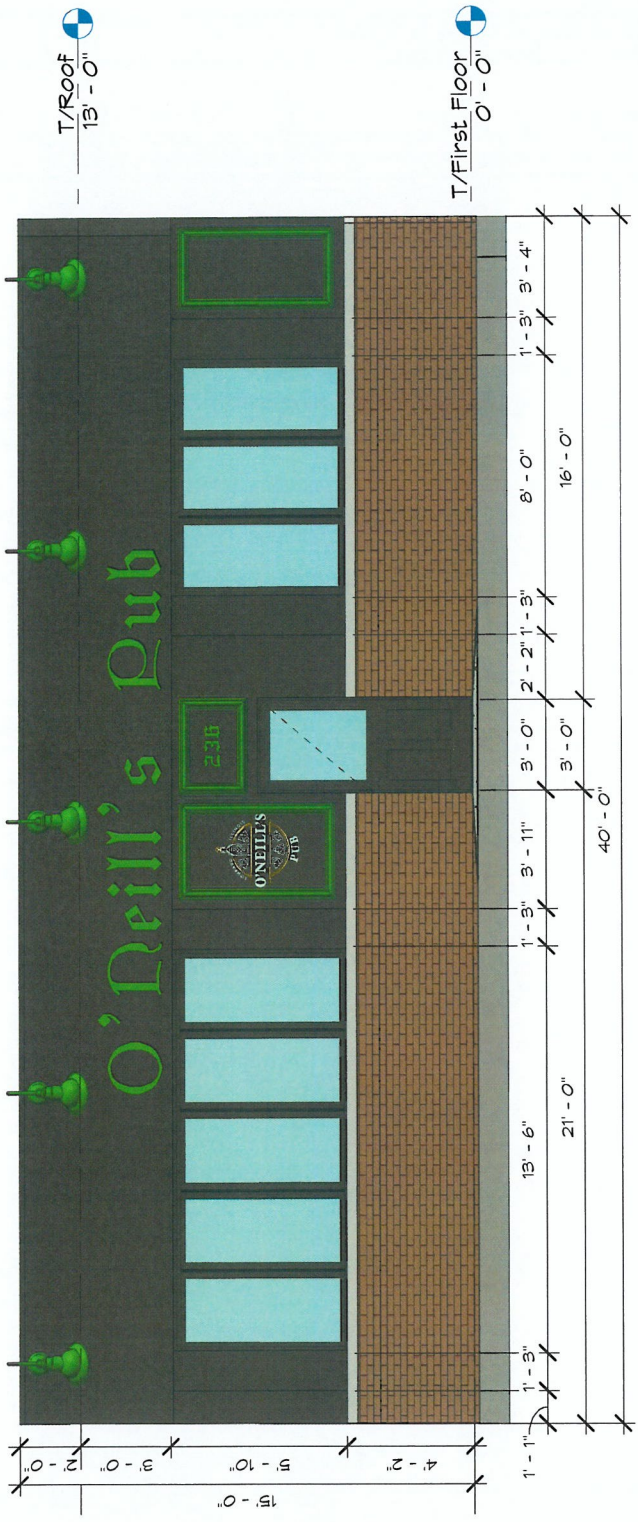
No.	Revision/Issue	Date



PROJECT NAME AND ADDRESS
 Commercial Facade Renovation
 O'Neill's Pub
 236 E. St. Charles Road
 Lombard, IL 60148

Project	24-035	DATE	01/31/2025
Scale	AS NOTED	Sheet	Z2

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① New Facade Elevation (Concept 1)
 1/4" = 1'-0"

