



## MEMORANDUM

**TO:** Trustee Anthony Puccio, Chairperson  
Economic and Community Development Committee

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

**MEETING DATE:** November 13, 2023

**SUBJECT:** **Improvement & Renovation Grant; 118 W. St. Charles Road (PREA)**

The Community Development Department received an application for the Improvement and Renovation Grant Program (also known as the Façade Grant Program) for the property located at 118 West St. Charles Road and within the Downtown Lombard TIF District. The application is being made by Performance Real Estate Advisors LLC (PREA). For background, PREA currently occupies a first-floor tenant space at 123 W. St. Charles Road. They purchased the subject property earlier this year and they are undertaking improvements to their new building in order to give them expanded office space. The grant request is being made as part of their overall office interior build-out activities, but the grant would only cover applicable exterior façade modifications to the existing building.

The exterior improvements are intended to be undertaken in conjunction with the interior construction efforts. The interior work has received a building permit from the Village (CB23-000369) and interior demolition/construction work is underway. An existing State Farm office will remain at the premises for a shorter time period, but ultimately PREA is representing that they will be the sole tenant in the building.

### ATTACHMENTS

1. Façade Grant Application with Concept Design Exhibit
2. A spreadsheet summarizing the project costs for the various construction disciplines
3. Quote Information
4. Selected Sheets of Approved Interior Buildout Plans (Sign and Exterior Lighting Package is within quote section)

The Grant Program provides funding for selected exterior enhancements. The applicant's submitted plans relative to grant consideration and includes the following elements:

- Awning replacement along the west wall
- A new metal awning along the south wall
- New PREA signage on the south and west elevations
- Companion exterior functional and exterior lighting on the west and south elevations
- Selected masonry painting on the west and south facades
- Minor landscape enhancements at the west entrance

The estimated façade enhancement component is \$99,235 and is grant eligible up to \$49,618 (i.e., the lesser of 50% of the overall project costs, or \$50,000).

The Lombard Downtown Revitalization Project Guidebook offers aesthetic standard recommendations. The design recommendations can be applied to numerous buildings in Downtown Lombard. This building does not have specific design recommendations; however, this project does incorporate decorative projection awnings/overhangs, wall signage and gooseneck and ambient lighting styles consistent with other awarded downtown grant projects in general and the block in particular (Bone & Blossom, Sky Centers and even the proposed Kyo Restaurant). As such, this project includes improvements further enhancing downtown Lombard.

### **POLICY QUOTE PROVISIONS**

Unlike many grant requests in which applicants are working on concept plans and quotes, this request is based upon pending or actual construction drawings. Some of the trades have already been selected for the interior phase of the project, which is a Village requirement for permit issuance. To that end, the actual cost estimates have the probability of greater alignment with the real construction costs.

As an alternate approach to the three-quote policy requirement for some of the improvements, the proposed plans were reviewed by the Building Director to determine the appropriateness and of the bid and if it is aligned with project construction costs. Through this review and approach, the proposed costs are deemed to be reasonable. Staff also notes that some of the exterior improvements, such as the additional exterior lighting, will be done by the interior contractor, and the additional costs would only be the incremental additional cost for the fixtures itself, so there is an economies of scale benefit.

The ECDC members will recall that this approach was utilized in two recent Economic Incentive Proposals (Heritage Cadillac and Yorktown Reserve), in which the incentive was based upon anticipated costs and prove-up provisions, which would also be subject to post construction submittal and approval before funds are released.

### **COMMITTEE ACTION REQUESTED**

This item is being placed on the November 13, 2023 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval to the Village Board for the requested Downtown Renovation and Improvement Grant being sought for the property at 118 W. St. Charles Road, in an amount not to exceed 50% of the eligible project costs or \$49,618, whichever is less, and associated with the submitted plans. Said recommendation is subject to the following conditions:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.

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118 W. St. Charles Road  
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2. Work shall be complete one year from the date of approval by the ECDC.
3. 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.
4. After the grant money is paid, the applicant shall display the Village window sign acknowledging they received a grant.







**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT  
PROGRAM PRE-APPLICATION**

1. A. Building Address and Description: \_\_\_\_\_  
118 W. St. Charles Rd. Lombard, IL. 60148  
\_\_\_\_\_  
B. Property Identification Number: 06-07-204-027  
\_\_\_\_\_  
C. Legal Description of Property: Town of Lombard  
\_\_\_\_\_
  
2. A. Owners Name: Performance Real Estate Advisors  
\_\_\_\_\_  
\_\_\_\_\_  
B. Owners Address: 123 W. St. Charles Lombard, IL. 60148 #100  
\_\_\_\_\_  
C. Phone (day time): 312-533-8463  
\_\_\_\_\_
  
3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)  
A. Jeff Wilcox State Farm 118 W. St. Charles Rd. Lombard IL. 60148  
4 months left on lease...extending another year in January. State Farm insurance company.  
\_\_\_\_\_  
B. \_\_\_\_\_  
\_\_\_\_\_  
C. \_\_\_\_\_  
\_\_\_\_\_
  
4. Proposed Improvements and Renovations: Paint brick. Add lighting. Add signage.  
Add windows, Update west entry with new roof design. Add front overhang. Add new plants  
\_\_\_\_\_  
\_\_\_\_\_

5. Plans/Drawings prepared by:

A. Name: Steve Flint with Flint Architects/ Rich Yangas

B. Address: 314 S. Westmore Lombard, IL. 60148

C. Phone (day time): 630-953-9220

D. Estimated Cost of the Improvement and Renovation: \$ \$100,000.00

6. Statement of Understanding.

- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Downtown Improvement and Renovation Grant Program and the specific design recommendation of the Director of Community Development.
- B. The applicant must submit detailed cost documentation, copies of building permits, and all contractors waivers of lien upon completion of work.
- C. The applicant, owners, and all contractors must comply with all federal and local regulations (see the attached list).

