


**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

  x   Resolution or Ordinance (Blue)   x   Waiver of First Requested  
       Recommendations of Boards, Commissions & Committees (Green)  
       Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES  
**FROM:** Scott R. Niehaus, Village Manager  
**DATE :** April 14, 2026 (BOT) DATE: April 23, 2026  
**SUBJECT:** Downtown Improvement and Renovation Grant; 1 S. Park Avenue (MinMax Games)

**SUBMITTED BY:** Trevor Dick, FAICP, LEED AP, Director of Economic Development and Planning 

**BACKGROUND/POLICY IMPLICATIONS:**  
Last year, the long-vacant building at 1 S. Park Avenue was purchased by MinMax Games, a family-owned business operating in Addison since 2021. Owned by Peter and Sam Kuhlman and Eric Simmons, the two-story, 3,500-square-foot building will feature retail on the ground floor and residential space above. The business specializes in tabletop miniatures and trading card games, including Flesh and Blood, MTG, Pokémon, and Games Workshop products.

**ACTION:**  
By a 7-0 vote, the Economic and Community Development Committee recommends approval of the requested Downtown Renovation and Improvement Grant up to \$75,310. Staff requests placement on the April 23, 2026, Village Board of Trustees agenda with a waiver of the first reading to meet the 2026 Downtown schedule.

**Fiscal Impact/Funding Source:**  
Review (as necessary)

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

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

**DATE:** April 14, 2026

**SUBJECT:** **Downtown Improvement and Renovation Grant; 1 S. Park Avenue (MinMax Games, LLC)**

Please find attached the following items for Village Board consideration as part of the April 23, 2026 Board Meeting:

1. Economic and Community Development Committee (ECDC) memo/packet; and
2. A Resolution Approving a Downtown Improvement and Renovation Grant for the property at 1 South Park Avenue for MinMax Games, LLC.

The Community Development Department received an application for the Downtown Improvement and Renovation Grant Program (also known as the Facade Grant Program) for MinMax Games located at 1 S. Park Avenue. The applicant is seeking assistance to undertake a variety of enhancements including installing new awnings, tuckpointing, brickwork and masonry work, removing remnants in the façade, completing a new front stoop, installing window wells and drainage grates, installing a new front door entrance, and improving ADA accessibility with a new side entrance and an interior lift.

At the April 13, 2026, ECDC meeting they recommended approval of the grant request by a unanimous vote and recommended that the grant request not to exceed \$50,000, or up to 50% of the eligible project costs whichever is less. The ECDC also recommends an additional grant amount for ADA accessibility improvements up to \$25,310 (or 50% of the ADA project costs). The total grant recommended by the ECDC was a maximum of \$75,310. The recommendation also came with conditions of approval as set forth within the resolution.


### **ACTION REQUESTED**

As the ECDC recommends approval of the Downtown Improvement and Renovation Grant for MinMax Games, LLC, please place this item on the April 23, 2026 Board of Trustees agenda for consideration and approval of the attached Resolution for the project in an amount not to exceed \$75,310.



## MEMORANDUM

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

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

**DATE:** April 8, 2026

**SUBJECT:** Downtown Improvement & Renovation Grant; 1 S. Park Avenue (MinMax Games)

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for MinMax Games located at 1 S. Park Avenue. The applicant is seeking assistance to undertake a variety of enhancements including installing new awnings, tuckpointing, brickwork and masonry work, removing remnants in the façade, completing a new front stoop, installing window wells and drainage grates, installing a new front door entrance, and improving ADA accessibility with a new side entrance and an interior lift.

### ATTACHMENTS

- Grant Application Package prepared by MinMax Games

Last year, the long-vacant, highly visible building at 1 S. Park Avenue was purchased by MinMax Games. MinMax Games is owned and operated by Peter and Sam Kuhlman and Eric Simmons. MinMax Games, is a small, family-owned business that has been located in Addison, Illinois since 2021. MinMax Games purchased the highly visible property in Downtown Lombard in 2025. The two-story building at 1 S. Park Avenue is 3,500 sf on 0.06 acres and will include MinMax Games on the ground floor and residential on the second floor. The business sells tabletop miniatures and trading card games. They specialize in Flesh and Blood, MTG, Pokémon, and Games Workshop products.

