


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)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES
FROM: Scott R. Niehaus, Village Manager
DATE : September 18, 2023 **(BOT) Date:** September 21, 2023
SUBJECT: Downtown Improvement & Renovation Grant; 10-12 S. Park Avenue
SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:
The Community Development Department received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for the property located at 10-12 S. Park Avenue and within the Downtown Lombard TIF District. The application is being made by the property owner UMJK Holdings LLC/Usman "Sid" Siddiqui and is being requested as part of an overall rehabilitation of the existing building on the premises, which is estimated to be about \$460,000. The proposed grant is intended to complete a fairly complete rehabilitation of the commercial building in a manner that will bring it up to code compliance and be able to be leased to future commercial tenants.

The Economic and Community Development Committee unanimously approved the request.

Fiscal Impact/Funding Source:


Review (as necessary):
Finance Director _____ Date _____
Village Manager _____ Date _____

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: Scott R. Niehaus, Village Manager

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

MEETING DATE: September 21, 2023

SUBJECT: **10-12 S. Park Avenue (Downtown Renovation & Improvement Grant)**

Please find the following items for Village Board consideration as part of the September 21, 2023 Village Board meeting:

1. Economic and Community Development Committee (ECDC) summary memo (i.e., without plans and quotes); and
2. A Resolution Approving a Downtown Renovation & Improvement Grant) for the property at 10-12 S. Park Avenue

At the September 11, 2023 Economic & Community Development Committee (ECDC) meeting, they considered received a Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) request for the property located at 10-12 S. Park Avenue and within the Downtown Lombard TIF District. The application is being made by the property owner UMJK Holdings LLC/Usman "Sid" Siddiqui and is being requested as part of an overall rehabilitation of the existing building on the premises, which is estimated to be about \$460,000.

The project consists of the following:

- Removal of much of the east exterior wall and replacing it with a new frost wall and recessed glass exterior wall with two entrance doors;
- Exterior and stone and stucco cladding removal and replacement of a new brick finish and with metal soffit panels; and
- Demolition of and reconstruction of the existing concrete surface to provide for ADA accessibility into the building and which can also be utilized as a potential outside seating area, if sought by a future tenant.

The ECDC unanimously recommended approval of a grant award of up to \$50,000 (maximum allowed by the Grant Program), along with the supplemental accessibility Grant amount of \$18,100, all subject to the following conditions:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.

3. Before the grant can be paid out, UMJK Holdings LLC 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, UMJK Holdings LLC shall display the Village window sign acknowledging they received a grant.

ACTION REQUESTED

Please place this item on the September 21, 2023 Board of Trustees agenda, with a recommendation to approve the grant in an amount of \$50,000 for the requested Downtown Renovation & Improvement Grant for the proposed façade improvements as well as up to \$18,100 for the proposed accessibility improvements.



MEMORANDUM

TO: Trustee Puccio, Chairperson
Economic and Community Development Committee

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

MEETING DATE: September 11, 2023

SUBJECT: **Downtown Improvement & Renovation Grant; 10-12 S. Park Avenue**

The Community Development Department received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for the property located at 10-12 S. Park Avenue and within the Downtown Lombard TIF District. The application is being made by the property owner UMJK Holdings LLC/Usman “Sid” Siddiqui and is being requested as part of an overall rehabilitation of the existing building on the premises, which is estimated to be about \$460,000. The proposed grant is intended to complete a fairly complete rehabilitation of the commercial building in a manner that will bring it up to code compliance and be able to be leased to future commercial tenants.



ATTACHMENTS

1. Façade Grant Application
2. Project Cost Estimates
3. Actual plan submittal to the for the entire project (relevant pages pertaining to the grant improvements are attached).

The Grant Program provides for partial funding (i.e., up to 50% of eligible project costs with a cap at \$50,000) for exterior facade enhancements. Exterior accessibility improvements are also

eligible grant components and per the Program, these elements can also be subject to a separate 50% grant award (actual dollar amount cap is determined by the grant application and ECDC review).

The proposed construction activity that is subject to the grant application is intended to provide for an enhanced exterior building façade and companion exterior accessibility ramp accommodation. The applicant's submitted plans subject to grant consideration proposes and as depicted on the plan set:

- Removal of much of the east exterior wall and replacing it with a new frost wall and recessed glass exterior wall with two entrance doors;
- Exterior and stone and stucco cladding removal and replacement of a new brick finish and with metal soffit panels; and
- Demolition of and reconstruction of the existing concrete surface to provide for ADA accessibility into the building and which can also be utilized as a potential outside seating area, if sought by a future tenant.

A companion awning allowance was offered within the quote (\$4,000), but plans have not been offered to date on this component (and would not be material to this grant request as the overall costs exceed the grant maximum anyway).

The estimated façade enhancement component is \$124,550 and is grant eligible up to \$50,000 (i.e., 50% of the \$100,000 Program cap). The concrete accessibility accommodation cost is \$36,200, which makes this project component eligible for up to \$18,100.

