



Facade Advisory Committee Agenda

Meeting – 9:30 a.m.

Erickson Conference Room

May 5, 2026

AGENDA

Approve Minutes of March 3, 2026 meeting

Receive General Citizen Comment

FAC-26-0501 Consider Downtown Facade Grant – 221-223 E Main St

Adjournment

COMMITTEE MEMBERS: PLEASE NOTIFY ME IF YOU ARE UNABLE TO ATTEND AT 309-345-3619.

cc:

City Manager
Executive Secretary
Deputy City Clerk
Code Compliance Supervisor
Construction Inspectors (3)
Account Clerk
Buildings & Grounds
File Copy

MINUTES
FACADE ADVISORY COMMITTEE
ERICKSON CONFERENCE ROOM OF GALESBURG CITY HALL
March 3, 2026 at 9:30 a.m.

MEMBERS PRESENT: Jay Bullis, Steve Gerstenberger, Mike Holloway, Carla Markwart, Mark Martin, Ralph Scott, 6.
MEMBERS ABSENT: None.
OTHERS PRESENT: Lucas Brooks, Steve Gugliotta, AICP.

The meeting was called to order at 9:30 am.

Approve Minutes of the September 2, 2025 meeting
Member Markwart moved to approve the minutes, seconded by Member Scott.
Minutes were approved by voice vote.

Consider Citizen Comment
No citizen comments.

FAC-26-0301 Consider Downtown Facade Grant – 64 S Prairie St

Member Bullis provided the committee members with details on the masonry collapse and immediate efforts to secure the façade, as well as the proposed work for the south and east facades.

Member Martin asked for details on the arches and terracotta caps. The parapet wall will be lowered by three feet with the arches being rebuilt with the terracotta caps. Between the corners, a metal cap will be used. A soldier bond will be used above the fourth-floor windows.

Bullis is going with Otto Baum for the masonry work due to their experience and work in immediately securing the façade. Dowers Roofing will be used for the flashing work.

Member Holloway made a motion to recommend approval of the façade grant, seconded by Member Scott.

Roll Call #1

Ayes: Gerstenberger, Holloway, Markwart, Martin, Scott, 5.
Nays: None.
Abstentions: Bullis, 1.

Chairperson declared the motion approved.

There being no further business, Member Markwart made a motion to adjourn, seconded by Member Bullis, the meeting adjourned at 10:18 a.m.



Lucas Brooks



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Facade Advisory Committee Letter April 30, 2026

AGENDA ITEM: FAC-26-0501 Downtown Façade Grant for 221-223 E Main Street.

BACKGROUND: Attached for the Committee's review is a facade grant application from Mike Martin for proposed facade improvements at 211-223 E Main St.

Mike Martin is proposing to extensively renovate the façade of 221 and 223 E Main St. Façade renovation includes removing the existing green tile on 221 E Main St and applying Dryvit Stucco System on both buildings. Two colors and different thicknesses will be used to create decorative columns and bands. It is anticipated no jobs will be created as a result of this project.

If approved, the owner anticipates beginning work in June 2026, with an estimated completion in July 2026. The estimated total façade project cost is \$36,000 and they are eligible to request up to \$18,000 through the facade grant program.

We have received the following information:

- Proof of Ownership
- Proof the taxes are current
- Proof of insurance from the building owner
- Two bids