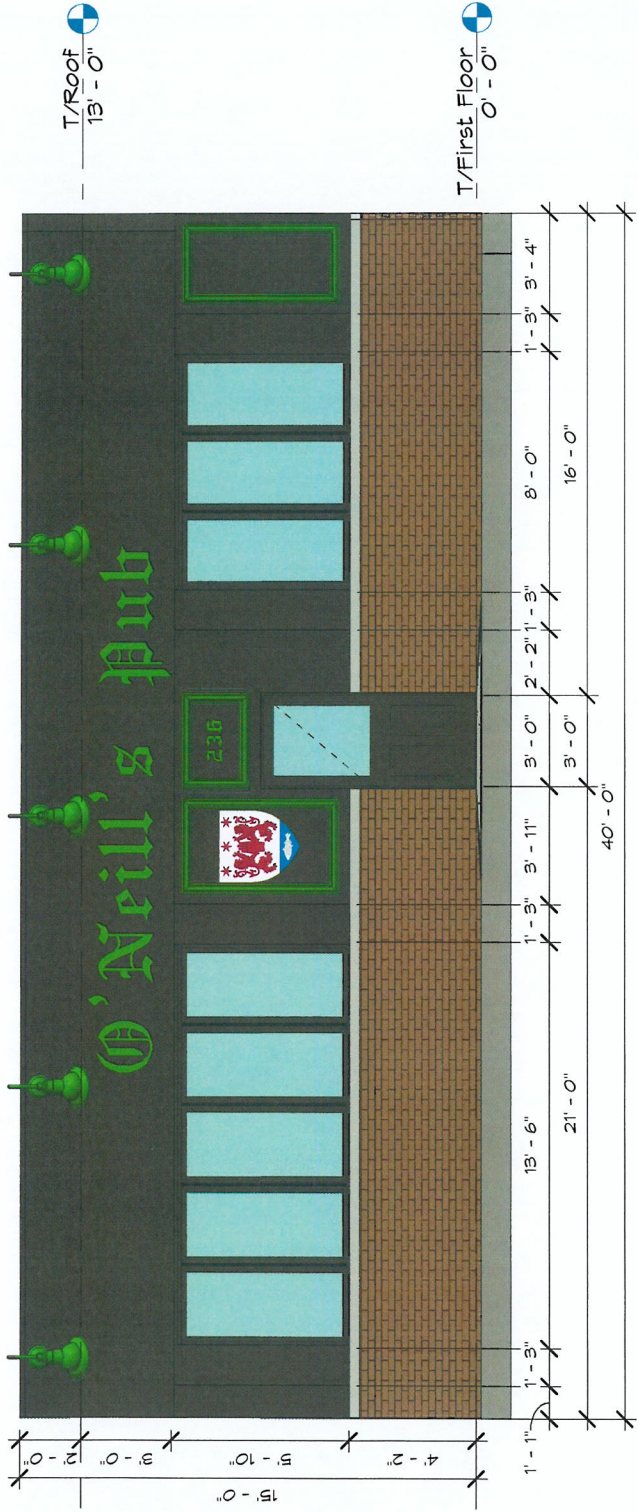
No.	Revision/Issue	Date



PROJECT NAME AND ADDRESS
 Commercial Facade Renovation
 O'Neill's Pub
 236 E. St., Charles Road
 Lombard, IL 60148

PROJECT:	2403B	DATE:	01/31/2025
SHEET:	AS NOTED	SCALE:	Z3

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① New Facade Elevation (Concept 2)
 1/4" = 1'-0"

T/Roof
 13'-0"

T/First Floor
 0'-0"