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 is consistent with the Guidebook and will help in downtown revitalization efforts, in that it constitutes a major capital investment and potential adaptive reuse of an existing tenant space in a manner that will provide for gathering opportunities, substantial code upgrades and will make the property and project for future tenancies which are sought through the Guidebook vision. 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 actual construction drawing that are pending final approval by the Village and the architect and contractor have already been selected for the project. 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, 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. 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. Staff also notes that the proposed construction costs for the eligible improvements and the overall project costs exceed the cap provisions, so the level of specific scrutiny may not be as critical.

COMMITTEE ACTION REQUESTED

This item is being placed on the September 11, 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 10-12 S. Park Avenue, in the following respects:

1. A Downtown Renovation & Improvement Grant request of up to \$50,000 for the proposed façade reconstruction improvements; and
2. A Downtown Renovation & Improvement Grant request to exterior accessibility improvements of \$18,100 for the proposed exterior patio area.

The awards are over \$10,000, and as such requires final approval from the Village Board of Trustees. 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.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, UMJK Holdings LLC 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, UMJK Holdings LLC shall display the Village window sign acknowledging they received a grant.

RESOLUTION
R _____

**A RESOLUTION APPROVING A DOWNTOWN IMPROVEMENT AND
RENOVATION GRANT FOR THE PROPERTY COMMONLY KNOWN AS
10-12 SOUTH PARK AVENUE**

WHEREAS, the Village disburses funds for the Downtown Improvement and Renovation Grant Program (the “Program”) under the authority of the Village Board of Trustees, and will provide monetary grants to qualified property owners in the Lombard Tax Increment Financing (TIF) Downtown District to enhance and improve buildings and parking areas; and,

WHEREAS, property owner UMJK Holdings LLC/Usman “Sid” Siddiqui (the “Applicant”), wish to participate in this Program for renovations to the property (the “Project”) located at 10-12 S. Park Avenue, Lombard, Illinois (the “Subject Property”) and,

WHEREAS, the Project shall consist of those renovations to the property on the Subject Property as set forth on Exhibit “A” attached hereto and made part hereof; and,

WHEREAS, the Project will complement and support the Village’s plans to maintain a quality Central Business District;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Village shall provide the Applicant a grant of up to fifty thousand dollars (\$50,000), pursuant to the Program (the “Grant”) for the proposed façade enhancements. Furthermore, the Village shall provide the Applicant an additional grant of up to eighteen thousand, one hundred dollars (\$18,100), pursuant to the Program for the proposed exterior accessibility improvements for the proposed exterior patio area (the cumulative sum being cumulatively referred to as the “Grant”). Such grant funds shall be available to the Applicant upon the authorization of the Village’s Director of Community Development, after receipt of satisfactory evidence that the project components have been completed, and that the Applicant has paid all invoices for labor and materials in connection therewith.

SECTION 2: The Applicant, as well as any subsequent business or property owner, will perform the following obligations in connection with the Project:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.

Resolution No. _____
10-12 S. Park Avenue

3. Before the grant can be paid out, UMJK Holdings LLC 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, UMJK Holdings LLC shall display the Village window sign acknowledging they received a grant.

SECTION 3: The Applicant, and any subsequent business or property owner, shall be required to maintain the Property in accordance with all Village codes and ordinances, and obtain all necessary licenses and permits required relative thereto.

SECTION 4: That the Downtown Improvement and Renovation Grant Program Agreement, relative to the Project, attached hereto as Exhibit “B” and made part hereof is hereby approved (the “Agreement”)

SECTION 5: The Village may terminate the Agreement if the Applicant, or any subsequent business or property owner, fails to comply with any of the terms of the Agreement. In the event of termination, the Applicant shall be required to repay any amount of the Grant disbursed.

SECTION 6: That the Village President and Village Clerk are hereby authorized and directed to sign, on behalf of the Village of Lombard, the Agreement attached hereto as Exhibit “B”.

Adopted this _____ day of _____, 2023.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2023.

Keith T. Giagnorio
Village President

ATTEST:

Elizabeth Brezinski
Village Clerk

Resolution No. _____
10-12 S. Park Avenue

EXHIBIT A
Legal Description

THAT PART OF BLOCK 1 IN BLOCK 19 IN TOWN OF LOMBARD, DESCRIBED AS COMMENCING IN THE EAST LINE OF SAID LOT, 29.16 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THE SAME BEING AT THE CENTER OF THE BRICK WALL, AS A POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, 52.68 FEET TO THE JOINT IN THE BRICK WALL, FOLLOWING THE LOT; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 54.88 FEET TO A POINT INTERSECTING A STRAIGHT LINE DRAWN WESTERLY FROM THE POINT OF BEGINNING THROUGH THE CENTER OF THE BRICK WALL TO THE WEST LINE OF SAID LOT; THENCE EASTERLY IN A STRIAGHT LINE 87.57 FEET TO THE POINT OF BEGINNING, BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18 TOWNSHIP 39, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-209-013

ADDRESS: 10-12 SOUTH PARK AVENUE

EXHIBIT B

**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT PROGRAM
AGREEMENT**

This Agreement is entered into this twenty first day of September, 2023, by and between the Village of Lombard, Illinois, (hereinafter referred to as the “Village”), and property owner UMJK Holdings LLC, signed by agent Usman “Sid” Siddiqui (hereinafter referred to as “Applicant”) for the property at 10-12 S. Park Avenue, Lombard, Illinois (said location being legally described on Exhibit “1” attached hereto and made part hereof – hereinafter referred to as the “Subject Property”). The Village and the Applicant are sometimes referred to herein collectively as the “Parties.”