Business Owner Signature  (Date) 9/20/23

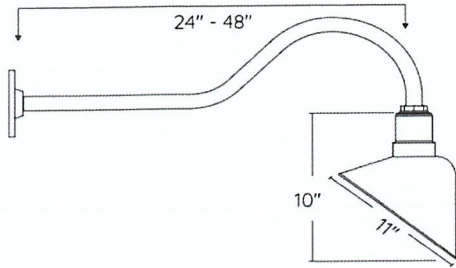
Property Owner Signature  (Date) 9/20/23

Return application to:

Village of Lombard  
Community Development Department  
255 E. Wilson Ave., Lombard, IL 60148  
630-620-5746







Alcon 15242 Gooseneck LED Commercial Sign and Barn Light  
by Alcon Lighting

\$589.95

● Available

Model 15242

Ships-In: 1-2 Weeks

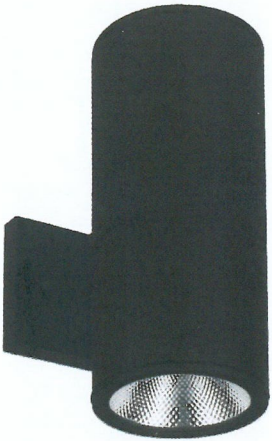


Description    Details    **Specification Downloads**

↓ Specification Sheet

Customize

19W   2200L + \$50.00	▼
3000K   Soft White + \$0.00	▼
Black + \$0.00	▼



Alcon 11240-2 Architectural 4-inch Cylinder LED Uplight and Downlight  
by Alcon Lighting

\$199.95

● Available

Model 11240-2

QuickShip



Description    Details    **Specification Downloads**

↓ (Gen 2) Specification Sheet

↓ (Gen 1) Specification Sheet

↓ Installation Instructions

Customize

Black	▼
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3049 Sunset Ln.

Franklin Park, IL, 60131

## Project Proposal

Prepared for: Rich Yangas, Rich Development

Prepared by: Greg Magda

October 17, 2023

Proposal number: 895-2023

Property address:

118 W. St. Charles St.,

Lombard, IL

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## EXECUTIVE SUMMARY

### Proposal

We are please to submit the following Proposal for your consideration and approval.

We proposal to furnish skilled labor, materials , Insurance and trade supervision necessary to perform masonry work at the above referenced Project.

### Scope of work

#### West wall:

Create 8 window openings 5'5" x 5'5" and brick up 2 window openings.

Furnish limestone sills, lintels and all needed materials.

#### East wall:

Create 5 window openings 4'x 5'5" , furnish materials.

#### Rear wall:

Create the wall opening 15' x 8' provide all shoring, I-beam W8x31with plate .

#### Alternation:

Spot tuckpointing and 2 rear window sills replacement.

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**Project Outline**

All materials are guaranteed to be as specified. All work to be completed in workmanlike manner according to standard practices. Any alternation or deviation from above specifications involving extra costs will be executed only upon written orders and will become change over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Owner to carry fire and other necessary home insurance. Our workers are fully covered by workmen compensation .

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## BUDGET

Description	Quantity	Unit Price	Cost
West wall			\$20,800
East wall			\$12,000
Rear wall			\$9,200
Alternation			\$4,500
<b>Total</b>			<b>\$46,500</b>

Terms of payments :

-33% at acceptance

-33% after 50% completion

-remaining balance on day of completion

Acceptance.

Signing the proposal is the acceptance upon terms and specifications.

G & J Masonry estimator signature:



Owner signature:

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**MIDLAND  
MASONRY  
INC.**

## Service Agreement

Midland Masonry Inc.  
39 W. Home Ave.  
Villa Park, IL 60181  
Phone: 630.849.1156  
Fax: 630.501.1215  
midlandmasonryinc@gmail.com  
[www.MidlandMasonryInc.com](http://www.MidlandMasonryInc.com)

**NAME: Richard Yangas**  
**ADDRESS: 118 W. St. Charles Rd. Lombard, IL. 60148**  
**PHONE: 630.841.8614**  
**EMAIL: richardjyangas@gmail.com**  
**PROJECT NUMBER & NAME: 23-494**  
**DATE: 10.10.2023**

### **SCOPE OF WORK:**

#### *Masonry Window Alterations*

- A 1.** Masonry saw cut and demolition of masonry to provide (8) new window openings to specified dimensions along West and South elevations of existing building.
- A 2.** Rebuild window jambs to specified dimensions with replica Chicago common brick.
- A 3.** Provide and fabricate new 4" x 5" steel lintels for (8) new window headers along West and South elevations.
- A 4.** Furnish and install new rubber flashing membrane at each exterior locations
- A 5.** Rebuild masonry header with replica Chicago common brick.
- A 6.** Furnish and install new limestone sill for (8) new openings
- A 7.** Sweep clean of work areas and haul away all masonry debris.

**COST TOTAL: \$23,280**







**MIDLAND  
MASONRY  
INC.**

**Midland Masonry Inc.**  
39 W. Home Ave.  
Villa Park, IL 60181  
Phone: 630.849.1156  
Fax: 630.501.1215  
midlandmasonryinc@gmail.com  
www.MidlandMasonryInc.com

## **TERMS**

Signee/purchaser agrees to pay final payment of \$ 23,280 immediately after fulfillment of contracted work and invoicing. Signee agrees to pay a finance fee of 5% per thirty (30) days, for past due invoices over 60 days delinquent. Contractor, and/or Condo Association, and/or Owner agree(s) to pay for any and all collections, litigation and/or reasonable attorney's fees for collections for money owed. Signee agrees to a 3.99% service fee for credit card transactions. .

Signee/purchaser acknowledges that signee is familiar with the way in which new masonry cures and looks after completion. Signee agrees contractor is not responsible for shade / contrast between new and existing work. All Midland Masonry Inc. (MMI) projects will comply with the Masonry Standards Joint Committee (MSJC), Brick Industry Association (BIA), and product manufacturer installation and usage recommendations.

Base bid is exclusively for the above stated scope of work. Signee agrees any deviation or alteration of the contracts scope of work will require a written and authorized change order. Signee agrees to pay for any charges associated with the outlined changes to material and/or scope of work. Signee agrees to acknowledge such change orders while work is being preformed, and expedite responses immediately as to not impede on work progress. Work will be performed during normal business hours. Contractor, and/or Condo Association, and/or Owner agree(s) to pay for all re-staging of equipment, materials and labor for owner related work stoppages.

Base bid does not include any charges associated with city permit fees, performance bonds, shop drawings or engineering services, if required.

Signee agrees that (MMI) is not responsible for prior or unseen damages at time of visual inspection. (MMI) agrees to take all reasonable precautions to protect purchasers property while working onsite. Signee agrees that (MMI) is in no way liable for unavoidable / accidental damages to wood, trim, siding, railings, roof, windows, furniture, lawn, landscape, shrubs, appliances, A/C units caused during the demolition and construction processes. Signee agrees to provide clear unobstructed access to work areas, with additional access to electrical supply outlets and water spigot.

