

**RESOLUTION  
R 12-25**

**A RESOLUTION APPROVING A DOWNTOWN IMPROVEMENT AND  
RENOVATION GRANT FOR THE PROPERTY COMMONLY KNOWN AS  
236 EAST ST. CHARLES ROAD**

WHEREAS, the Village disburses funds for the Improvement and Renovation Grant Program (the "Program") under the authority of the Village Board of Trustees, and will provide monetary grants to qualified property owners in the St. Charles Road Tax Increment Financing (TIF) 1 - West District to enhance and improve buildings areas; and,

WHEREAS, property owner Ed O'Neill/O'Neill's Pub (the "Applicant"), wish to participate in this Program for renovations to the property (the "Project") located at 236 East St. Charles Road, Lombard, Illinois (the "Subject Property") and,

WHEREAS, the Project shall consist of those renovations to the property on the Subject Property as set forth on Exhibit "A" attached hereto and made part hereof; and,

WHEREAS, the Project will complement and support the Village's plans to enhance the TIF District;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That the Village shall provide the Applicant a grant of up to fifty thousand dollars (\$50,000), pursuant to the Program (the "Grant") for the proposed façade enhancements. Furthermore, the Village shall provide the Applicant an additional grant of up to three thousand, one hundred and seventy-five dollars (\$3,175), pursuant to the Program for the proposed exterior accessibility improvements for the front entrance to the establishment (the cumulative sum being cumulatively referred to as the "Grant"). Such grant funds shall be available to the Applicant upon the authorization of the Village's Director of Community Development and Director of Building, after receiving satisfactory evidence that the project components have been completed, and that the Applicant has paid all invoices for labor and materials in connection therewith.

**SECTION 2:** The Applicant, as well as any subsequent business or property owner, will perform the following obligations in connection with the Project:

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.

Resolution No. 12-25  
236 East St. Charles Road (O'Neill's)

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.

**SECTION 3:** The Applicant, and any subsequent business or property owner, shall be required to maintain the Property in accordance with all Village codes and ordinances, and obtain all necessary licenses and permits required relative thereto.

**SECTION 4:** That the Improvement and Renovation Grant Program Agreement, relative to the Project, attached hereto as Exhibit "B" and made part hereof is hereby approved (the "Agreement")

**SECTION 5:** The Village may terminate the Agreement if the Applicant, or any subsequent business or property owner, fails to comply with any of the terms of the Agreement. In the event of termination, the Applicant shall be required to repay any amount of the Grant disbursed.

**SECTION 6:** That the Village President and Village Clerk are hereby authorized and directed to sign, on behalf of the Village of Lombard, the Agreement attached hereto as Exhibit "B".

Adopted this 20<sup>th</sup> day of February 2025.

Ayes: Trustee LaVaque, Puccio, Dudek, Militello and Bachner

Nays: None

Absent: None

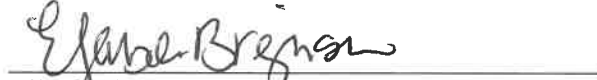
Approved by me this 20th day of February 2025.

Resolution No. 12-25  
236 East St. Charles Road (O'Neill's)



Keith T. Giagnorio  
Village President

ATTEST:



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Elizabeth Brezinski  
Village Clerk

Resolution No. 12-25  
236 East St. Charles Road (O'Neill's)

**EXHIBIT A**  
**Legal Description**

LOT 10 IN BLOCK 14 IN H. O. STONE & 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.

PIN 06-08-106-006

ADDRESS: 236 EAST ST. CHARLES ROAD, LOMBARD, IL

**EXHIBIT B**

**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT PROGRAM  
AGREEMENT**

This Agreement is entered into this 20th day of February, 2025, by and between the Village of Lombard, Illinois, (hereinafter referred to as the "Village"), and property owner Ed O'Neill/O'Neill's Pub (hereinafter referred to as "Applicant") for the property at 236 East St. Charles Road, Lombard, Illinois (said location being legally described on Exhibit "1" attached hereto and made part hereof – hereinafter referred to as the "Subject Property"). The Village and the Applicant are sometimes referred to herein collectively as the "Parties."