The property is located within the boundaries of the Downtown Grant Program (DGP). The owners have already done interior demolition work, and have installed new windows, but are planning to undertake a variety of additional interior and exterior enhancements.

The total project cost for the grant request is **\$75,310** for façade improvements and ADA accessibility improvements.

**QUOTES FOR GRANT REQUEST ELEMENTS**

*Masonry*

| <b><u>Contractor: North Shore</u></b> | <b><u>Price Quote</u></b> |
|---------------------------------------|---------------------------|
| Masonry                               | \$44,560                  |
| Interior Parapet Rebuild              | \$18,560                  |
| <b>Total</b>                          | <b>\$63,120</b>           |

| <b><u>Contractor: Safe-Way Tuckpointing</u></b> | <b><u>Price Quote</u></b> |
|---|---------------------------|
| Masonry   | \$58,000                  |
| Roof Area Common Brick                          | \$2,000                   |
| Drip Edge Installation                          | \$2,000                   |
| <b>Total</b>                                    | <b>\$62,000</b>           |

| <b><u>Contractor: Elite Chimney Masonry</u></b> | <b><u>Price Quote</u></b> |
|---|---------------------------|
| Base  | \$92,240                  |
| Parapet Reset                                   | \$2,875                   |
| Waterproofing                                   | \$8,080                   |
| <b>Total</b>                                    | <b>\$103,195</b>          |

*Front Door*

| <b><u>Contractor:</u></b> | <b><u>Price Quote</u></b> |
|---------------------------|---------------------------|
| GoldyLocks                | \$7,671.66                |
| Avid Company              | \$8,800.00                |

*Front Stoop and Stairs*

| <b><u>Contractor:</u></b> | <b><u>Price Quote</u></b> |
|---------------------------|---------------------------|
| Avid Company              | \$18,800                  |

*Awnings*

| <b><u>Contractor:</u></b> | <b><u>Price Quote</u></b> |
|---------------------------|---------------------------|
| Thatcher Oaks Awnings     | \$12,850                  |

*Grate Openings*

| <b><u>Contractor:</u></b> | <b><u>Price Quote</u></b> |
|---------------------------|---------------------------|
| US Waterproofing          | \$9,878.85                |
| Avid Company              | \$8,600.00                |

ADA Accessibility

*Interior Lift*

| <u>Contractor:</u>    | <u>Price Quote</u> |
|-----------------------|--------------------|
| DME Elevator and Lift | \$41,620           |
| Lifewaymobility       | \$43,240           |

*ADA Sidewalk*

| <u>Contractor:</u> | <u>Price Quote</u> |
|--------------------|--------------------|
| All in One Service | \$23,605           |
| Avid Company       | \$9,000            |

The applicant has submitted three bids for the proposed masonry work, but had a difficult time getting three bids for the other elements. Staff has reviewed the quotes that were received and provided in the application and has determined that they are in keeping with industry standards and are comfortable with the prices quoted.

**GRANT RECOMMENDATION**

Based upon a review of the grant request elements and the quotes received, staff is recommending the following for ECDC's consideration:

| GRANT ELIGIBLE PROJECT                          | SELECTED CONTRACTOR                | LOWEST QUOTE RECEIVED |
|---|------------------------------------|-----------------------|
| Masonry   | Safe-Way Tuckpointing              | \$62,000              |
| Front Door                                      | Goldyllocks                        | \$7,671.66            |
| Awnings   | Thatcher Oaks                      | \$12,850              |
| Front Stoop and Stairs                          | Avid Company                       | \$18,800              |
| Grate Openings/Window Wells                     | Avid Company                       | \$8,600               |
|   | TOTAL                              | \$109,922             |
|   | <b>MAXIMUM GRANT AMOUNT (50%)</b>  | <b>\$50,000</b>       |
| <b>ADA ACCESSIBILITY GRANT ELIGIBLE PROJECT</b> |                                    |                       |
| Interior Lift                                   | DME Elevator and Lift              | \$41,620              |
| ADA Sidewalk                                    | Avid Company                       | \$9,000               |
|   | TOTAL                              | \$50,620              |
|   | <b>MAX. ADA GRANT AMOUNT (50%)</b> | <b>\$25,310</b>       |
| <b>TOTAL GRANT ELIGIBLE</b>                     |                                    | <b>\$75,310</b>       |