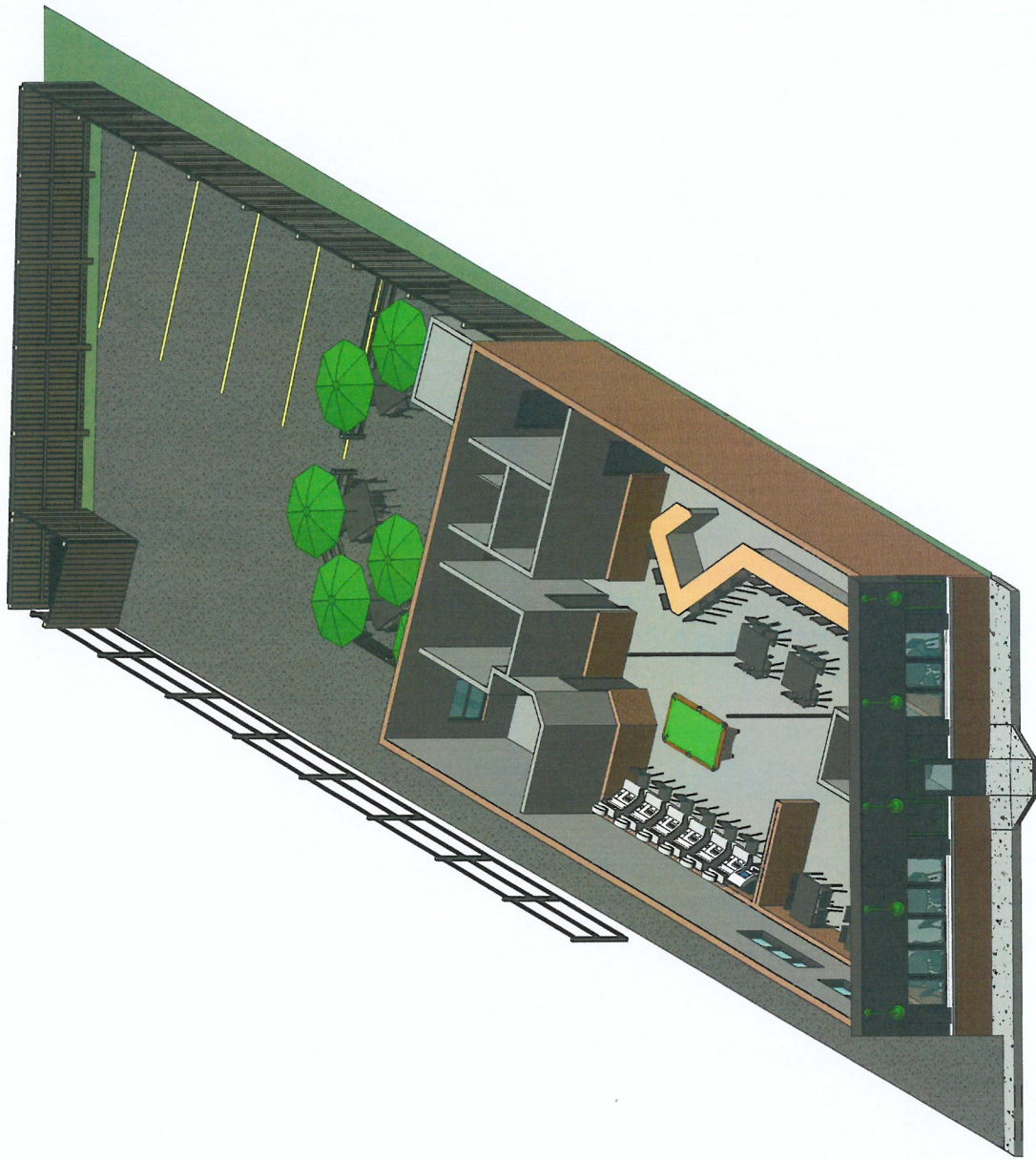
No.	Revision/Issue	Date



Project Name and Address
 Commercial Facade Renovation
 O'Neill's Pub
 236 E. St. Charles Road
 Lombard, IL 60148