WITNESSETH

WHEREAS, the Village, pursuant to Sections 36.30 through 36.36 of the Lombard Village Code, has established a Downtown Improvement and Renovation Grant Program (hereinafter referred to as the “Program”) and, as such, will provide grants to qualified business owners and property owners in the Eligible TIF Districts (as said term is defined in Section 36.31 of the Lombard Village Code) for exterior renovations; and

WHEREAS, the Program compliments and supports the Village's plans to maintain a quality Central Business District; and

WHEREAS, exterior renovations are desirable within the Central Business District and contribute to an economically strong Central Business District; a commercial area where the image, appearance, and environment encourage the attraction of shoppers; and

WHEREAS, the Applicant wish to participate in this Program for proposed exterior renovations to be located at 10-12 South Park Avenue, Lombard, Illinois; with said exterior and accessibility renovations being more specifically described in Exhibit “2” attached hereto and made part hereof (hereinafter referred to as the “Project”);

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Parties hereto, the Parties agree as follows:

SECTION 1: The Village shall provide the Applicant with a grant under the Program in an amount not to exceed fifty thousand dollars (\$50,000), (hereinafter referred to as the “Grant”) for the proposed façade enhancements. Furthermore, the Village shall provide the Applicant an additional grant of up to eighteen thousand, one hundred dollars (\$18,100), pursuant to the Program for the proposed exterior accessibility improvements for the proposed exterior patio area (the cumulatively sum referred to as the “Grant”).

Such Grant shall be available to the Applicant upon the authorization of the Village's Director of Community Development, and after the Applicant has constructed the Project, and complied with the provisions of this Agreement and Sections 36.30 through 36.36 of the Lombard Village Code, as well as paid for the Project. The maximum amount of the Grant, as set forth above, is based upon the Applicant expending no less than one hundred thousand and 00/100 dollars (\$100,000) on the proposed façade modifications as well as no less than thirty-six thousand, two hundred and 00/100 dollars (\$36,200) on the proposed exterior accessibility modifications for the proposed exterior patio area. In the event that the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed fifty percent (50%) of the amount expended by the Applicant in relation to the Project.

SECTION 2: The Applicant shall undertake the following in connection with the Project:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, UMJK Holdings LLC 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, UMJK Holdings LLC shall display the Village window sign acknowledging they received a grant.

SECTION 3: Upon completion of the Project, the Applicant shall maintain the Subject Property and the business located thereon in accordance with all applicable federal, state and local laws, rules and regulations.

SECTION 4: The Applicant hereby consent to the recording of this Agreement to serve as notice to future purchasers, assigns, estate representatives, mortgagees, and all other interested persons of the conditions outlined in this Agreement.

SECTION 5: In the event the Village terminates this Agreement as a result of the Applicant failing to comply with any of the terms of this Agreement, the Applicant shall be required to repay any amount of the Grant that has been disbursed by the Village.

SECTION 6: This Agreement shall be binding upon the successors and assigns of the Parties hereto.

Resolution No. _____
10-12 S. Park Avenue

VILLAGE OF LOMBARD

By: Keith T. Giagnorio, Village President

Attest: Elizabeth Brezinski, Village Clerk

APPLICANT

UMJK Holdings LLC/Usman "Sid" Siddiqui

Resolution No. _____
10-12 S. Park Avenue

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Keith T. Giagnorio, personally known to me to be the President of the Village of Lombard, and Elizabeth Brezinski, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2023.

Commission expires _____, 20____.

Notary Public

Resolution No. _____
10-12 S. Park Avenue

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Usman “Sid” Siddiqui, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2023.

Commission expires _____, 20____.

Notary Public

EXHIBIT 1
Legal Description

THAT PART OF BLOCK 1 IN BLOCK 19 IN TOWN OF LOMBARD, DESCRIBED AS COMMENCING IN THE EAST LINE OF SAID LOT, 29.16 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THE SAME BEING AT THE CENTER OF THE BRICK WALL, AS A POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, 52.68 FEET TO THE JOINT IN THE BRICK WALL, FOLLOWING THE LOT; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 54.88 FEET TO A POINT INTERSECTING A STRAIGHT LINE DRAWN WESTERLY FROM THE POINT OF BEGINNING THROUGH THE CENTER OF THE BRICK WALL TO THE WEST LINE OF SAID LOT; THENCE EASTERLY IN A STRIAIGHT LINE 87.57 FEET TO THE POINT OF BEGINNING, BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18 TOWNSHIP 39, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-209-013

ADDRESS: 10-12 SOUTH PARK AVENUE

EXHIBIT 2

The Community Development Department retains a copy of the submittal to the Economic and Community Development Committee. This submittal includes contractor's quotes and a description of the work to be completed. As set forth in the attached building plans, The Applicant proposes to:

- Remove much of the east exterior wall and replacing it with a new frost wall and recessed glass exterior wall with two entrance doors;
- Exterior and stone and stucco cladding removal and replacement of a new brick finish and with metal soffit panels; and
- Demolition of and reconstruction of the existing concrete surface to provide for ADA accessibility into the building and which can also be utilized as a potential outside seating area, if sought by a future tenant.

