

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: October 10, 2006 (B of T) Date: October 19, 2006

TITLE: The Grove Restaurant - 2 W. St. Charles Road

SUBMITTED BY: The Department of Community Development *DH/WL*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration a request from the Downtown Improvement and Renovation Grant Program in an amount not to exceed \$31,998. (DISTRICT #1)

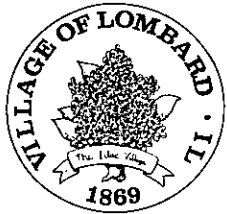
Due to time constraints, the Economic & Community Development Committee did not have the opportunity to review this request. However, staff was able to contact 4 of the 6 members who verified their support for this request with the condition that the property owner enter into a cross access agreement with the Village.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *William T. Lichter* _____ Date *10/11/06*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP,
Assistant Village Manager/Director of Community Development

DATE: October 16, 2006

SUBJECT: **Downtown Improvement and Renovation Grant Program; The Grove Restaurant, 2 W. St. Charles Road**

BACKGROUND

The purpose of the Downtown Improvement and Renovation Grant Program is to increase the economic viability of Downtown Lombard by improving the aesthetics of the buildings, improving signage, and increasing the availability and ease of parking. This Program, originally approved in July, 1998, is intended to support the Village's plans to maintain a quality downtown.

Approved applications for the Downtown Improvement and Renovation Grant Program are eligible to receive up to a fifty percent (50%) matching grant. Grants up to \$10,000 are approved administratively by the Director of Community Development. All grants above \$10,000 must be approved by the Village Board. The maximum grant amount is \$50,000. Requests for grants above \$50,000 will be considered on a case-by-case basis.

PROPOSAL

The new owners of The Grove submitted an application for the Downtown Restaurant Forgivable Loan Program which was reviewed at the September 5, 2006 meeting of the Economic and Community Development Committee (ECDC). At that meeting, the ECDC recommended that the requested be loan be denied absent a proposal for improving the adjacent parking lot.

The property owner has now submitted a proposal for improving the parking lot and allowing cross access between the private lot and adjacent public lot. The proposed work includes removing and replacing the asphalt surface, adjusting and re-ringing two catch basins, re-striping the pavement for 24 standard stalls and one ADA-compliant stall, and installing four wheel stops.

The property owner has obtained three estimates for this work ranging from \$63,995 to \$68,700. Based upon this estimate, the applicant is eligible to receive up to \$31,998 from the Program. Because the request is over \$10,000, it will require approval from the Board of Trustees.

Re: 2 W. St. Charles Road

October 16, 2006

Page 2

RECOMMENDATION

Staff recommends that the requested Downtown Improvement and Renovation Grant be approved in an amount not to exceed \$31,998, subject to the following condition:

1. The property owner shall enter into a cross access agreement with the Village of Lombard.

Due to the date on which this proposal was received, the ECDC did not have the opportunity to vote on this issue. However, staff was able to contact four of the six members to verify their support for the new request, subject to the conditions noted above.

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LCB CONSTRUCTION
20702 GASKIN DR.
LOCKPORT, IL 60441
(815) 838-5221

PROPOSAL - SEPTEMBER 20, 2006

SUBMITTED TO: PETE
PHONE #: (630) 629-5211

JOB LOCATION: GROVE RESTAURANT,
2W ST. CHARLES RD, LOMBARD, IL

- 1 : PARKING LOT AREA - 13,300 SF (APPROX.)**
- 1 A) REMOVE 14 PARKING BUMPERS , MOVE TIMBERS (ON SITE)**
- 1 B) REMOVE ASPHALT BY MILLING PROCESS; SWEEP AND CLEAN AREA**
- 1 C) CATCH BASINS - (2) - ADJUST & RE-RING**
- 1 D) REPAIR REMAINING ASPHALT LAYERS; REMOVE & REPLACE ASPHALT PATCHES
SAW CUT, REMOVE TO DUMP, RE-PAVE AT FULL DEPTH (UP TO 5,500 SF)**
- 1 E) PLACE PRIME COAT & FABRIC**
- 1 F) PAVE WITH LEVEL BINDER CRSE. PAVE WITH 2 1/2" SURFACE CRSE.**
- 1 G) REPLACE 14 PARKING BUMPERS; PLACE 4 NEW PARKING BUMPERS**
- 1 H) STRIPE CAR STALLS (24) + STRIPE 1 HANDICAPPED TO ADA SPECIFICATION**

LCB CONSTRUCTION PROPOSES TO PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS TO PERFORM THE DESCRIBED CONSTRUCTION ABOVE.

THE ESTIMATED TOTAL PRICE IS \$65,200.00

PLEASE TAKE NOTE THAT:

- ABOVE ITEMS/PRICE ARE FOR BID PURPOSES; WE WILL MEASURE IN THE FIELD FOR FINAL BILLING AMOUNTS**
- A 25% DEPOSIT IS REQUIRED, BASED ON ESTIMATE.**
- FINAL BALANCE IS DUE UPON RECEIPT OF INVOICE.**
- WORK IS GUARANTEED FOR 1 YEAR - (NOT RESPONSIBLE FOR: SNOW PLOWING, SALT USE, HEAVY VEHICLES, OR HEAVY DUMPSTERS USED ON PARKING LOT.)**
- UP TO \$1200 OF DUMP FEES ARE INCLUDED - ADDITIONAL FEES WILL BE ADDED TO FINAL BILLING.**
- NON-PAYMENT WILL RESULT IN A PROPERTY LIEN - ALL COSTS INVOLVED WILL BE BILLED ADDITIONALLY TO CUSTOMER.**