Project	240239	Sheet	Z4
Date	01/31/2025	Scale	AS NOTED

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1 New 3D View

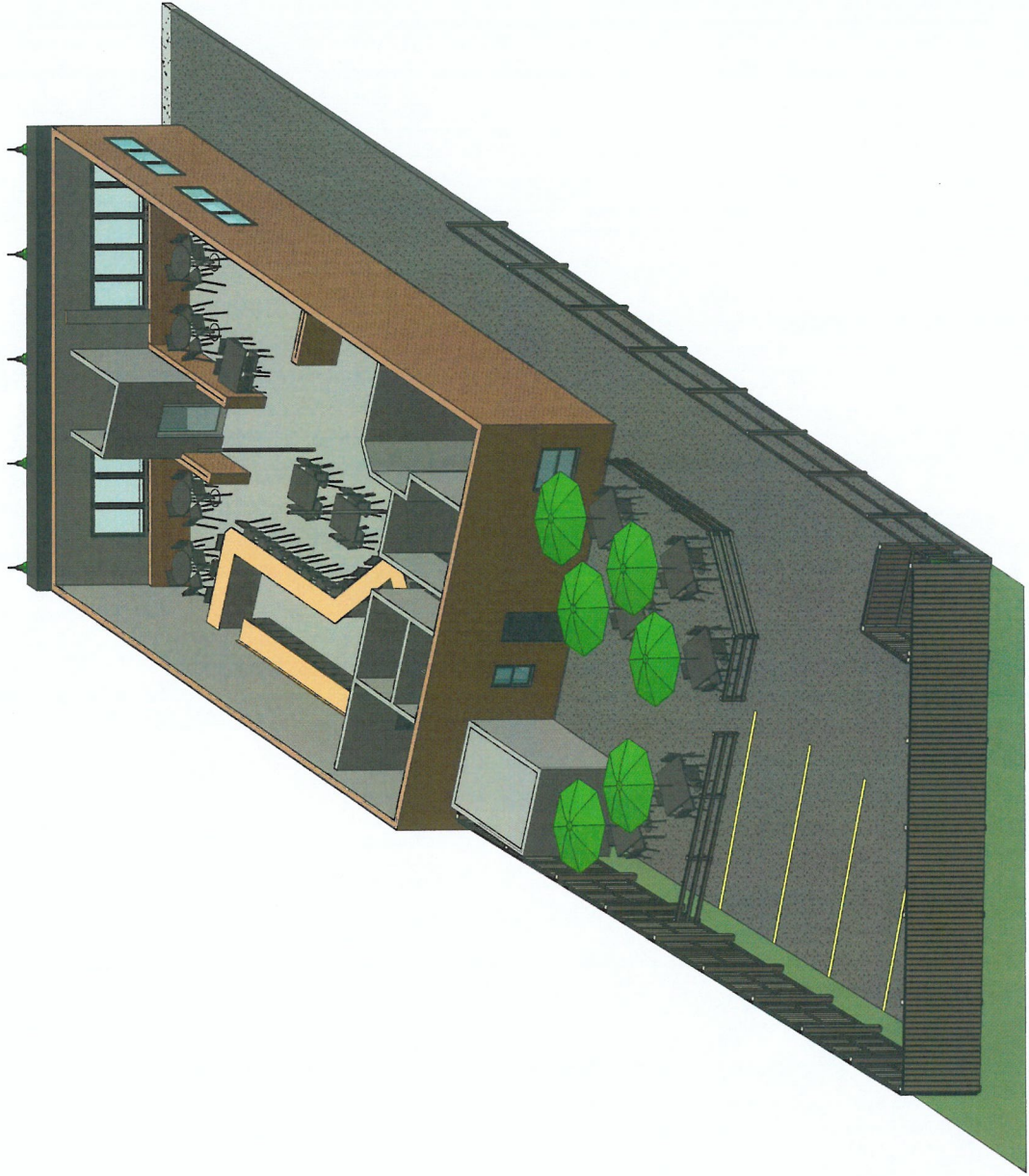
No.	Revision/Issue	Date



PROJECT NAME AND ADDRESS
 Commercial Facade Renovation
 O'Neill's Pub
 236 E. St. Charles Road
 Lombard, IL 60148