The estimated façade enhancement component is \$124,550 and is grant eligible up to \$50,000 (i.e., 50% of the \$100,000 Program cap). The concrete accessibility accommodation cost is \$36,200, which makes this project component eligible for up to \$18,100.

**BASE BUILDING
UPGRADES**

UNIK HOLDINGS LLC
1000 N. LAKE DRIVE
CHICAGO, IL 60611
TEL: 773.760.2000

TRENT FREDRICKSON, R.A.
ARCHITECT
1400 N. LAKE DRIVE
CHICAGO, IL 60611
TEL: 773.760.2000

CARDINAL S&I
1700 N. LAKE DRIVE
CHICAGO, IL 60611
TEL: 773.760.2000

PAUL CHASSAN, P.E.
1400 N. LAKE DRIVE
CHICAGO, IL 60611



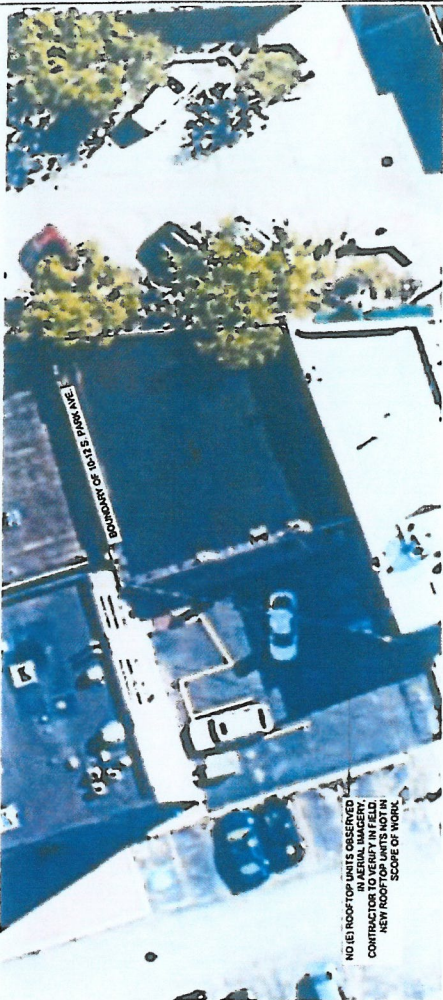
REVISIONS
REVISION NUMBER 1
DATE 06/13/2023
FOR CONSTRUCTION SET

FOR CONSTRUCTION
SET

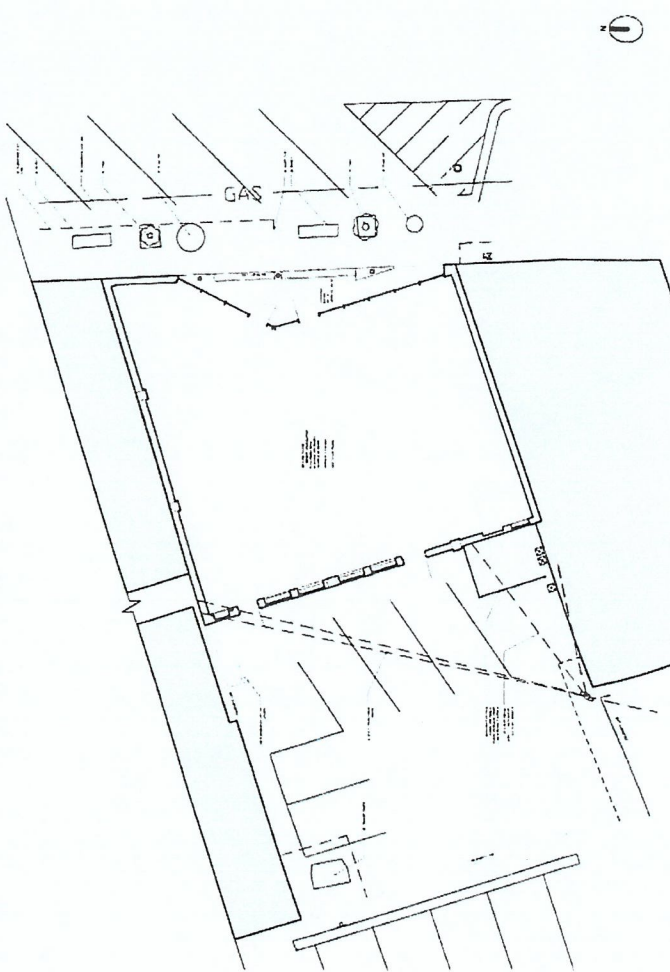
SCALE AS NOTED
DATE: JUN 13 2023

SITE PLAN +
SURVEY

G1.03



3 BOUNDARY AT 10-11'S PARK AVE



1 SITE PLAN

KADAL SURVEYING COMPANY
ALTA/NSPS Land Title Survey

Survey No. 23-03-0319
Date: 06/13/2023
Project: [REDACTED]

DESCRIPTION:
This is a land title survey for the purpose of showing the location, extent, and boundaries of the subject property as shown on the attached plat. The survey was conducted in accordance with the provisions of the Surveying and Mapping Act, Chapter 125, Illinois Compiled Statutes (605 ILCS 125/1-1). The survey was conducted by the undersigned, a duly licensed and sworn Surveyor in the State of Illinois. The survey was conducted on the date of 06/13/2023. The survey was conducted in accordance with the provisions of the Surveying and Mapping Act, Chapter 125, Illinois Compiled Statutes (605 ILCS 125/1-1). The survey was conducted by the undersigned, a duly licensed and sworn Surveyor in the State of Illinois. The survey was conducted on the date of 06/13/2023.