MMI reserves the right to withdraw proposal if not accepted within (14) days.

**PROJECT NUMBER: 23-494 PART A / A1. - A7.**

Richard Yangas

**NAME:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_



Keystone Masonry, Inc.  
930 Il Route 22  
Fox River Grove, IL US  
3124152247  
keystonebrick@gmail.com



## Estimate

### ADDRESS

118 W St Charles Road  
118 West St. Charles Road  
Lombard, Il

ESTIMATE # 1470

DATE 09/29/2023

ACTIVITY	QTY	RATE	AMOUNT
<b>Masonry</b> West Elevation -Install lentils at eight new window locations at interior and interior masonry walls. Lentils to include proper, flashing weeps and drip edge. -Sawcut Masonry opening new window dimensions -Tooth out and infill exterior brick jambs -Install new limestone sill -cleanup of jobsite -provide debris dumpster All permits provided by owner/GC Dumpster provided by GC Price includes all materials and labor Payment Distribution 1/3 upon start, 1/3 upon 50% completion, 1/3 upon 100% satisfactory completion	1	20,680.00	20,680.00

TOTAL

**\$20,680.00**

Accepted By

Accepted Date



UNITED STATES CONSULTING, LLC  
1202 N 75<sup>th</sup> Street #167, Downers Grove, IL 60516  
Tel: 630 479 9100  
Fax: 413 280 4161

Proposal # 87792
SHEET NO.
DATE 10-31-23

Proposal SUBMITTED TO:

NAME	Owner Of record / PREA
ADDRESS	
PHONE NO.	

WORK PERFORMED AT:

ADDRESS.	118 W. St Charles
	Lombard ,Il. 60148
DATE OF PLANS	
ARCHITECT	

We hereby will furnish the materials and perform the labor necessary for the completion of .....

1. US Consulting to coordinate job site logistics and safety concerns with owners. US Consulting will need a dedicated area for staging and loading materials.
2. Remove all shingles and existing metal flashings including gutter and dispose .
3. Custom fabricate and install 24 gauge prefinished soffit ,j channel and cladding of all wood at soffit.
4. Custom fabricate and install 24 gauge standing seam metal roof panels with all trim to create a water tight Seal ,Step flashings included .
5. High temperature ice and water shield will be used under roof system .
6. Rotted or deteriorated wood will be invoiced T/M

50% deposit is required at signing

Exclusions: Permits, City license if needed.

All Exclusions can be provided for an additional charge.

Cost per scope ..... \$7,300.00

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become a change order over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted ..... Joe Scoleri

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

PAYMENT TERMS

I agree to pay for all work, goods, and services received and hereby authorize UNITED STATES CONSULTING, LLC. or affiliates to charge my credit card for the goods, and services provided, and agree to perform the obligations set forth in the applicable card holder agreement with the credit card user. A service charge of 1 ½ % per month (18% per annum) will be charged on all balances 30 days or more past due. The signer takes full responsibility for attorney fees and costs should it become necessary to take legal action for payment of this proposal/invoice.

Credit card #.....Expiration Date.....Code.....

Date \_\_\_\_\_

Signature \_\_\_\_\_



**Jim's Decorating Co.**

1095 W Washington St  
West Chicago, IL 60185  
(630) 876-0055  
jimsdec.frontdesk@gmail.com  
jimsdecorating.com



**Estimate**

ADDRESS  
Rich Development

ESTIMATE 4917  
DATE 10/13/2023

JOBSITE  
118 W St. Charles Rd, Lombard

	DESCRIPTION	AMOUNT
Paint	To prep and apply two coats of paint to the front Brick Facade only	3,260.00
Paint	To prep, prime and paint the two front windows and doors	575.00
Paint	To paint one coat to side entrance fascia and ceiling	265.00
Paint	To prep and apply two coats of paint to the brick on the West side of the building, No windows are figured at this time	8,940.00
TOTAL		<b>\$13,040.00</b>

Accepted By

Accepted Date

# Estimate

## *AAA American Glass & Mirror INC.*

1220 W. Irving Park Road, Itasca, IL 60143  
630-250-8322 | [www.aaaamericanglass.com](http://www.aaaamericanglass.com)

ADDRESS
RICH DEVELOPMENT (630) 841-8614

SHIP TO
RICH DEVELOPMENT (630) 841-8614

ESTIMATE #	DATE
3847	10/02/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>ROUTE</b>	60"X 65" OPENING SIZE 2"X 4 1/2" DARK BRONZE FRAME HEAD RECEPTOR AND SUBSILL	8	1,000.00	8,000.00T
	<b>labor to install</b>	ADD+ \$1,040 FOR BLACK	8	520.00	4,160.00

All orders require 50% down. After completion of work, balance is to be paid in full. If this Invoice/Bill is not paid in full, I/We agree to pay 1.5 interest on unpaid balance per month. I/We agree to pay attorneys fees and court cost, as allowed by law. A lien may also be put on property where work was completed. I/We have read this: I/We agree to the terms.

SUBTOTAL	12,160.00
TAX (7.5%)	600.00
<b>TOTAL</b>	<b>\$12,760.00</b>

Accepted By

Accepted Date

**Commercial Windows & Glass Company**

1452 Polo Dr  
Bartlett, IL 60103 US  
radek.sroka@yahoo.com

# Estimate

**ADDRESS**

118 W St Charles  
Rich Development  
630 841 8614

**ESTIMATE # 1628**

**DATE 10/12/2023**

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ACTIVITY	QTY	RATE	AMOUNT
<b>Storefront</b>	1	19,900.00	19,900.00
Scope of works :			
Furnish and install new (13) Store front windows at 118 W St Charles building			
* Bronze/black anodized thermally broken windows frames 2"x 4 1/2"			
* 1" insulated low-e glass			
* Silicon ,foaming includes			
* Total for labor and material included			
Lead time 2 weeks			
TOTAL			<b>\$19,900.00</b>

Accepted By

Accepted Date

ESTIMATE TO:  
**Rich Development**  
118 West St. Charles Road  
Lombard, IL

**EST7083**

Date: Oct 24, 2023

#	Item	Unit Price	Qty	Total
01	<b>Facade Only</b> Prep area to be painted, apply (2) coats paint	\$3,370.00	1	\$3,370.00
02	<b>Front Windows &amp; Doors</b> Two front windows and doors: Prep, prime and apply paint	\$690.00	1	\$690.00
03	<b>Side Entrance Fascia &amp; Ceiling</b> Prep and apply (1) coat	\$315.00	1	\$315.00
			Subtotal	\$4,375.00
			<b>Grand Total</b>	<b>\$4,375.00</b>

Thank you!