PROJECT: 24035
 DATE: 01/31/2025
 SHEET: AS NOTED

Z5



① New 3D View

No.	Revision/Issue	Date

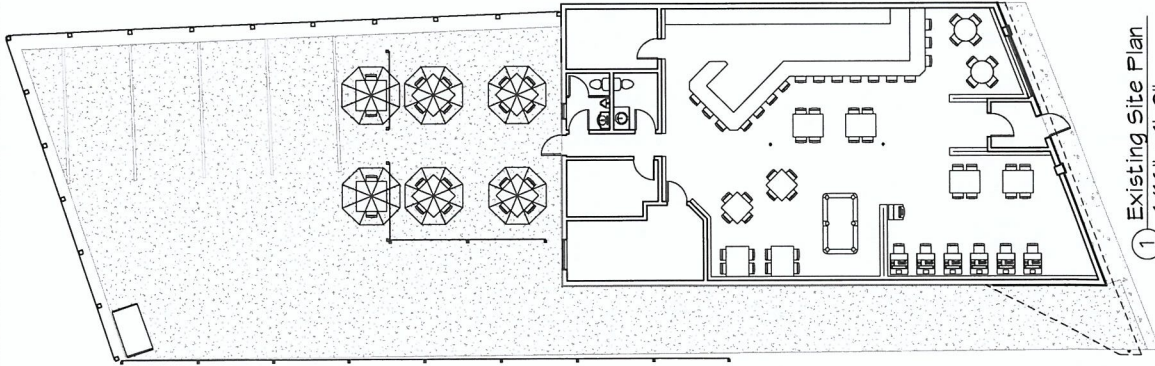


314 SOUTH WESTMORELAND AVENUE
 LOMBARD, ILLINOIS 60148
 630.252.2525
 WWW.FLINTARCHITECTS.COM

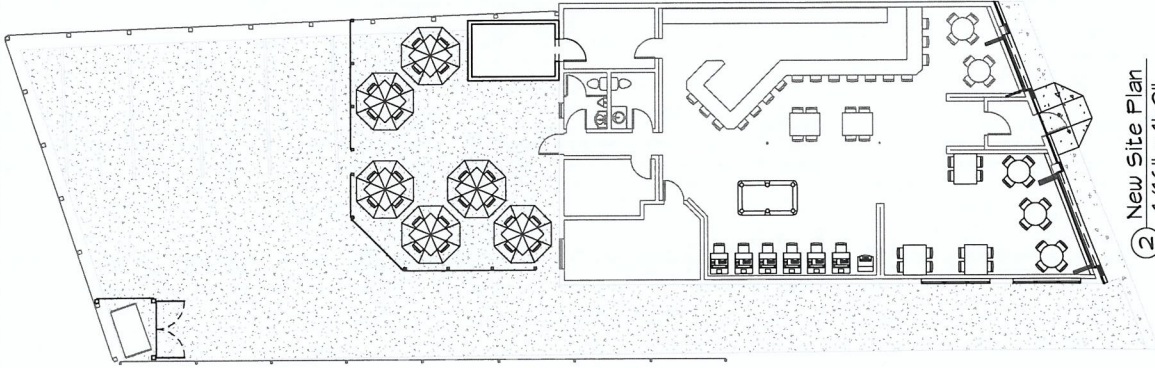
PROJECT: 240335
 DATE: 01/31/2025
 SHEET: AS NOTED

Z6

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① Existing Site Plan
1/16" = 1'-0"



② New Site Plan
1/16" = 1'-0"