LEGEND:
1. All measurements are in feet and inches.
2. All bearings are in degrees, minutes, and seconds.
3. All distances are in feet and inches.
4. All bearings are in degrees, minutes, and seconds.
5. All distances are in feet and inches.

NOTICE:
This is a land title survey for the purpose of showing the location, extent, and boundaries of the subject property as shown on the attached plat. The survey was conducted in accordance with the provisions of the Surveying and Mapping Act, Chapter 125, Illinois Compiled Statutes (605 ILCS 125/1-1). The survey was conducted by the undersigned, a duly licensed and sworn Surveyor in the State of Illinois. The survey was conducted on the date of 06/13/2023. The survey was conducted in accordance with the provisions of the Surveying and Mapping Act, Chapter 125, Illinois Compiled Statutes (605 ILCS 125/1-1). The survey was conducted by the undersigned, a duly licensed and sworn Surveyor in the State of Illinois. The survey was conducted on the date of 06/13/2023.

PREPARED BY: [REDACTED]
DATE: 06/13/2023

SCALE: AS SHOWN ON PLAT

PROJECT: [REDACTED]

DATE: 06/13/2023

PROJECT: [REDACTED]

DATE: 06/13/2023

2 SURVEY PLAT

**BASE BUILDING
UPGRADES**

1011 S. 76th AVE
CHANDLER, AZ 85224

OWNER:
UMAJK HOLDINGS LLC
PO BOX 376
MESA, AZ 85203
PH: 480-224-2606

ARCHITECT:
TRENT FREDRICKSON, R.A.
201 W. SPALDING AVE. #2
CHANDLER, AZ 85224
PH: 480-789-7333

CONTRACTOR:
CARDINAL S&I
1750 AUSTIN CT
MESA, AZ 85204

DATE:
PAUL CHASSAN, P.E.
1625 W. 15TH
CHANDLER, AZ 85224



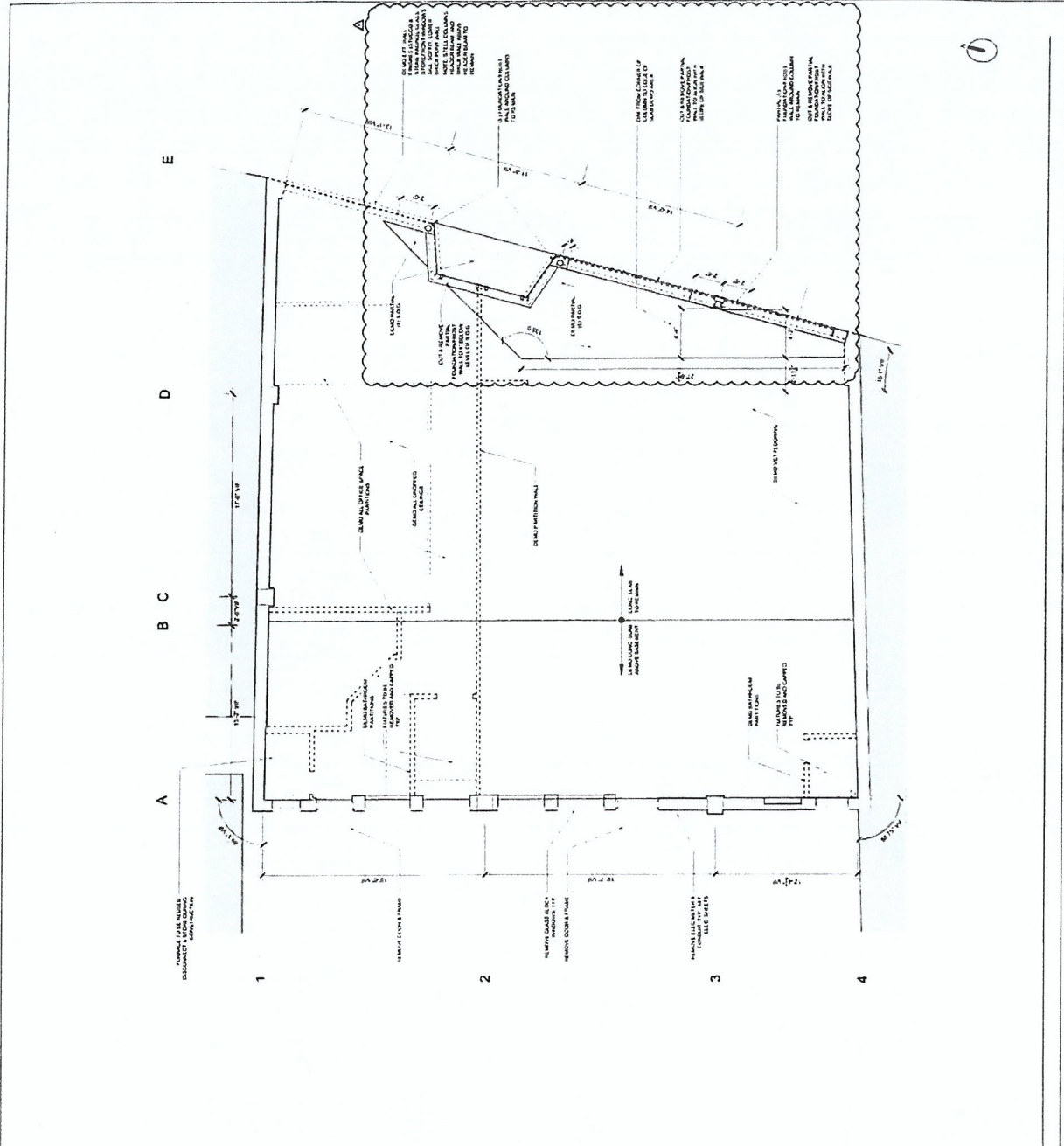
REVISIONS:
REVISED FOR PERMITS
DATE: 06/08/2022
DATE FOR CONSTRUCTION SET: 01/11/2023