Staff is supportive of the request for the following reasons:

1. The improvements will greatly improve the appearance of one of the most prominent buildings in Downtown Lombard.
2. The ADA improvements will be a tremendous improvement for accessibility.
3. The improvements are consistent with the recommendations of the Lombard Downtown Revitalization Project Guidebook.
4. It is consistent with past approval for other façade grant requests.

*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 April 13, 2026, ECDC agenda for consideration. Staff recommends that the ECDC approve the requested Downtown Renovation and Improvement Grant being sought by MinMax Games for the property at 1 S. Park Avenue up to **\$75,310**. 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, MinMax Games 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.



# 1 S. PARK AVE

Village of Lombard  
Beautification Grant Request



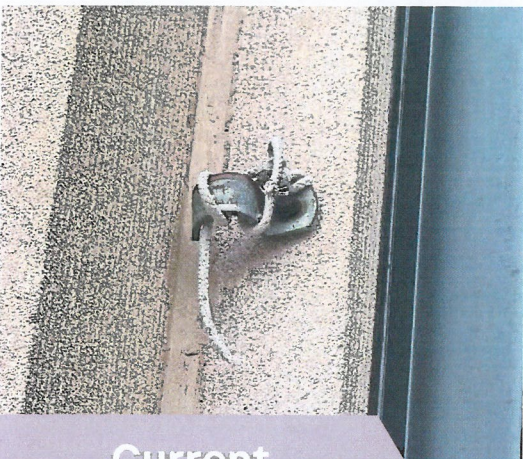
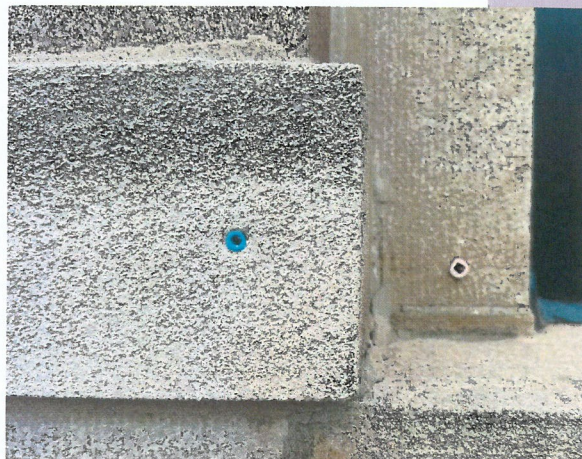
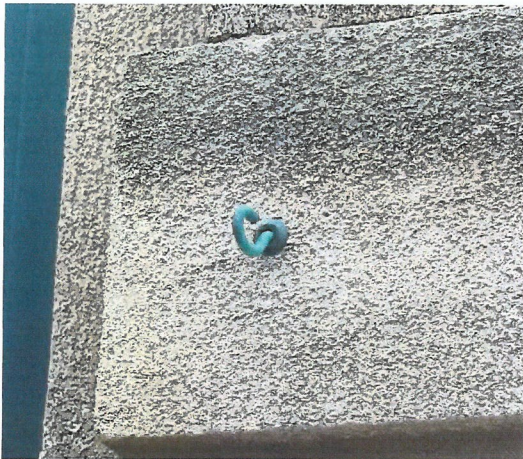
## To the Grant Committee

My name is Peter Kuhlman. My brother and I recently purchased the property at 1 S Park Ave, at the corner of Main and Park. We both grew up in Lombard and, like most residents of the area, walked past that empty building for years wondering what was going on. When the opportunity presented itself to purchase it, we jumped at the chance. Our plan was to bring that neglected location back into active participation in the downtown atmosphere – to maintain the integrity and natural beauty of a building so old, while at the same time making it both functional and aesthetically pleasing, consistent with the rest of the active businesses in the area.