Phone: 630.774.8950  
E-mail: kent@aslmetailfabricators.com

DATE: 10/11/2023  
Salesperson: Kent Weber

# PROPOSAL



1405-A W. Bernard Drive | 306 E. Lewis St.  
Addison, IL 60101 | Anna, IL 60906

### Proposal Submitted To:

**NAME:** Rich Development  
**STREET:**  
**CITY, STATE, ZIP:**  
**PHONE:**  
**E-MAIL:** richardjyangas@gmail.com  
**CONTACT NAME** Richard Yangas

### Work To Be Performed At:

**NAME:**  
**STREET:** 118 W. St. Charles Rd.  
**CITY, STATE, ZIP:** Lombard, IL  
**PHONE:**

### JOB DESCRIPTION / SUMMARY

**ASL Metal Fabricators Inc. does hereby propose to:** Furnish Materials  Fabricate  Install:

One canopy on the South elevation of the building with approximate dimensions 27'4" wide and 2' projection. Canopy will be supported with a total of five turnbuckles anchored to brick facade using 8" wall plates and 5/8" dia turnbuckles. Two inch aluminum angle flashing will also act to support the canopy. Canopy will be powder coated black with standard gloss or matte finish.

**FRAMES:**  
Extruded Aluminum, Welded Joints

**CLADDING**  
3x6" Aluminum Self Mating Pans

**OVERHEAD CANOPY / SUNSHADE SUPPORTS**  
Rod Clevis Hanger Arm System

**PRICE:** \$ 12,262.00

**MATERIAL:** Extruded Aluminum

**ATTACHMENT:** bonded tek screws for pan attachment

**FASCIA:** 8" Gutter Fascia

**GRAPHICS:** N.A.

**PERMIT:** If required, the cost and fees will be added to the contract

**50% DEPOSIT REQUIRED, BALANCE DUE UPON COMPLETION**  
**LIMITED LIFETIME WARRANTY ON NEW FRAMES**

Warranty: 1 Year Parts and Labor on Workmanship/Installation; Fabric Warranty From Fabric Manufacturer. **No additions or changes will be accepted on this proposal. This proposal may be withdrawn if not accepted in 30 days. Allow 6-7 weeks for delivery.**

### **ACCEPTANCE OF PROPOSAL**

By signing below the parties agree that they are authorized agents to accept the terms, prices, specifications and conditions set forth in this proposal and that they are satisfactory and hereby accepted, and **by ACCEPTING THIS PROPOSAL PARTIES AGREE TO BE SUBJECT TO THE TERMS AND CONDITIONS POSTED ON THE WEBSITE OF ASL METAL FABRICATORS INC.** Payment will be made as outlined above.

Signature \_\_\_\_\_ Date: \_\_\_\_\_  
(Customer)

Signature \_\_\_\_\_ Date: \_\_\_\_\_  
(ASL Metal Fabricator Inc. Agent)





**DOYLE SIGNS, INC.**

232 Interstate Road Addison, IL 60101  
(630)543-9490 FAX (630)543-9493

Proposal submitted to <b>RICH YANGAS</b>	Phone Number	Date <b>10/30/2023</b>
		<b>PREA</b>
		<b>118 W ST. CHARLES RD.</b>
		<b>LOMBARD, IL</b>

Description	Price	Extension
<b>FURNISH AND INSTALL- ELECTRICAL HOOKUP REQUIRED WITHIN 5' OF SIGNAGE.</b>		
One(1) 6'2" high x 4'6" wide halo-lit illuminated aluminum logo and channel letters "PREA" powder coated customer approved blue with 2" stand offs off wall.	<b>Price:</b> \$6,490.00	<b>\$6,490.00</b>
one(1) set approx. 3' high x 12' wide non illuminated 1/4" aluminum flat cut out letters reading "PERFORMANCE REAL ESTATE ADVISORS" over tagline "AFFORDABLE HOUSING BROKERAGE" powder coated customer approved blue with 2" stand offs on wall.	<b>Price:</b> \$4,280.00	<b>\$4,280.00</b>
Survey	additional	<b>additional</b>
Estimated sales tax	additional	<b>additional</b>
Required permit fees are additional (at cost of each permit, plus stafftime)	additional	<b>additional</b>

**TOTAL:**

**We propose to furnish material and labor - complete in accordance with above specifications, for the sum of: \$10,770.00**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner may carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**REQUIRED DEPOSIT** **\$5,385.00**

- \* Landlord approval is by others.
- \* Hook-up to your 120V primary service within 5'0" of electrical wall signs and at the base of electrical ground signs is included.
- \* Engineering is additional if required.
- \* There will be additional charges for any poor soil conditions that require additional excavation, fill or concrete.
- \* Doyle Signs, Inc. is not responsible for damage to underground sprinkler systems.
- \* Any insurance required in addition to our standard insurance coverages will be added to the price of this quote at cost plus 10% and includes, but is not limited to requests for any special endorsements, primary, non-contributory umbrella coverage, waivers of subrogations, performance and payment bonds.
- \* The customer agrees that in the event that the invoice is not paid in full within the payment terms, Doyle Signs, Inc. reserves the right to remove the signage in question.
- \* Cancellation expense: 50% of the sale price if work has not been started, and 90% if work has been started but not completed.
- \* Digital artwork is to be provided with order for custom logos. Any computer time by Doyle to 'vectorize' art is additional.
- \* The customer is responsible for the cost of all products furnished and installed per approved drawing including content, design, color and trademark.