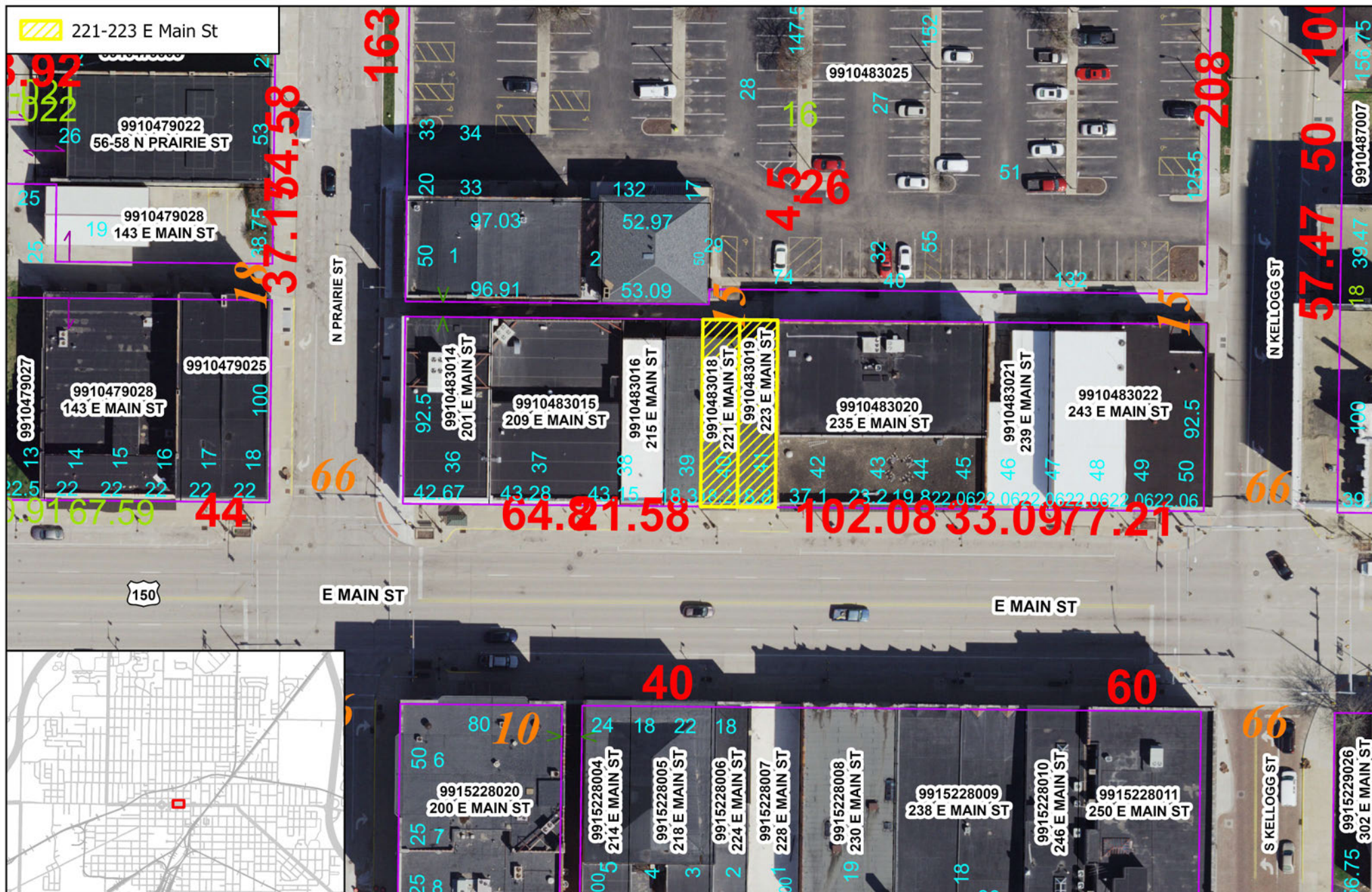
SUPPORTING DOCUMENTS:

1. Aerial – General location
2. Application
3. Estimates

cc: File Copy



221-223 E Main St
Proposed Facade grant project



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

April 30, 2026

Downtown Facade Redevelopment Grant Program

FORM - A

FACADE APPLICATION

Please print or type requested information and submit it to the Community Development Department. Please be aware, once information is submitted, it is considered public information.

ATTACHMENTS (READ CAREFULLY - ALL ITEMS ARE REQUIRED AND MUST BE ATTACHED)