During our first meeting with the Village of Lombard, we were pleasantly surprised to learn that grant opportunities existed to help make these plans not only possible, but to actively encourage improvements that would elevate the building to the standards set by the overall downtown area. Below, we highlight the most important improvements needed to truly make this corner building shine.

# Awnings & Remnants

The old bank building has weathered the years as best it could with virtually zero upkeep. The exterior has various metal hooks, holes, and rusted hardware remnants from previous banners, signs, and lighting fixtures. In order to better complement the surrounding downtown streetscape, we plan to remove these remnants and install awnings on the front and sides of the building. These will accomplish three things: provide shade for pedestrians walking along the sidewalk; add character and visual dimension to help break up one of the larger brick buildings on the corner; and serve as architectural fixtures that make the building a more cohesive part of the downtown aesthetic, in keeping with recently renovated businesses across the street and down the block.



Current

## **Railings**

Since the sidewalk and the grand corner staircase have long been a gathering spot – a place to sit with ice cream during a festival or enjoy Cruise Nights – it is important to add a pair of railings that better define the space. These will help separate the “hanging out” area from the pedestrian walking zone, improving both safety and flow. The railings will also complement the awnings visually, giving the entrance a more cohesive, updated look without diminishing the grandeur of that sweeping staircase.

## **Exterior Lighting**

Complementing the awnings, we plan to install exterior lighting in two forms. First, under-awning lighting will illuminate the entrance and storefront area after dark, creating a warm and inviting presence during evening events, festivals, and Cruise Nights – when foot traffic along this block is at its highest. Second, exterior wall sconces will be mounted on the building facade to add architectural character and ensure the building reads as an active, welcoming part of the downtown area at all hours. Together, these lighting elements will ensure that 1 S Park Ave contributes positively to the ambiance of the block both day and night, while also improving safety and visibility for pedestrians navigating the corner.

## **Window Boxes**

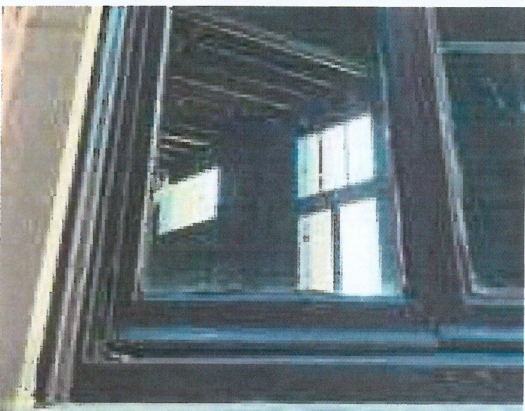
To further soften the building’s street presence and add life and color to the facade, we plan to install window boxes along the first-floor windows. Planted with evergreen and year-round greenery, these boxes will bring a consistent, maintained beauty to the exterior in every season. Window boxes are a hallmark of well-kept downtown buildings, and on a structure this size, they will make a meaningful visual difference – breaking up expanses of stone and brick, adding warmth and texture at eye level, and reinforcing the message that this corner is cared for and invested in.