**FOR CONSTRUCTION
SET**

SCALE: 1/8"=1'-0"
DATE: JAN 11, 2023

**DEMOLITION
FLOOR PLAN**

A1.01



DEMOLITION PLAN NOTES

1. REMOVE EXISTING WALLS, CEILING, FLOORING, AND FLOORING FROM TO BOTTOM OF CONSTRUCTION SET ARCHITECT DRAW.
2. PROVIDE MATERIALS TO BE DEMOLISHED AT THE SITE. THE WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MATERIALS FROM THE SITE. THE WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MATERIALS FROM THE SITE. THE WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MATERIALS FROM THE SITE.
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4. ALL ANCHORED UTILITY LINES, AND DUCTWORK, AS WELL AS ALL OTHER UTILITIES, SHALL BE REMOVED FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UTILITIES FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UTILITIES FROM THE AREA OF EACH WALL.
5. REMOVE ALL UTILITIES, AND ALL SERVICES FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UTILITIES FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UTILITIES FROM THE AREA OF EACH WALL.
6. PROVIDE TEMPORARY BRACING FOR THE EXISTING WALLS AS SHOWN.
7. ALL EXISTING WALLS SHALL BE REMOVED TO THE FINISH FLOOR LINE. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WALLS TO THE FINISH FLOOR LINE. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WALLS TO THE FINISH FLOOR LINE.
8. REMOVE EXISTING CEILING, FLOORING, AND FLOORING FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CEILING, FLOORING, AND FLOORING FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CEILING, FLOORING, AND FLOORING FROM THE AREA OF EACH WALL.
9. REMOVE EXISTING FLOORING, AND FLOORING FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL FLOORING, AND FLOORING FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL FLOORING, AND FLOORING FROM THE AREA OF EACH WALL.
10. REMOVE EXISTING WALLS, CEILING, FLOORING, AND FLOORING FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WALLS, CEILING, FLOORING, AND FLOORING FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WALLS, CEILING, FLOORING, AND FLOORING FROM THE AREA OF EACH WALL.
11. REMOVE EXISTING WALLS, CEILING, FLOORING, AND FLOORING FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WALLS, CEILING, FLOORING, AND FLOORING FROM THE AREA OF EACH WALL. WORKER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WALLS, CEILING, FLOORING, AND FLOORING FROM THE AREA OF EACH WALL.

WALL / DEMO LEGEND

- 1. REMOVE EXISTING WALL
- 2. REMOVE EXISTING WALL
- 3. REMOVE EXISTING WALL
- 4. REMOVE EXISTING WALL
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- 7. REMOVE EXISTING WALL
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1. MATERIALS TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