**Payment to be made as follows:**

50% down payment with order and balance due upon completion.  
A 3% service charge for the use of a credit card will be incurred in addition to the proposed price listed above.  
**Your order will be processed only when the deposit is received.**

Authorized Signature \_\_\_\_\_

**JASON FOX**

*Note: This proposal may be withdrawn if not accepted within 45 days.*

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and are hereby accepted to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

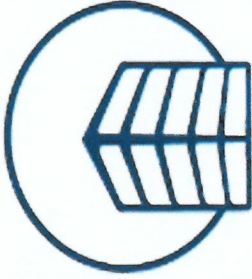
SIDE TOWARD THE FRONT OF THE BUILDING

# PERFORMANCE REAL ESTATE ADVISORS

A F F O R D A B L E   H O U S I N G   B R O K E R A G E

White background with Pantone: 2768C letters  
3' x 12' overall, all individual letters with top lighting      21 sq. ft.

FRONT



**PREA**

CNC metal powdercoat Pantone: 2768C  
Backlit LED with standoffs

4.5' x 6'      27 sq. ft.







**Mario's Landscaping**

733 Elizabeth St.

West Chicago, IL 60185

Quote for pull out existing plants.  
and add two arbutus, four boxwoods,  
and two grasses. with mulch.

\$1500.

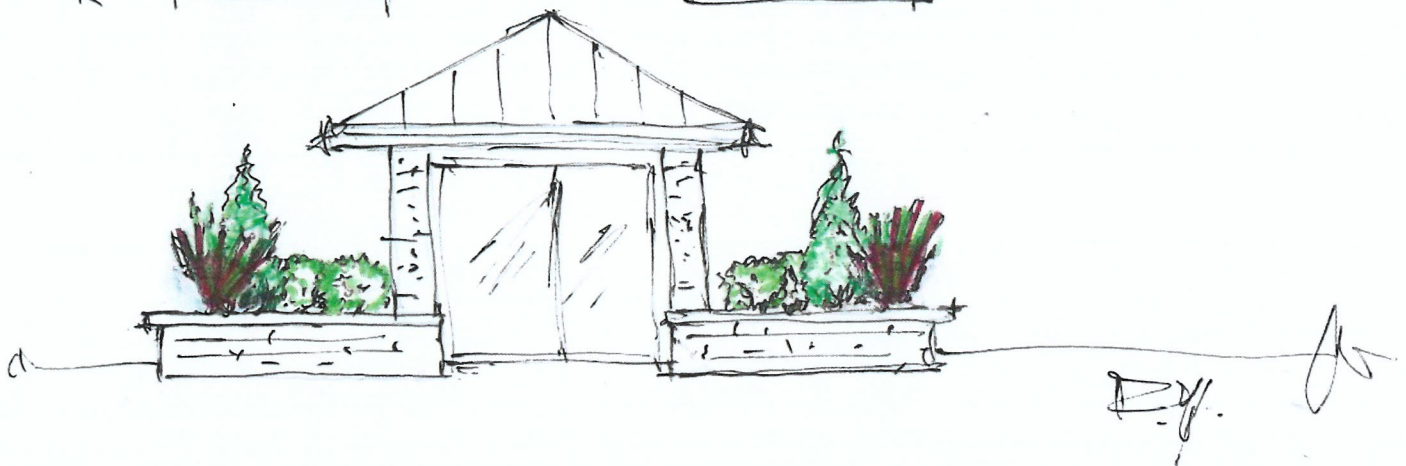
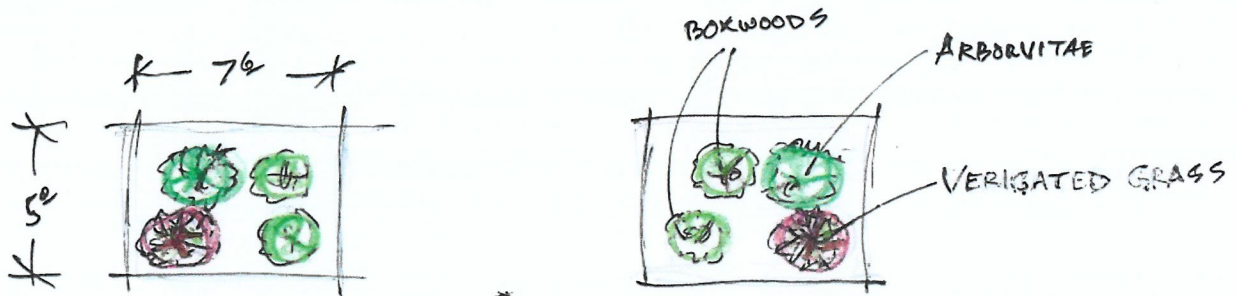