No.	Revision/Issue	Date

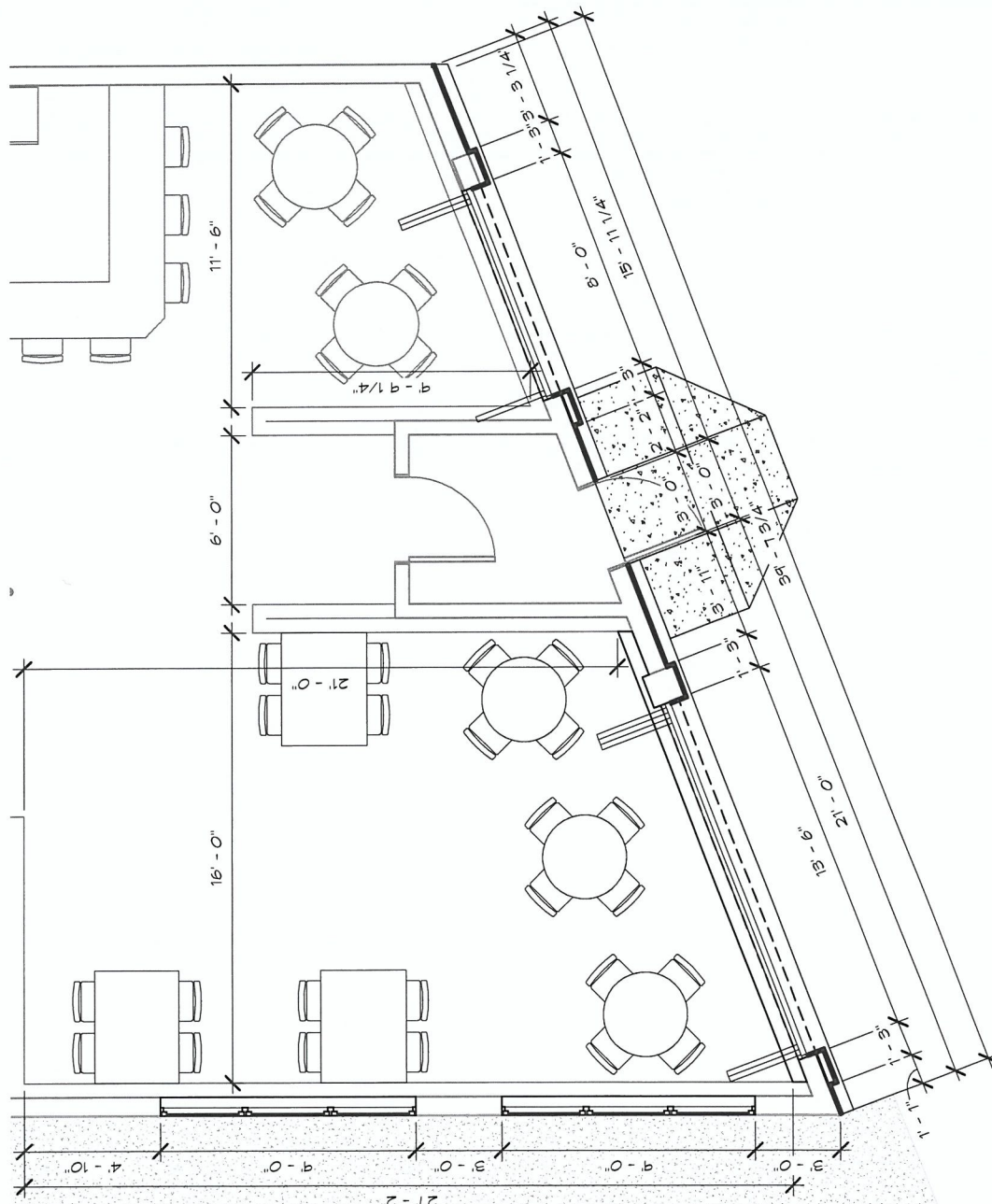


Project Name and Address
Commercial Facade Renovation
 ONelle Pub
 236 E. St. Charles Road
 Lombard, IL 60148

Project: 240235
 Date: 01/31/2025
 Scale: AS NOTED

Z7

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No.	Revision/Issue	Date



Project Name and Address
 Commercial Facade Renovation
 Onelle's Pub
 296 E. St. Charles Road
 Lombard, IL 60148

Project No. 24-033
 Date 01/31/2025
 Scale AS NOTED

Z8

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① New Floor Plan
 1/4" = 1'-0"



Associate

From: shickman@chicagolandbuilding.com
Sent: Friday, January 31, 2025 5:07 PM
To: Stephen Flint
Cc: Associate
Subject: RE: O'Neill's Pub 236 E. St Charles Road Lombard 60148

Steve

I have inserted our budgetary pricing into each line item below. We have included many of the comments made by Ed during our site visit with regards to the façade. Please note that these budgets for asphalt do not include any initial or subsequent required EPA testing as they might deem necessary.