**BASE BUILDING
UPGRADES**

1013 S. PARKWAY
CHANDLER, AZ 85224

UMJK HOLDINGS LLC
PERSON: 480.442.8822
480.759.7000

TRENT FREDRICKSON, R.A.
1013 S. PARKWAY
CHANDLER, AZ 85224

CARDINAL SDI
1750 S. RICHMOND
MESA, AZ 85202

PAUL GHASSAN, P.E.
6001 W. 10TH



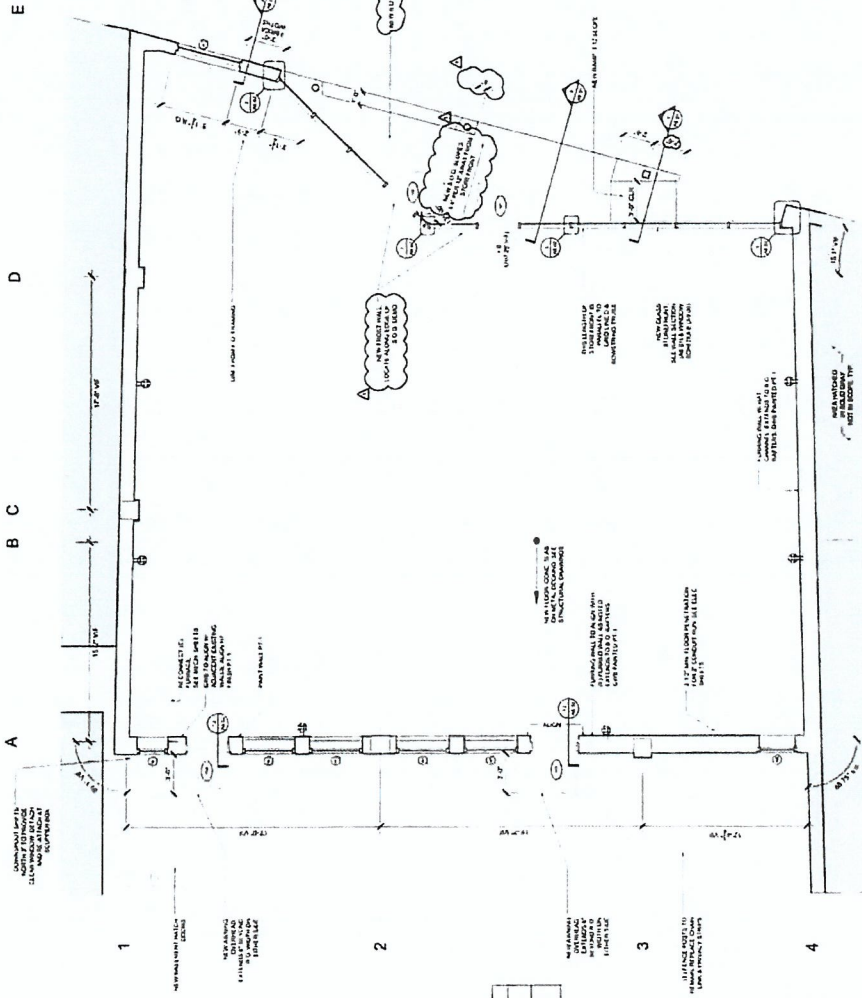
REVISIONS:
ISSUED FOR PERMITS
10/13/2023

**FOR CONSTRUCTION
SET**

SCALE: 1/8" = 1'-0"
DATE: JAN 13, 2023

**GROUND
FLOOR PLAN**

A2.01



GROUND FLOOR PLAN NOTES

1. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS BY REFERENCE TO CONTRACT DOCUMENTS.
2. ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ETC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. ALL PRODUCTS SHALL BE SUBJECT TO CONTRACTOR QUALITY CONTROL.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. ALL PRODUCTS SHALL BE SUBJECT TO CONTRACTOR QUALITY CONTROL.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. ALL PRODUCTS SHALL BE SUBJECT TO CONTRACTOR QUALITY CONTROL.
5. ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ETC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. ALL PRODUCTS SHALL BE SUBJECT TO CONTRACTOR QUALITY CONTROL.
6. ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ETC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. ALL PRODUCTS SHALL BE SUBJECT TO CONTRACTOR QUALITY CONTROL.
7. PROVIDE ALL NECESSARY WORK FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ETC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. ALL PRODUCTS SHALL BE SUBJECT TO CONTRACTOR QUALITY CONTROL.

INTERIOR FINISH SCHEDULE

MARK	NAME	LOCATION	FINISH	COLOR	NOTES
PT-1	WALLS	INTERIOR	PAINT	WHITE	ALL WALLS ARE ACCEPTANCE BY LOCAL CODES - VERIFY

WALL LEGEND

- FINISH WALL - 1/2" PLASTER
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. ALL PRODUCTS SHALL BE SUBJECT TO CONTRACTOR QUALITY CONTROL.