- ☐ PROOF OF BUILDING OWNERSHIP AND FULL LEGAL DESCRIPTION OF PROPERTY - Such as a copy of the recorded deed
- ☐ OWNER CONSENT FORM - Required if the applicant/primary contact is not the owner of the project real estate
- ☐ REAL ESTATE TAXES - Statement from the County Clerk certifying there are no delinquent or unpaid taxes or special assessments, no unpaid forfeited taxes, and no redeemable tax sales are against the property
- ☐ PROPERTY INSURANCE - Proof of current property and casualty insurance
- ☐ NARRATIVE PROJECT DESCRIPTION: A typed statement of what the facade project will involve. Provide as much detail as possible, including what you are changing or replacing, type of new materials to be used, color, location on facade, etc.
- ☐ PHOTOGRAPH(S) OF EXISTING FACADE - Submit several photos of your building in its current condition. Be sure to label each photo and indicate what improvements you are proposing to make in each.
- ☐ DRAWINGS OF PROPOSED FACADE IMPROVEMENTS - Conceptual elevation plans and full construction drawings prepared by an Illinois licensed Architect who has conducted an on-site inspection and personal interviews with the applicant. Include product sample sheets showing colors, size, type of materials and finishes, etc. If a sign is proposed, graphically indicate sign lettering style, letter and sign dimensions.
- ☐ DETAILED COST ESTIMATES/BIDS FOR PROPOSED FACADE IMPROVEMENTS - A minimum of three (3) qualified bids for all exterior facade work to be performed, or a statement of non-availability of contractors or services. Indicate what contractors you are proposing to use on the project. Bids should provide enough detail to make the proposed scope of work clear (quantity, cost and type of work). If an applicant finds the submitted bids are not satisfactory, a new bid process may be required.
- ☐ LETTER OF COMMITMENT. A letter of commitment shall be provided from all entities providing funds. This includes verification the owner has the required 10% owner's equity available for the project.

PROJECT INFORMATION

ANTICIPATED PROJECT START DATE: June 2026 (PROJECT MUST START WITHIN 180 DAYS OF SIGNING FACADE GRANT AGREEMENT)

ANTICIPATED PROJECT COMPLETION DATE: July 2026 (PROJECT MUST BE COMPLETE WITHIN 1 YEAR OF SIGNING FACADE GRANT AGREEMENT)

PROJECT ADDRESS: 221-223 E Main St PARCEL IDENTIFICATION NUMBER: 99-10-483-018 ²²¹ ²²³ 99-10-483-019

BUSINESS TO BE AFFECTED BY THIS PROJECT: _____

HAVE YOU RECEIVED A FACADE GRANT IN THE PAST? YES X NO _____ WHAT YEAR? 2019

CONTACT NAME: MIKE MARTIN DAY PHONE #: _____

MAILING ADDRESS: _____ EMAIL: _____

IS THE BUILDING LOCATED IN A LOCAL HISTORIC DISTRICT OR A LOCAL LANDMARK? YES X NO _____

TOTAL ESTIMATED PROJECT COST: \$ 36,000.00

OWNERS EQUITY (MUST BE AT LEAST 10% OF PROJECT COST): \$ 18,000.00 GRANT REQUEST: \$ 18,000.00

JOBS CREATED OR RETAINED AS A RESULT OF THIS FACADE PROJECT (USE SEPARATE SHEET IF NECESSARY):

Job Classification	Salary Range	# Full-time		# Part-time	
		# Retained	# Created	# Retained	# Created

PROJECT COST ESTIMATE

DESCRIPTION OF WORK AND/OR MATERIAL (PLEASE REFERENCE APPROPRIATE QUOTE)	QUANTITY	UNIT COST	EXTENSION
FACADE DEMOLITION			
FACADE RECONSTRUCTION (FRAMING/CARPENTRY)			
BRICK AND/OR STONE MASONRY			
PAINTING			
WINDOW REPAIR/REPLACEMENT			
DOOR REPAIR/REPLACEMENT			
SIGNAGE			
AWNING			
EXTERIOR LIGHTING			
OTHER CONSTRUCTION COSTS:			
CONTINGENCIES			
SOFT COSTS:			
ARCHITECT/ENGINEERING FEES			
CONSTRUCTION PERMITS			
OTHER SOFT COSTS:			
TOTAL FACADE PROJECT COSTS			
<i>*Minimum of \$20,000 to be eligible for Facade Grant funding</i>			

APPLICANT SIGNATURE

I UNDERSTAND THAT MY SUBMISSION OF AN APPLICATION DOES NOT CONSTITUTE A GUARANTEE FOR FUNDING UNDER THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM. I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND IF APPROVED, WORK WILL BE COMPLETED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM HANDBOOK.

