

**RESOLUTION
R 59-23**

**A RESOLUTION APPROVING A DOWNTOWN IMPROVEMENT AND
RENOVATION GRANT FOR THE PROPERTY COMMONLY KNOWN AS
118 WEST ST. CHARLES ROAD**

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 Richard Yangas/PREA118LLC (the "Applicant"), wish to participate in this Program for renovations to the property (the "Project") located at 118 West St. Charles Road, 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 forty-nine thousand six hundred and eighteen dollars (\$49,618), pursuant to the Program (the "Grant") for the proposed façade enhancements. 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.
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.

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 16th day of November 2023.

Ayes: Trustee LaVaque, Dudek, Puccio, Honig, Militello and Bachner


Nays: None

Absent: None

Approved by me this 16th day of November 2023.


Keith T. Giagnorio
Village President

ATTEST:


Elizabeth Brezinski
Village Clerk

Resolution No. 59-23
118 West St. Charles Road

EXHIBIT A
Legal Description

LOT 3 IN BLOCK 10 IN TOWN OF LOMBARD, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, 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 06-07-204-027

ADDRESS: 118 WEST ST. CHARLES ROAD, LOMBARD, IL

EXHIBIT B

**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT PROGRAM
AGREEMENT**

This Agreement is entered into this 16th day of November, 2023, by and between the Village of Lombard, Illinois, (hereinafter referred to as the “Village”), and property owner PREA118LLC, signed by agent Richard Yangas (hereinafter referred to as “Applicant”) for the property at 118 West St. Charles Road, 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 118 West St. Charles Road, 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 \$49,618, (hereinafter referred to as the “Grant”) for the proposed façade enhancements.

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 ninety nine thousand, two hundred thirty-five and 00/100 dollars (\$99,235) on the proposed exterior façade modifications. 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, 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.

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.

VILLAGE OF LOMBARD

By: Keith T. Giagnorio, Village President

Resolution No. 59-23
118 West St. Charles Road

Attest: Elizabeth Brezinski, Village Clerk

APPLICANT

PREA118LLC, Richard Yangas

Resolution No. 59-23
118 West St. Charles Road

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 Richard Yangas, 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

Resolution No. 59-23
118 West St. Charles Road

EXHIBIT 1
Legal Description

LOT 3 IN BLOCK 10 IN TOWN OF LOMBARD, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, 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 06-07-204-027

ADDRESS 118 WEST ST, CHARLES ROAD, LOMBARD

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 undertake:

- 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., 50% of the Project cap).

General Notes

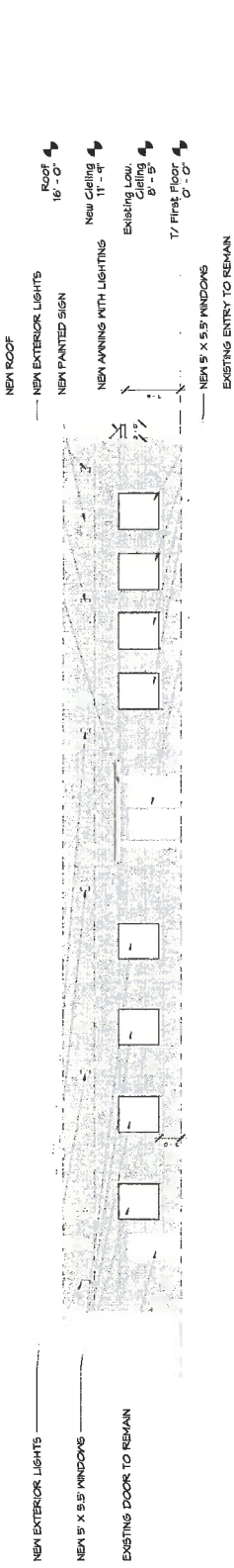
No.	VILLAGE COMMENTS	10/13/23	Date
1	Revision/Issue		



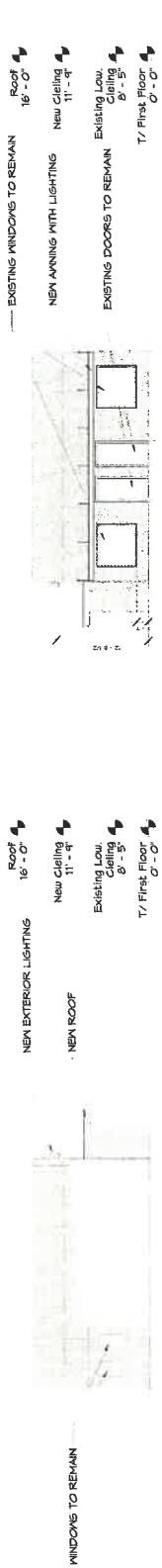
Project Name and Address
 Commercial Renovation
 FREIA LLC
 1825 Morris Road
 Lombard, IL 60148

Project No. 25040
 Date 10/14/2023
 Scale AS NOTED

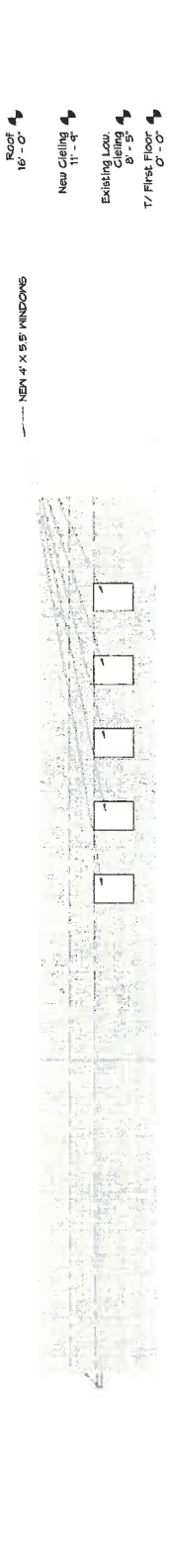
Sheet A3
 CONTRACTOR: FLINT ARCHITECTS, LLC



3 West Elevation
 1/8" = 1'-0"



4 South Elevation
 1/8" = 1'-0"



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

- FINISH NOTES**
- ALL DECORATIVE FRP-11, LAM-03 SHOULD HAVE STAINLESS STEEL CAP, INSEAM & CORNER.
 - ALL MD-01 TO HAVE 96 CORNICE CAP.

