Façade Advisory Committee Agenda

Community Development Conference Room
December 1, 2026
9:30 a.m.

	Approve	Minutes of the November 3, 2026 meeting
	Receive	General Citizen Comment
FAC-26-1201	Consider	Procedural changes for the Downtown Façade Grant program.
FAC-26-1202	Discuss	Additional membership.

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

FAÇADE ADVISORY COMMITTEE
MEETING MINUTES

DATE: November 3, 2026, 9:40 a.m.

PLACE: Community Development Conference Room, 55 West Tompkins Street, Galesburg, IL

MEMBERS PRESENT: Jay Bullis, Steve Gerstenberger, Mike Holloway, Carla Markwart, Mark Martin, Ralph Scott, 6.

MEMBERS ABSENT: None.

OTHERS PRESENT: Lucas Brooks – Associate Planner, Steve Gugliotta, AICP – Director, Bob Bondi

Chairperson declared quorum present.

Approve **Minutes of the September 4, 2026 meeting**

Member Markwart moved to approve the minutes, seconded by Member Scott.

Minutes were approved by voice vote.

Receive **Citizen Comment**
None Received.

FAC-26-1101 **Consider** **Downtown Façade Grant – 311 E Main St.**

Staff gave a brief overview of the proposal.

The applicant, Bob Bondi, confirmed that roof repairs, by Precision Roofing, will be conducted in concert with this project. They inspect the roof and building yearly to repair issues before it's a crisis.

Member Scott moved, seconded by Member Martin to approve the application.

Roll Call #1

Ayes:	Bullis, Gerstenberger, Holloway, Markwart, Martin, Scott, 6.
Nays:	None.
Abstentions:	None.

Chairperson declared the motion approved

FAC-26-1102 Discuss Procedural changes for the Downtown Façade Grant program.

Member Bullis proposed raising the maximum grant to $60,000 (on a $120,000 project). Staff Gugliotta said this was reasonable, but reminded members that other TIF programs come out of the same source (TIF IV fund). Member Gerstenberger asked if a higher maximum grant is possible, due to inflation raising costs. Bullis responded with lowering or eliminating the time limit between projects at the same property.

Gugliotta reminded members that other incentive programs, such as Enterprise Zone, can be layered with projects to improve total benefit to the developer. Gerstenberger separately raised the idea of the Downtown Council paying the interest on loans for façade projects – this would be separate from any City program. Gerstenberger would like to see the time limit shorten if the maximum grant were only raised to $60,000.

Gugliotta advised that the time limit of projects be eliminated instead of lowering it to two years or even less. This brings up a discussion of multi-phase projects or having several projects in one year. Bullis cautioned that any changes need to be conscience of protecting public money; for example, contingency costs make sense but vary significantly between applicants. Member Martin foresees a potential case where the program runs out of money and a potential applicant is frustrated if someone else received funding for several projects.

Bullis askes Staff to draft language changes for review at the December meeting. Martin asked what specifics the group is leaning towards, which Bullis confirmed as raising the maximum grant to $60,000, keeping the prohibition on projects removing work that the program previously approved, and looking at a yearly requirement for projects.

FAC-26-1103 Discuss Additional membership.

Staff asked members to brainstorm potential members for the open general public spot.

There being no further business, Member Markwart made a motion to adjourn, seconded by Member Gerstenberger, the meeting adjourned at 10:20 a.m.



Lucas Brooks

Façade Advisory Committee Meeting

Agenda Item Overview

December 1, 2026

AGENDA ITEM: FAC-26-1201 Procedural changes for the Downtown Façade Grant program.

BACKGROUND: Staff made revisions to the Façade Program rules based on feedback from committee members. Listed below are the proposed revisions. Attached is a redlined and highlighted version of page 3 of the Façade Program Handbook. Redlined text is to be removed, and highlighted text is either a replacement for redlined text or moved from elsewhere in the handbook for clarity.