**EXISTING**

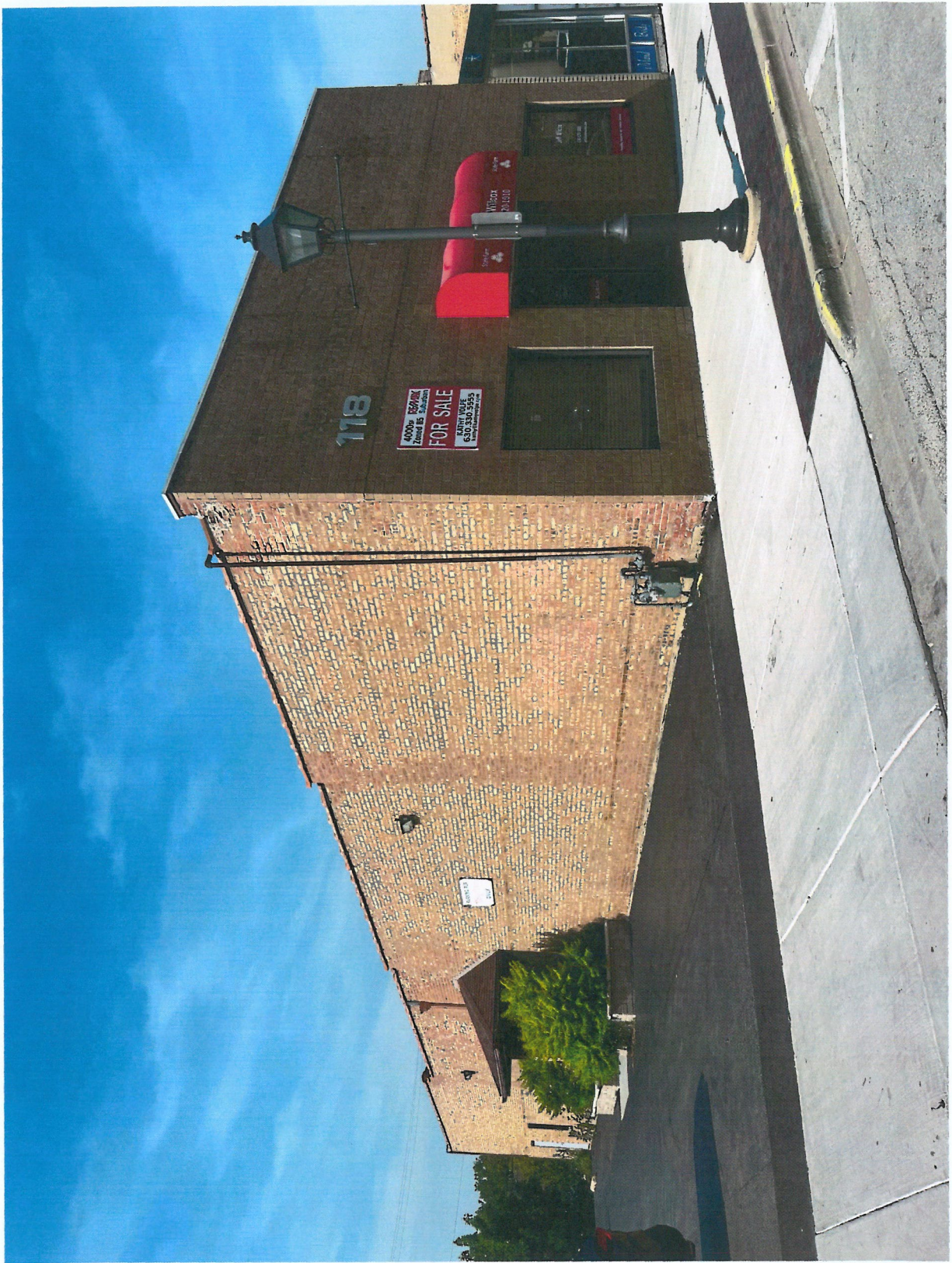


**PROPOSED**

118 W. ST. CHARLES SIDE ENTRANCE











118 W. ST CHARLES RD.



# Commercial Renovation

## PREA LLC

### 118 W St. Charles Road

### Lombard, IL 60148

**BUILDING DIVISION APPROVED**  
Keith Stasiak  
10/24/2023

General Notes

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND COMPLY WITH THE CODES AND ORDINANCES OF THE VILLAGE OF LOMBARD



EXPIRATION DATE  
11/30/2024  
STEPHEN E. FLINT

ILLINOIS PROFESSIONAL ENGINEER LICENSE NO. 001019397 DATE 10/13/2023

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 194.005474

No.	REVISION/DATE	DATE
1	VILLAGE COMMENTS	10/19/23

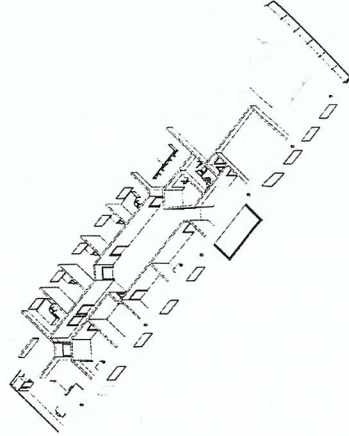


Commercial Renovation  
PREA LLC  
118 W St. Charles Road  
Lombard, IL 60148

Sheet	25040
Date	10/14/2023
Scale	AS NOTED

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### PROJECT PREVIEW



① Project Preview

### GENERAL NOTES

- THE CONTRACTOR SHALL THOROUGHLY INSPECT THESE DRAWINGS AND SPECIFICATIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK.
- EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS AND INSPECT THE EXISTING WORK FOR ANY DISCREPANCIES AND/OR CONFLICTS WITH THE DRAWINGS AND SPECIFICATIONS.
- ALL CONTRACTORS SHALL EXAMINE AND BE RESPONSIBLE FOR ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS WHEN ESTABLISHING THE SCOPE OF WORK FOR THEIR RESPECTIVE TRADES.
- FOR THEIR RESPECTIVE TRADES, CONTRACTORS SHALL REVIEW ALL SHEETS AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, MATERIALS, OR FINISHES ARE NOT SHOWN, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- ALL CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED BY SUBMITTING A BID OR EXECUTING THE CONTRACT. THE CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH THE EXISTING CONDITIONS AND FAMILIARIZED THEMSELVES WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS BEING PERFORMED.
- NO REQUEST FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF THE EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF OTHER TRADES.
- ALL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PRIMARY STRUCTURE, NEIGHBORING STRUCTURES AND ALL INHABITANTS.

### LOCATION MAP



### INDEX OF DRAWINGS

G1	COVERS SHEET
D1	DEMOLITION FLOOR PLAN
A1	FLOOR PLAN
A2	REFLECTED CEILING PLAN AND WALL PARTITION TYPES
A3	ELEVATIONS
A4	DOOR, FRAME AND ROOM FINISH SCHEDULES
A5	ADA DETAILS AND SPECS
A6	LIFE SAFETY PLAN
S1	STRUCTURAL PLANS, SECTIONS & NOTES
M1	MECHANICAL FLOOR PLAN, SCHEDULES & NOTES
M2	MECHANICAL NOTES
P1	PLUMBING FLOOR PLAN
P2	PLUMBING NOTES
E1	ELECTRICAL NOTES

### CODE INFORMATION

CODE ANALYSIS INFORMATION	
2018 INTERNATIONAL BUILDING CODE	284,285 SF
2018 INTERNATIONAL FIRE AND GAS CODE	284,285 SF
2014 ILLINOIS PLUMBING CODE - CURRENT	200 FT (ALL OMBLE)
2018 INTERNATIONAL MECHANICAL CODE	TO 4' (ACTUAL)
2018 INTERNATIONAL FIRE AND GAS CODE	
2018 INTERNATIONAL FIRE CODE	
2015 LIFE SAFETY CODE (NFPA 101)	
2018 ILLINOIS ACCESSIBILITY CODE - CURRENT	
LOMBARD MUNICIPAL CODE CHAPTER 150 BUILDING CODE	
EXISTING BUILDING INFORMATION	
TYPE III (EXIST. BLDG.)	
USE GROUP CLASSIFICATION	B - BUSINESS
(OFFICE)	INTERIOR RENOVATION
# OF STORIES	EXISTING 1-STORY
EXISTING MEANS OF EGRESS	NO (PROPOSED)
FIRE ALARM	