**BASE BUILDING
UPGRADES**

1000 W. WASHINGTON
CHICAGO, IL 60604

UMAK HOLDINGS LLC
1000 W. WASHINGTON
CHICAGO, IL 60604

TRENT FREDRICKSON, R.A.
1000 W. WASHINGTON
CHICAGO, IL 60604

CARDINAL SDI
1000 W. WASHINGTON
CHICAGO, IL 60604

PAUL CHASSAN, P.E.
1000 W. WASHINGTON
CHICAGO, IL 60604



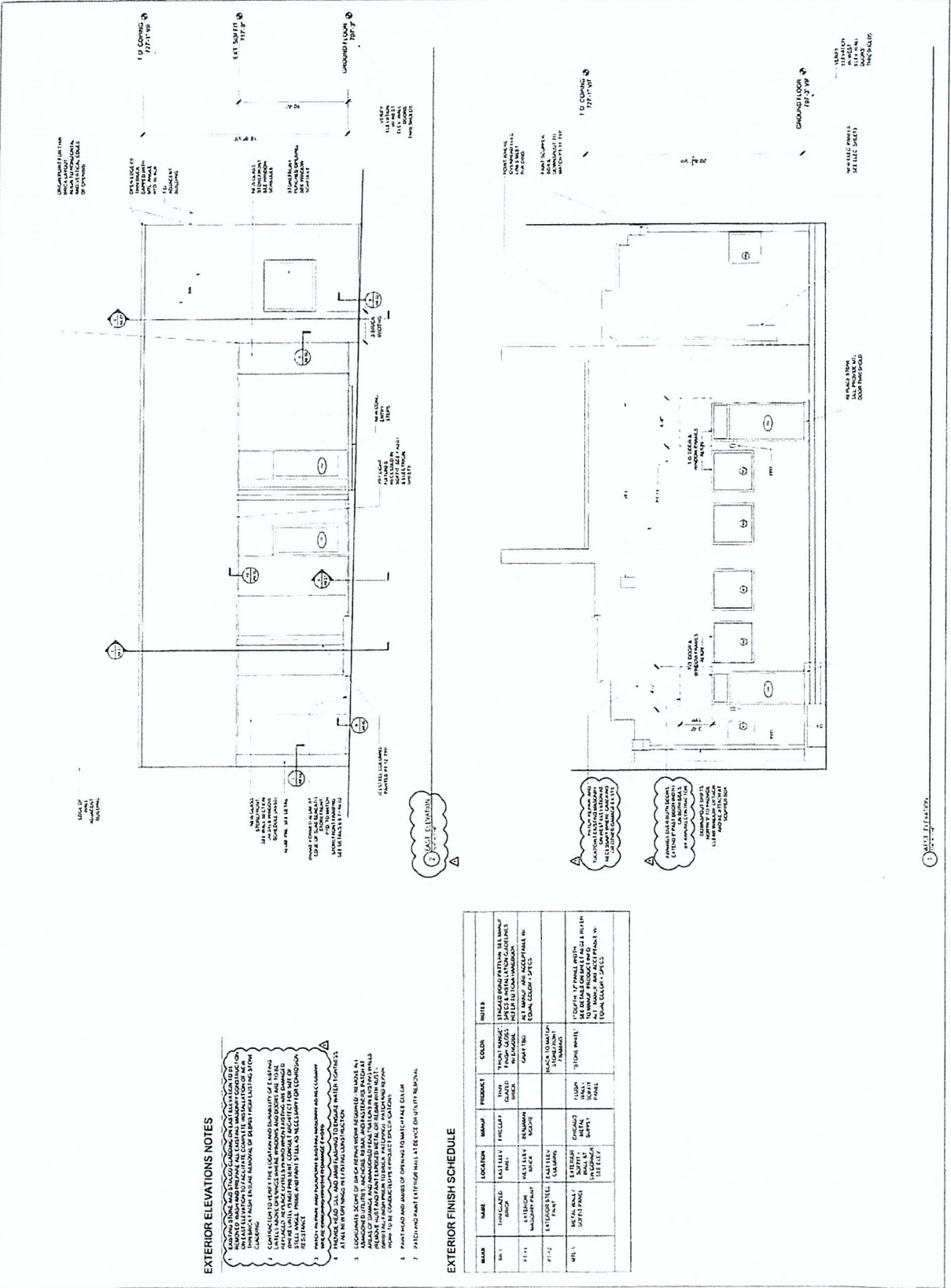
REVISED
CHECK LIST FORM 1
FOR CONSTRUCTION SET
09/04/2021
01/13/2023

**FOR CONSTRUCTION
SET**

SCALE: 1/4" = 1'-0"
DATE: JAN 11, 2023

**EXTERIOR
ELEVATIONS**

A4.01



UNGRADED FINISH
GRADED FINISH
CONCRETE FINISH

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EXTERIOR ELEVATIONS NOTES

1. FINISH OF CONCRETE SHALL BE AS NOTED UNLESS OTHERWISE INDICATED.
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EXTERIOR FINISH SCHEDULE

MARK	NAME	LOCATION	GROUP	FINISH	COLOR	NOTES
WF-1	FINISHED	WALLS	FINISH	CONCRETE	AS NOTED	FINISH OF CONCRETE SHALL BE AS NOTED UNLESS OTHERWISE INDICATED.
WF-2	EXTERIOR	WALLS	FINISH	CONCRETE	AS NOTED	FINISH OF CONCRETE SHALL BE AS NOTED UNLESS OTHERWISE INDICATED.
WF-3	EXTERIOR	WALLS	FINISH	CONCRETE	AS NOTED	FINISH OF CONCRETE SHALL BE AS NOTED UNLESS OTHERWISE INDICATED.
WF-4	EXTERIOR	WALLS	FINISH	CONCRETE	AS NOTED	FINISH OF CONCRETE SHALL BE AS NOTED UNLESS OTHERWISE INDICATED.
WF-5	EXTERIOR	WALLS	FINISH	CONCRETE	AS NOTED	FINISH OF CONCRETE SHALL BE AS NOTED UNLESS OTHERWISE INDICATED.

1
1/11/2023

BASE BUILDING UPGRADES

UNMK HOLDINGS LLC
 1400 N. LAKE ST. SUITE 200
 CHICAGO, IL 60610
 (773) 291-2233

TRENT FREDRICKSON, R.A.
 ARCHITECT
 1400 N. LAKE ST. SUITE 200
 CHICAGO, IL 60610
 (773) 291-2233

CARDINAL SDI
 1400 N. LAKE ST. SUITE 200
 CHICAGO, IL 60610
 (773) 291-2233

PAUL GHASSAN, P.E.
 1400 N. LAKE ST. SUITE 200
 CHICAGO, IL 60610
 (773) 291-2233



DATE: 11.11.2021
 SCALE: 3/4" = 1'-0"
 FOR CONSTRUCTION PERMIT 181112021

FOR CONSTRUCTION SET

DATE: APR. 13, 2023
 EXTERIOR DETAILS

A6.02