ACCEPTED BY THE GROVE RESTAURANT: _____

DATE DESIRED TO BEGIN WORK: _____

(630) 885-2482

TO: THE GROVE RESTAURANT
LOCATED: ST. CHARLES RD, LOMBARD, IL

DATE: 9/15/06

PROPOSED PARKING LOT RE-CONSTRUCTION - 13,250 SF

#1: REMOVE TOP LIFT OF EXISTING ASPHALT; BROOM, SWEEP, CLEAN
REMOVE & REPLACE ASPHALT OF LOWER LIFTS WHERE REPAIRS
ARE NEEDED (3-4" DEPTH)
APPLY PRIME COAT APPLICATION TO ENTIRE AREA
PLACE FABRIC ON ENTIRE AREA
INSTALL LEVEL BINDER COURSE OVER ENTIRE AREA
PAVE FINAL LIFT OF ASPHALT SURFACE (2 1/2" AVG DEPTH)
\$65,900

#2: RE-RING 2 MASTICS, INSTALL 4 WHEEL STOPS,
MOVE 14 EXISTING WHEEL STOPS & REPLACE WHEN COMPLETE,
STRIPE CAR STALLS (AS EXISTING)
STRIPE 1 HANDICAPPED PARKING STALL \$2,800

JOB TOTAL: \$68,700

WE PROPOSE TO FURNISH LABOR, EQUIPMENT, AND MATERIALS
NECESSARY TO COMPLETE THE ABOVE JOB. A DEPOSIT OF 30% IS
REQUIRED. REMAINING BALANCE DUE AT COMPLETION (ON JOB SITE).

SIGNATURE OF ACCEPTANCE: _____

ACCEPTED BY: _____

DATE ACCEPTED: _____

Paving
PARAMOUNT

DATE: _____

PROPOSAL SUBMITTED TO: GROVE RESTAURANT
ADDRESS: 2 W. ST. CHARLES RD. LOMBARD, IL 60148
JOB NAME: GROVE REST/LOMB LOC.: LOMBARD, IL SITE OWNER: SAME

ITEM 1:	<u>ASPHALT MILLING, BROOM & CLEAN (13,254 SF)</u>	<u>\$11,293.00</u>
ITEM 2:	<u>ASPHALT PATCHING - REMOVE & REPLACE (FULL DEPTH)</u>	
	<u>SAW CUT, REMOVE ASPHALT, HAUL TO DUMP, RE-PAYE 5669 SF</u>	<u>\$16,726.00</u>
ITEM 3:	<u>PRIME COAT APPLICATION W/FABRIC (13,254 SF)</u>	<u>\$2,433.00</u>
ITEM 4:	<u>PLACE LEVHL BINDER (13,254 SF)</u>	<u>\$9,476.00</u>
ITEM 5:	<u>PAYE W/2 1/2" BITUMINOUS SURFACE (13,254 SF)</u>	<u>\$20,067.00</u>
ITEM 6:	<u>ADJUST 2 STRUCTURES; RE-RING MASTIC</u>	<u>\$1,580.00</u>
ITEM 7:	<u>14 WHEEL STOPS (RELOCATE/RESET) + 4 NEW WHEEL STOPS</u>	<u>\$950.00</u>
ITEM 8:	<u>OPTIONAL: 10 TIMBERS - HAUL TO DUMP + FEES</u>	<u>\$1,140.00</u>
ITEM 9:	<u>STRIPING - 24 CAR STALL + 1 HANDICAPPED</u>	<u>\$410.00</u>

NOTE:

1. LAYOUT & ENGINEERING BY OTHERS; PERMITS BY OWNER IF REQU.
2. ACTUAL FIELD MEASUREMENTS IN PLACE APPLY FOR ALL PAYOUTS.
3. ABOVE SQUARE FOOTAGE, TONNAGE OR YARDAGE FOR ESTIMATE PURPOSES ONLY.
4. A 25% DEPOSIT MAY BE REQUIRED TO START WORK; REMAINING BALANCE DUE UPON COMPLETION OF WORK.
5. ASPHALT IS A PETROLEUM PRODUCT - SUBJECT TO PRICE INCREASES 1% OF EVERY MONTH.

WE PROPOSE TO HEREBY FURNISH MATERIAL, LABOR & EQUIPMENT - COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF \$63,995.00. PAYMENT OF BALANCE IS DUE UPON COMPLETION OF WORK. (FOR TITLE COMPANY/BANK PAYOUTS - PLEASE ASK FOR TERMS). WORKMANSHIP GUARANTEED FOR 1 YEAR - MATERIALS GUARANTEED BY MATERIAL COMPANY FOR 1 YEAR.

NON-PAYMENT 9.5%/MO FINANCE FEES (PRORATED) APPLY TO PAST DUE BALANCES STARTING FROM 1ST DAY OF NON-PAYMENT. ALL COLLECTION COSTS PLUS LIEN FILING FEES/COSTS WILL ALSO BE ADDED TO THE FINAL BALANCE DUE. R.M. PAVING LTD SIGNATURE: *J. Ferraro*

BY SIGNING BELOW YOU ACCEPT THIS OFFER AND AGREE TO TERMS
ACCEPTANCE BY: AUTHORIZED PERSON FROM: GROVE RESTAURANT

PRINT NAME: _____

SIGNATURE: _____

DATE: _____

J. Ferraro
DATE: _____