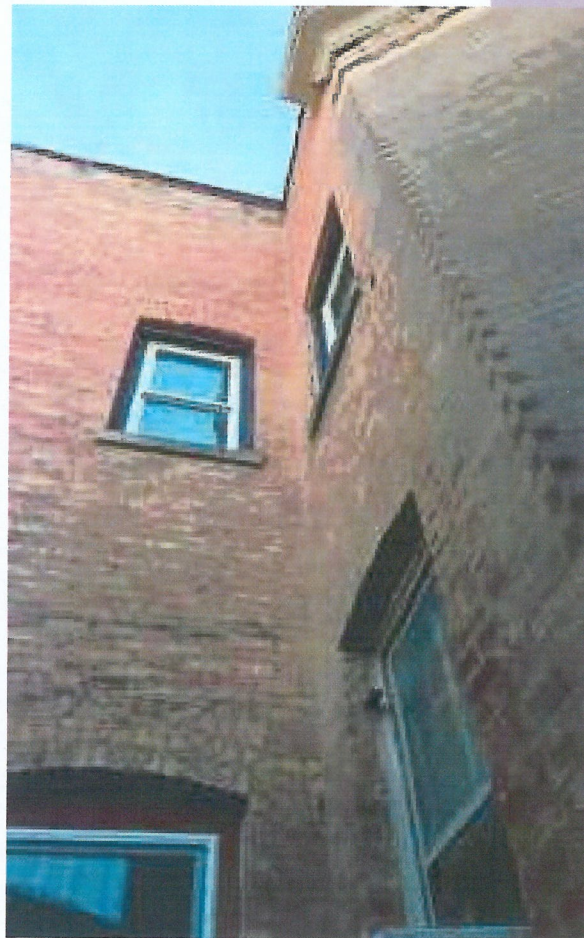
Projected

# Windows

A major consideration for a building of this size is its windows. With a two-story structure featuring 15 different window locations that have not been properly maintained in decades, the challenge is significant and visible from every angle of the building. Many of the original windows have been painted shut over the years, with the same heavy, rippled paint application seen elsewhere on the building coating the frames and sills. The wood frames beneath are weathered and deteriorating. Some windows have their upper transom sections boarded over entirely, with the plywood then painted to match – a patch that is immediately noticeable and does nothing to preserve the architectural character of the openings.



Current



A mix of mismatched window types and sizes have been installed at various points over the years with no consistency, creating a disjointed appearance that reads as decades of neglect rather than any intentional design.

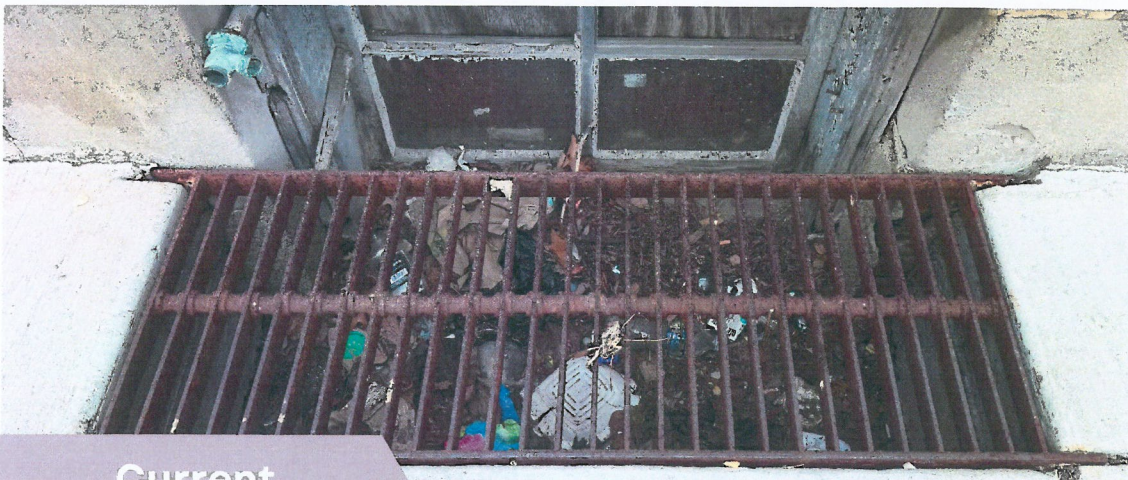
Our plan is to replace all window locations with properly fitted, consistent units that resolve the boarded sections, retire the mismatched patchwork, and bring a unified, finished appearance to every face of the building that residents and visitors see during the town's market events and festivals.



Current

# Window Wells & Drainage Grates

Running along both sides of the front entrance and visible from the sidewalk on each side of the building are a series of basement window wells covered by iron drainage grates. These have gone unaddressed for so long that the grates are heavily rusted and the wells themselves have become collection points for years of accumulated trash, leaves, and debris. The windows visible below the grates – deteriorating wood frames with weathered and broken panes – are exposed to the street and compound the visual problem considerably. Additionally, abandoned utility pipes protrude from within some of the wells, having been cut off and left unsightly and unfinished. Addressing the window wells, removing the unused pipes, and replacing or restoring the grate covers is an important part of presenting a clean, finished appearance to the building's most visible faces.



Current