We are very much looking forward to the permit drawings and working with your office again on another project.

Thank you, Steve.

Shawn Hickman, President
Chicagoland Building Contractors, Inc.
3N232 Rohlwing Rd.
Addison, IL 60101
630.967.4145 Cell

From: Stephen Flint <seflint@flintarch.com>
Sent: Friday, January 17, 2025 11:07 AM
To: Shawn Hickman (shickman@chicagolandbuilding.com) <shickman@chicagolandbuilding.com>
Cc: Associate <associate@flintarch.com>; Ed O'Neill <eaoneill2000@yahoo.com>
Subject: O'Neill's Pub 236 E. St Charles Road Lombard 60148

Good morning, Shawn,

I would like to introduce you to Ed O'Neill owner of O'Neill's Pub located at 236 E. St. Charles Road in Lombard. Please contact Ed if you need to see the existing conditions. We are looking for a proposal for the following:

1. New façade for the front elevation and adding 2 windows on the west elevation. We need to demo the front portion of the building including the steel support on the west corner. Add steel beams supports, 6' x 16 ga. metal studs with batt insulation, insulation board, prefinished wood front, brick wainscot with limestone ledge. Windows are folding Nana Wall. The sign is prefinished raised lettering. Modify the existing sidewalk to make the entrance ADA accessible. There is currently a 4" lip.
2. The back area is going to be outdoor seating. Modify the existing building and site to install a new walk-in cooler including 8" concrete trenched footing and 4" slab on 4" compacted gravel base. Replace existing asphalt consisting of 2" surface course on 2" binder coarse on 8" compacted gravel base for driveway to garbage enclosure. The remaining new asphalt shall be 1" surface on 1 ½" binder on 6" compacted gravel base.
3. The corner lot is going to be asphalted. All asphalt sheet drain with no inlets. Add new asphalt consisting of 1" surface on 1 ½" binder on 6" compacted gravel base.

Provide the following pricing as follows:

1. Price for new façade replacement. **\$157,250**
2. Price for modifying the front entrance sidewalk to meet ADA. **\$6,530**
3. Price for back seating and driveway including new asphalt work. **\$40,600 (Per Ed , includes small wood fence around dumpster-2 sides only butted up against existing fences)**
4. Price for new walk-in cooler, conc foundation/slab and modifying the existing building. **\$62,520**
5. Price for paving the corner Lot 12. **\$52,810**

FYI this is pricing for the Village of Lombards façade grant and ADA grant. The pricing is broken out for Ed to see construction timing and group of the scope of work.

Let me know if you have any questions.

Steve

Stephen E. Flint, AIA
Principal

Please leave us a review on....

[Facebook](#) | [Flint Website](#)

Flint Architects, LLC

314 S. Westmore Avenue
Lombard, Illinois 60148

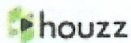
630.953.9220 Phone

630.953.9440 Fax

630.336.3340 Cell

seflint@flintarch.com

www.flintarch.com



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811 Industrial Dr • West Chicago, IL 60185-1833 • Phone: 630-800-2946

Ed O'Neill
Phone: (708) 415-5830

Job Address:
236 E. St. Charles Rd.
Lombard, IL 60148

Print Date: 12-12-2024

Estimate for O'Neill's Pub - Facade & Various

Job #1397

Scope of Work

Red Cloud Contracting ("Contractor") shall provide all the following labor and materials noted below as necessary for Ed O'Neill ("Customer"):