**WITNESSETH**

**WHEREAS**, the Village, pursuant to Sections 36.30 through 36.36 of the Lombard Village Code, has established a Improvement and Renovation Grant Program (hereinafter referred to as the "Program") and, as such, will provide grants to qualified business owners and property owners in the Eligible TIF Districts (as said term is defined in Section 36.31 of the Lombard Village Code) for exterior renovations; and

**WHEREAS**, exterior renovations are desirable within the TIF Districts and contribute to an economically strong commercial area where the image, appearance, and environment encourage the attraction of shoppers; and

**WHEREAS**, the Applicant wish to participate in this Program for proposed exterior renovations to be located at 236 East St. Charles Road, Lombard, Illinois; with said exterior and accessibility renovations being more specifically described in Exhibit "2" attached hereto and made part hereof (hereinafter referred to as the "Project");

**NOW, THEREFORE**, in consideration of the foregoing, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Parties hereto, the Parties agree as follows:

**SECTION 1:** The Village shall provide the Applicant with a grant under the Program in an amount not to exceed fifty thousand dollars (\$50,000), (hereinafter referred to as the "Grant") for the proposed façade enhancements. Furthermore, the Village shall provide the Applicant an additional grant of up to three thousand, one hundred and seventy-five dollars (\$3,175), pursuant to the Program for the proposed exterior accessibility improvements for the proposed exterior patio area (the cumulatively sum referred to as the "Grant").

Such Grant shall be available to the Applicant upon the authorization of the Village's Director of Community Development, and after the Applicant has constructed the

Project, and complied with the provisions of this Agreement and Sections 36.30 through 36.36 of the Lombard Village Code, as well as paid for the Project. The maximum amount of the Grant, as set forth above, is based upon the Applicant expending no less than one hundred thousand and 00/100 dollars (\$100,000) on the proposed façade modifications. In the event that the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed fifty percent (50%) of the amount expended by the Applicant in relation to the Project.

**SECTION 2:** Should the exterior accessibility enhancements be undertaken as part of the Project at the expense of the Applicant, the Grant shall be at an amount not to exceed the lesser of \$3,175 or fifty percent (50%) of the amount expended by the Applicant in relation to the Project.

**SECTION 3:** The Applicant undertake the Project activities as set forth within Exhibit 2 and as more fully depicted as part of their submittal to the Village.

**SECTION 4:** Upon completion of the Project, the Applicant shall maintain the Subject Property and the business located thereon in accordance with all applicable federal, state and local laws, rules and regulations.

**SECTION 5:** The Applicant hereby consents to the recording of this Agreement to serve as notice to future purchasers, assigns, estate representatives, mortgagees, and all other interested persons of the conditions outlined in this Agreement.

**SECTION 6:** In the event the Village terminates this Agreement as a result of the Applicant failing to comply with any of the terms of this Agreement, the Applicant shall be required to repay any amount of the Grant that has been disbursed by the Village.

**SECTION 7:** This Agreement shall be binding upon the successors and assigns of the Parties hereto.

VILLAGE OF LOMBARD

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By: Keith T. Giagnorio, Village President

Resolution No. 12-25  
236 East St. Charles Road (O'Neill's)

\_\_\_\_\_  
Attest: Elizabeth Brezinski, Village Clerk

APPLICANT

Edmund O'Neill  
Ed O'Neill/O'Neill's Pub

Resolution No. 12-25  
236 East St. Charles Road (O'Neill's)

STATE OF ILLINOIS        )  
                                          )SS  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Keith T. Giagnorio, personally known to me to be the President  
of the Village of Lombard, and Elizabeth Brezinski, personally known to me to be the  
Village Clerk of said municipal corporation, and personally known to me to be the same  
persons whose names are subscribed to the foregoing instrument, appeared before me this  
day in person and severally acknowledged that as such President and Village Clerk, they  
signed and delivered the said instrument and caused the corporate seal of said municipal  
corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of  
said municipal corporation, as their free and voluntary act, and as the free and voluntary  
act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Commission expires \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public





Resolution No. 12-25  
236 East St. Charles Road (O'Neill's)

**EXHIBIT 1**  
**Legal Description**

LOT 10 IN BLOCK 14 IN H. O. STONE & 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.

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## **EXHIBIT 2**

The Community Development Department retains a copy of the submittal to the Economic and Community Development Committee. This submittal includes contractor's quotes and a description of the work to be completed. As set forth in the submitted concept building plans, The Applicant's consist of:

- 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 estimated façade enhancement component is \$155,250 and is grant eligible up 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.