D1, A1, A3, A4





General Notes

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PATCH ALL WALLS, FLOORS, CEILINGS, FINISHES, ETC., TO MATCH EXIST., WHICH ARE DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION.
- ALL NEW GYPSUM BOARD PARTITIONS SHALL BE EXTENDED UP TIGHT TO UNDERSIDE OF THE ROOF DECK - RATED SAFING MATERIAL AND PROVIDE 3/4" TRACAS AS REQUIRED AT TOP OF PARTITIONS.
- THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL WORK BETWEEN THE OWNER AND ALL TRADES, RELATING TO THE SCHEDULE.
- THE PURPOSE OF ALL WORK NOTES AND TAGS IS TO DESCRIBE THE SCOPE OF THE PROJECT. WORK WHICH IS NOT TAGGED BUT IS CLEARLY THE INTENT OF THE PROJECT, MUST BE PERFORMED BY THE CONTRACTOR AND WILL NOT BE CONSIDERED AS ADDITIONAL WORK BY THE OWNER.
- MECHANICAL, PLUMBING AND ELECTRICAL WORK SHALL BE LIMITED TO THE UNDERSIDE OF THE DECK OR STRUCTURE AS POSSIBLE TO MAINTAIN CLEARANCE FOR NEW CEILING. ALL TRADES MUST COORDINATE WITH EACH OTHER.
- RESTOP ALL PIPING, ELECTRICAL, CONDUIT & MECHANICAL PENETRATIONS IN STUD, JOIST AND RAFTER SPACES TO MEET CODE REQUIREMENTS.
- ALL SUSPENDED CEILING GRID INSTALLATION MUST BE TREATED AS A STRUCTURAL MEMBER.
- FROM THE TOP OF THE BAR JOISTS AND/OR STRUCTURE ABOVE. SUPPORT FROM THE BOTTOM CHORDS OF BAR JOISTS IS NOT PERMITTED.

NOTES FOR GENERAL CONTRACTORS

- THERE ARE NO SUBSTITUTIONS ON SPECIFIED MATERIALS, UNLESS CERTAIN CIRCUMSTANCES. IF BACK ORDER OCCURS, G.C. MUST NOTIFY THE ARCHITECT AND SUBMIT EQUIVALENT MATERIAL SAMPLE FOR APPROVAL PRIOR TO INSTALLATION INSTRUCTIONS.
- G.C. MUST COMPLY WITH PREPARATION DETAILS SET FORTH BY SPECIFIED MANUFACTURER'S INSTRUCTIONS.
- WALL COUPLER OF FIRE STROBE EMERGENCY LIGHTING, THERMOSTAT AND WALL SWITCHES MUST NOT CONFLICT WITH MURAL GRAPHICS ON BRICK G.C. TO PROVIDE INSTALLATION OF WALL HANG ARTWORK, FRAMES AND MENU BOARDS (ARTWORK AND MENUS PROVIDED BY OWNERS).
- TRIM: USE BRUSHED ALUMINUM 1" WIDE CORNER GUARDS ON ALL OPEN SEAMED CORNERS AT WALLS AND CASE GOODS.
- PLAN EQUAL SECTIONS WHEN INSTALLING DECORATIVE FRP TO PROVIDE SYMMETRY AND A WELL BALANCED LOOK. USE METAL TRIM TO BUTT BACK OF HOUSE SWITCHES AND PLATE COVERS ARE TO BE WHITE.
- FRONT OF HOUSE SWITCHES AND PLATE COVERS ARE TO BE WHITE.
- ALL RECESSED CAN LIGHTING SHALL BE WHITE.
- PAINTED WALLS ARE COMPLETE.
- ALL FRONT OF HOUSE PAINTED WALLS TO HAVE LEVEL 5 SMOOTH GYPSUM TEXTURED FINISH TO ACCEPT 'FAUX' FINISH BY GRAPHIC ARTIST OR PAINTER.
- CONCRETE MATERIAL HAS CUTS FOR PENETRATION FOR DRAINS OR CLEANOUTS. A CLEAR SILICONE SEAL MUST BOND WHERE EDGES ARE EXPOSED. PROTECT ALL FLOOR FINISHES FROM DAMAGE. RUBBER GYPSUM BASE MUST BE ATTACHED TIGHTLY TO SUBSTRATE WITH SPECIFIED ADHESIVE BY MANUFACTURER. NAILS AND STAPLES ARE NOT ALLOWED. TOP EDGE OF BASE TO BE SILICONE WITH MATCHING COVE COLOR TO PROVIDE A TIGHT AND MONOLITHIC SEAL AGAINST WALL. PROVIDE A CLEAN WORKMANLIKE INSTALLATION.
- PORCELAIN TILE FLOOR DIRECTION TO RUN PERPENDICULAR WITH STOREFRONT.

SPECIFICATION NOTES

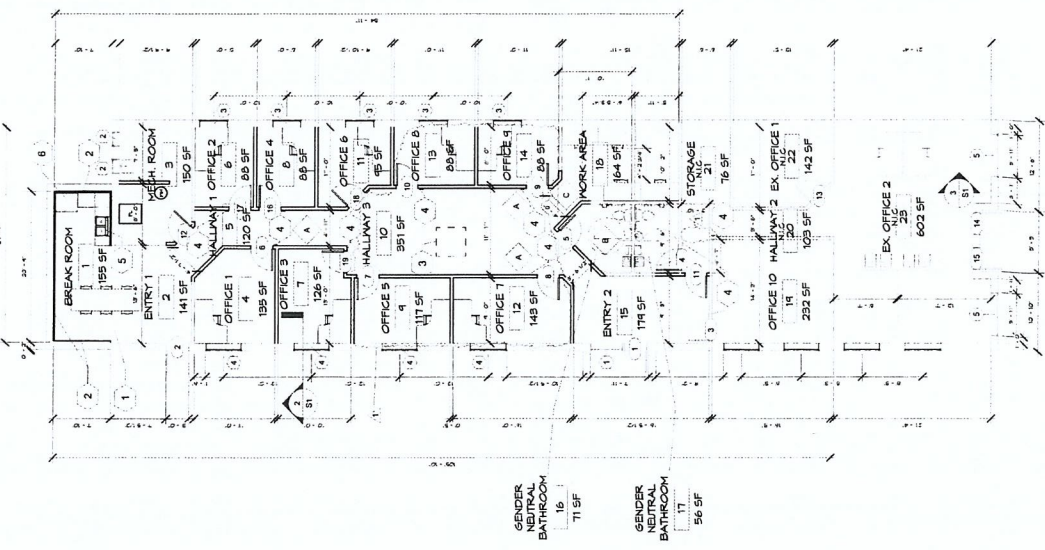
- WALLS SHALL BE SFF NO. 2 OR BETTER WOOD.
- DOORS SHALL BE SOLID CORE SIX PANEL (PAINTED) AS MANUFACTURED BY MASTERGRANT. PROVIDE HARDWARE.
- INTERIOR DOORS PAINTED 5/8" 6"TP. BD. ON 2 X 4 WOOD STUDS. PROVIDE MOISTURE RESISTANT BOARD AT ALL NET AREAS.