General Conditions - \$25,000

General Conditions to include:

- Pre-project planning, coordination & project supervision
- Job mobilization, set up & breakdown and final clean
- Profit & overhead

Front Facade - \$131,500

Initial estimate per concept drawings for Scope of work to include material and labor for:

- Demolition & haul away of existing front wood facade and roofing, including existing windows, front door and west side soffit area
 - Framing to make way for new Nana wall folding windows as well as framing patch-ins due to demolition
 - Roofing patch-in work related to existing facade demolition
 - Electrical work for new gooseneck exterior lighting (fixtures included)
 - Masonry work to match (as closely as possible) for new wainscot for exterior and 1/2 of interior portion of wall
 - Installation of Hardie or LP siding (final selection and color TBD) for exterior facade area
 - Interior and exterior painting as needed
-

ADA Sidewalk - \$6,500

Initial estimate per concept drawings for Scope of work to include material and labor for:

- Demolition of portion of existing exterior sidewalk area
- Concrete flatwork to meet ADA for front entrance

****NOTE:** This is a placeholder until we receive a more full set of drawings**

Walk-In Cooler - \$23,550

Initial estimate per concept drawings for Scope of work to include material and labor for:

- Demo and excavate rear driveway area to make way for walk-in cooler as well as cut out masonry wall for entryway into cooler
 - Concrete foundation and slab
 - Framing new walls
 - Exterior finishing (TBD - need more detail)
-

Asphalt Rework & Paving - \$TBD

Asphalt Paving and Rework will have to be addressed at a later time. Our contractors have closed for the winter

Exclusions & Notes

Exclusions and notes to the estimate include:

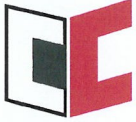
- This pricing is based on conceptual drawings and is to be used for budgeting purposes only.
 - A set of more detailed drawings will be required for a more accurate cost estimate and contractual pricing.
-

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:



CONCEPT CONSTRUCTION

Concept Construction LLC

Ed O'Neill

(708) 415-5830
eaoneill2000@yahoo.com

ESTIMATE	#254
ESTIMATE DATE	Jan 14, 2025
SERVICE DATE	Dec 26, 2024
EXPIRATION DATE	Jan 20, 2025
TOTAL	\$248,000.00

CONTACT US

1105 Curtiss St Unit B, Suite B
Downers Grove, IL 60515

(773) 639-1510
info@conceptconstructionchi.com

ESTIMATE

Services	amount
Remodel	\$181,500.00
Demo front Portion Masonry Lower Half of front with Limestone Sill. Does not include footing for Concrete wall Install Beam Supports Install Nana Windows Replace Window on west wall Install Concrete Pad (Fridge to be furnished and coordinated by Owner) Rework Concrete Entrance Install New Front Door (Includes Metal Door in Black) Cut hole for Fridge (Door to be installed and furnished by owner) (Specs to be provided by owner) Electrical For Front, Walk in Cooler (Includes new Panel) (Does not include any light fixtures LP Siding and Paint Outside Light Framing Inside to soffit beams and build knee wall for gaming area. Light Paint Inside Price does not include any Signage, Life Safety or any Interior Modifications Final Pricing will be determined once final plans are issued	
Corner Lot	\$38,625.00
Excavate, compact, asphalt lot 12 (Includes 50 bumper ties and striping)	
Restaurant Lot	\$27,875.00
3" Mill and Pave Lot 10 Install Concrete Pad (Fridge to be furnished and coordinated by Owner)	
Services subtotal: \$248,000.00	

Subtotal	\$248,000.00
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Tax (IL-Cook-Chicago-RTA1 10.25%)	\$0.00
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Total	\$248,000.00
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1.5 month(s) completion

50 % Deposit

25% Beam is installed

12.5% After Asphalt Completion

12.5% Final

Thank you again for considering Concept Construction LLC.

Please click below link for our Terms and Conditions.