- Increases the maximum grant allotment to $60,000, while maintaining the 50% reimbursement rate.
- Lowers the time limit between grants to 1 project per parcel per year.
- Establishes a maximum for budgeted contingency expenses at 10% of the overall estimated project costs.

If these language changes are amenable to the committee members, these revisions to the program will go before City Council for approval at their December 21st or January 4th, 2027, meeting.

SUPPORTING DOCUMENTS:

1. Revised page 3 of the Downtown Façade Grant program handbook

cc: File Copy

PROGRAM OVERVIEW

PURPOSE: The City of Galesburg Downtown Facade Redevelopment Grant Program has been designed to encourage improvements that are architecturally appropriate to the period in which the building was originally constructed. It is believed these improvements may promote the attraction and retention of business operations and enhance the interest in visiting the downtown area.

QUALIFYING STRUCTURES: Qualifying structures include single purpose retail and office buildings, and mixed-use buildings containing combinations of retail, office, and residential apartments. Structures that are wholly residential shall not qualify. Properties must be within a geographically defined area, known as the Downtown Area (see Appendix B). Building owners, and tenants with written consent of the owner to participate in the program, are eligible to apply.

FUNDING LIMITATIONS:

- Total facade project cost must be a minimum of $20,000.
- The City is willing to participate in a reimbursement of 50% of the total project cost, up to a maximum of ~~$40,000~~ $60,000, subject to availability of funds.
- The applicant is required to inject a minimum of 10% owner's equity into the Facade project.
- Each ~~property~~ parcel is eligible for 1 grant reimbursement ~~every 3 years~~ per year. ~~If there is a new property owner within 3 years of a previous grant on the property, they may apply if it is a different project that does not remove items approved under the previous grant.~~ Project proposals may not remove items approved under previous grants unless there is evidence of serious damage or deterioration.
- Budgeted contingency costs are capped at 10% of the overall estimated project costs.

ELIGIBLE ACTIVITIES: Eligible activities may involve the major maintenance, repair, general rehabilitation, and restoration of commercial storefronts and upper story facades that are visible from a public way. It may also include the removal and replacement of commercial signs and awnings. Specifically, eligible activities include the following types:

- BRICK AND STONE MASONRY: Structural repairs, cleaning, and repointing.
- DOORS AND WINDOWS: Maintenance, repairs, replacement, and restoration of window sashes, exterior doors, and installation of storm windows in conjunction with other significant facade improvements
- EXTERIOR WOODWORK: Maintenance, repair, rehabilitation and restoration of sills, window and door frames, bulkheads, storefront and roof cornices, window hoods, and decorative molding.
- STOREFRONTS: Removal of inappropriate coverings and additions, maintenance, repair, rehabilitation, restoration of display and windows, and lighting.
- SIGNAGE: Maintenance, repair, removal, and/or replacement; lighting. (Note: The Review Committee reserves the right to recommend alternative styles, colors, etc., and to approval/deny signs that they feel do not complement the style of the building or the aesthetics of the downtown streetscape).
- PAINTING: Surface preparation, cleaning, and painting.
- AWNINGS: Maintenance, installation, repair, or replacement of awnings. The awnings to be replaced must show considerable wear, as determined by the Facade Advisory Committee. (Note: The Facade Advisory Committee reserves the right to recommend alternative styles, colors, materials, etc., and to approval/deny awnings that they feel do not complement the style of the building or the aesthetics of the streetscape).
- PROFESSIONAL DESIGN SERVICES: From an Illinois licensed architect and/or Structural Engineer.

INELIGIBLE ACTIVITIES: Specifically, ineligible activities include the following types:

- General construction oversight and project administration work performed by the applicant, family members of the applicant or employees of the applicant are not eligible.
- Expenses not directly related to the facade, including (but not limited to): Interior renovations, heating and air conditioning, plumbing, electrical work other than that required for exterior lighting or signage.
- Removal of architectural details or covering of stable architectural details