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## STREETSCAPE & ECONOMIC ENHANCEMENT COMMITTEE MINUTES

Committee Date: Monday, July 6, 2020  
Present: Co-Chair Alderman Peter Jakab, Michael Curiale, Mike Melone, Mitchell Tau  
Absent: Chairperson Ald. Art Woods, Linda Lucania, Steve Mikos  
Also Present: Gosia Pociеча, Ed Cage, Sam Boufis, Ted Boufis, Paul Hardison  
Meeting Convened at: 6:35 PM

### **CALL TO ORDER:**

Alt. Jakab as Chairman Pro-Temp called the meeting to order at 6:35 pm. Roll call was taken and a quorum was present.

### **APPROVAL OF THE MINUTES:**

Ald. Peter Jakab motioned to approve the minutes of the June 22, 2020 meeting, seconded by Michael Malone. The minutes were unanimously approved via voice vote.

### **NEW BUSINESS:**

#### A. 396 W Irving Park Rd – Local Bar & Grille

Ms. Gosia Pociеча presented the Façade Improvement grant application to the committee and provided background about prior grant application from 2016, noting that the property still has up to \$97,264.87 of available grant amount. SEEC Commissioners briefly discussed if the available award should be reduced since the property owners have changed. Ald. Jakab noted that it is fair to reduce the total award by the amount that was disbursed to subject property in 2016. Staff described the existing conditions on site and the scope of work, including the comparison of the three cost estimates, noting that some items have already been completed. The Façade Improvement Grant criteria with emphasis on eligible and ineligible expenses and the application scoring were also presented.

The SEEC expressed appreciation for a new project coming to town and discussed the proposed scope of work in more detail, with focus on landscaping and expansion of the parking lot paving. Staff clarified that landscaping is an eligible cost and that replacement/restriping of existing parking lot is typically not eligible, but new parking surface may be eligible. Also discussed was the proposed installation of windows in the

covered deck area and the fact that this item is contingent on the City Council's approval of a modification to existing zoning variation for the subject property.

Staff recommended entering into a grant agreement to reimburse the applicant thirty-seven and a half percent (37.5%) of eligible costs as the application meets the grant criteria and scored 15 points. Based on the lowest estimate provided by the applicant, and excluding the ineligible costs (new shed, decking, and parking lot), staff recommended the total reimbursement value of \$60,562.50 (or 37.5% of \$161,500.00). However, upon discussion SEEC agreed to include 50% of the parking lot cost as it will expand the existing parking lot and improve the curb appeal of the property. Mr. Malone made a motion to approve reimbursement of up to \$71,137.50 (or 37.5% of \$189,700.00) and Mr. Tao seconded the motion. The approved grant amount is conditioned upon City Council's approval of the window installation, and if said windows are not permitted, the amount is to be revised to exclude the window costs. The motion was followed by roll vote with four members in favor and none opposed. Motion carried.

**OTHER BUSINESS:**

A. Future agenda items

Staff noted that the City is anticipating receipt another Façade Improvement Grant application that is tentatively scheduled to be presented during the August meeting.

**ADJOURNMENT:**

A motion to adjourn was made by Ald. Jacob, seconded by Mr. Curiale, and carried unanimously by voice vote. The meeting adjourned at 7:15 pm.

*Minutes taken by Gosia Pociecha  
Approved August 31, 2020*