BY SIGNING BELOW, THE APPLICANT ACKNOWLEDGES THAT HE/SHE HAS RECEIVED AND READ THE PROGRAM GUIDELINES FOR THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM. ALSO, THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS DULY AUTHORIZED TO ACT ON BEHALF OF THE COMPANY AND/OR EACH PRINCIPAL OF THE COMPANY AND THAT THE COMPANY IS PROPERLY ORGANIZED AND LICENSED TO CONDUCT BUSINESS IN THE STATE OF ILLINOIS.

Mike Martin
Applicant/Owner Signature

April 21, 2026
Date

Narrative Project Description

221 and 223 E Main St Store Front Properties

Removal of Green Glass. Work would be to use Dryvet Stucco System at both locations. He would make several columns and bands to enhance looks using two different colors.

Wayne Stohl & Sons Plastering Co.

504 Jackson St., Cleveland, ILL. 61241
Phone: 309 738 2345 • Fax: 309-792-3795

Job Name: STORE FRONT DOWNTOWN

Date: Saturday, October 25, 2025

Proposal To: MARTIN RENTALS
MIKE

GALESBURG, IL 61401

SCOPE OF WORK; DRYVIT STUCCO SYSTEM ON STORE FRONT 223 E. MAIN ST.

1. PRESSURE WASH SURFACE
2. ROLL BONDER ON
3. APPLY DIFFERENT FOAM THICKNESS TO ACHIEVE A LEVEL SURFACE WITH BANDS AND COLUMNS
4. ONE OR TWO COLORS
5. CAULKING WHERE NECESSARY
6. OWNER WILL HELP WITH STORE TRAFFIC IF NECESSARY AND SUPPLY WATER FOR WASHING
7. IF PERMIT IS REQUIRED IT WILL BE BY OWNER
8. WORK STARTS AT FRONT DOOR HEIGHT EXCEPT RIGHT SIDE BRICK NO SOFFIT OR UNDER WINDOWS
9. FOR STORE FRONT AT 221 E. MAIN ST. NEXT DOOR AT SAME TIME ADD 17,250.00 TO THE BASE BID

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

*****18,750.00 dollars

Authorized Signature: _____

Steve Stohl

Acceptance of Proposal -

Acceptance Date: _____

Signature: _____

Signature: _____

CONSTRUCTION PROPOSAL

To:
Mike Martin

Project:
East Main Facades

Date:
Rev. 4/15/26

Scope of Work:

Estes Construction is pleased to provide labor, material, equipment, supervision and incidentals required to restore **223 E Main** façade siding and awning resulting from wind damage:

- Furring of G-90 galvanized adjustable Z-framing to be applied to existing CMU.
- 24 ga Kynar coated standard color siding panels applied over furring (see image below).
- All trims and accessories for complete installation.
- Expansion joint sealant abutting adjacent facades.
- Installation of welded aluminum frame awning with acrylic weave fabric.

For the Sum of:

\$ 34,000

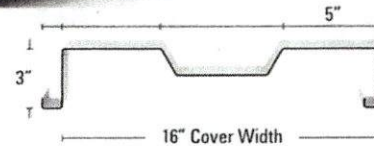
Approximate Breakdown:

Metal Siding	\$ 25,300
Awning	\$ 8,700



Options:

- 1) Provide demolition of existing tile at 221 E Main and replacement with same system to match 223 E Main, including awning: **ADD \$31,000**
- 2) For EIFS in lieu of metal panel, if doing both locations: **ADD \$25,000**



Clarifications and Exclusions:

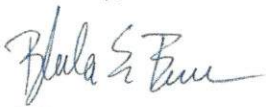
1. General liability insurance is included.
2. Sales tax is included.
3. Demolition of existing systems or obstructions is not included.
4. Permit fees are included.
5. Design fees are not included.
6. No electrical work is included.
7. Work expected to take less than 2 weeks after 4-6 weeks procurement time.
8. Payment terms are net 30 days from the submittal of invoice.
9. Pricing is good for 15 calendar days.

\$ 34,000
\$ 25,000

\$ 59,000

Thank you for this opportunity to be of service.

Sincerely,



Blake Burns
Director of Pre-Construction