FIRE SEPARATION SCHEDULE

SYMBOL	DESCRIPTION	CONTINUITY	OPENING PROTECTIVES	DUCT PENETRATION	ANNULAR SPACE PROTECTION	CONST. VOIDS
1	1 HOUR FIRE SEPARATION ASSEMBLY U.L. RATING NO. U419	FLOOR TO WOOD DECK	C-LABEL 3/4HR DOOR & FRAME	FIRE DAMPER 1 HR	FILL WITH GROUT FOR THICKNESS OF PENETRATION	
2	2 HOUR FIRE SEPARATION ASSEMBLY U.L. RATING NO. U419	FLOOR TO WOOD DECK	C-LABEL 2HR DOOR & FRAME	FIRE DAMPER 2 HR	FILL WITH GROUT FOR THICKNESS OF PENETRATION	

WORK NOTES

- BEAM INSTALLED TO PICK UP LOAD FOR DEMOLISHED WALL.
- PATCH EXISTING FINISHED WALL IN BREAK ROOM.
- NEW PREFABRICATED 4X4 SKYLIGHT VELUX OR APPROVED EQUAL. GLAZING MIN. U = 0.3 FACTOR.
- NEW ADA COMPLIANT KITCHEN SINK.
- NEW ADA COMPLIANT REFRIGERATOR.



1 NEW First Floor Plan  
1/8" = 1'-0"

No.	Revision/Date	Date
1	VILLAGE COMMENTS	10/19/23



Project Name and Address  
Commercial Renovation  
PREA LLC  
118 W. St. Charles Road  
Lombard, IL 60148

Sheet  
23040  
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AS NOTED  
**A1**

General Notes

NO.	VILLAGE COMMENTS	10/13/23	DWG
1	REVISION/ISSUE		

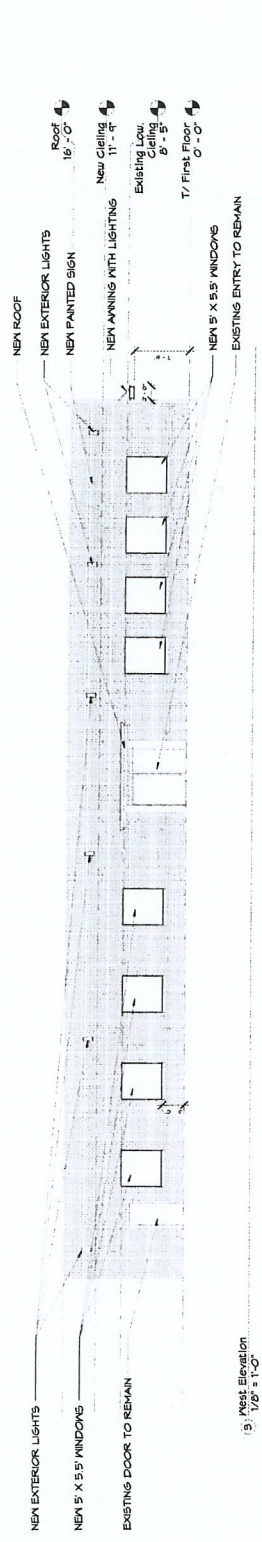


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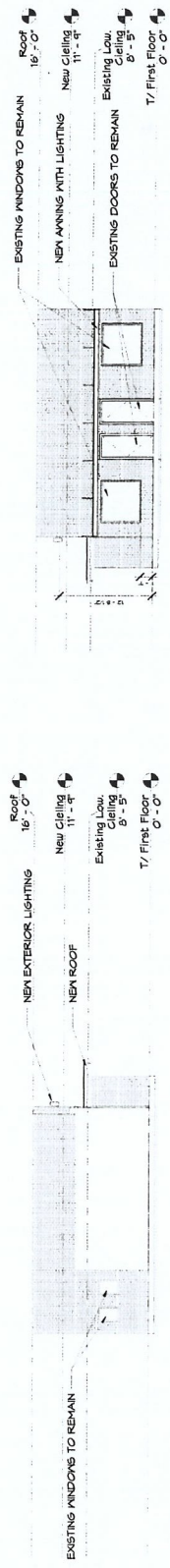
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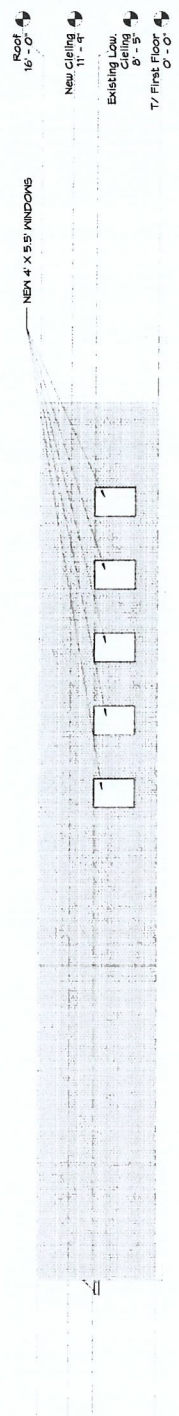
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1. East Elevation  
1/8" = 1'-0"



2. North Elevation  
1/8" = 1'-0"



3. South Elevation  
1/8" = 1'-0"

**FINISH NOTES**

1. ALL DECORATIVE FRP-11 LANS-03 SHOULD HAVE STAINLESS STEEL CAP, INSEAM 1 CORNER.
2. ALL MD-01 TO HAVE 55 CORNICE GAP.