GENERAL NOTES

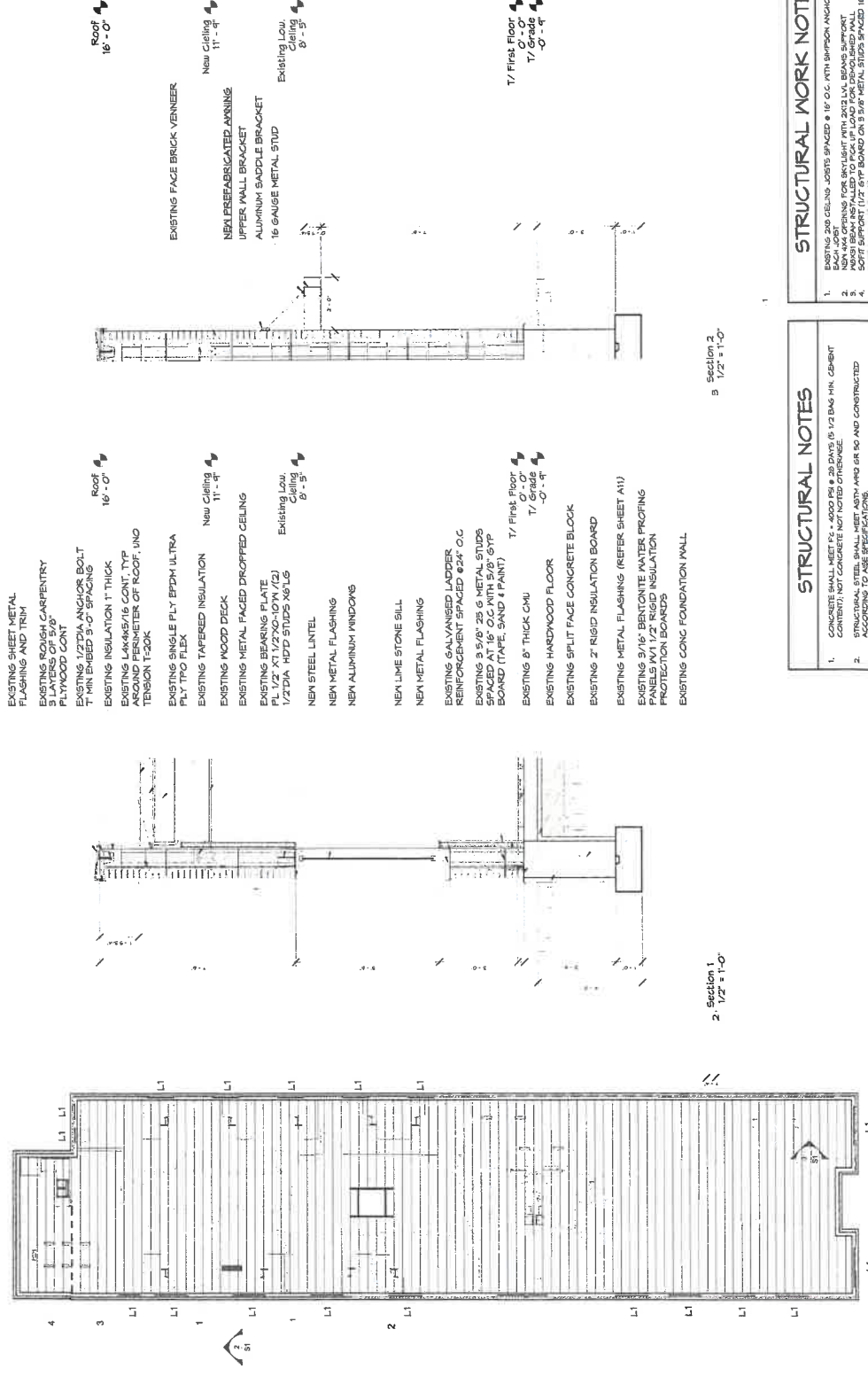
No.	Revision/Issue	Date
1	VILLAGE COMMENTS	10/19/23



PROJECT NAME AND ADDRESS
Commercial Renovation
 118 N. Charles Road
 Lombard, IL 60148

PROJECT NO. 23040
 DATE 10/14/2023
 DRAWN BY AS NOTED

COPYRIGHT © 2023
 FLINT ARCHITECTS LLC



- EXISTING SHEET METAL FLASHING AND TRIM
- EXISTING ROUGH CARPENTRY 3 LAYERS OF 5/8\"/>
- EXISTING 1/2\"/>
- EXISTING INSULATION 1\"/>
- EXISTING LAK#5/16 CONT. TYP AROUND PERIMETER OF ROOF, UNO TENSION T-200K
- EXISTING SINGLE PLY EPDM ULTRA PLY TPO FLEX
- EXISTING TAPERED INSULATION
- EXISTING MOOD DECK
- EXISTING METAL FACED DROPPED CEILING
- EXISTING BEARING PLATE PL 1/2\"/>
- 1/2\"/>
- NEW STEEL LINTEL
- NEW METAL FLASHING
- NEW ALUMINUM WINDOWS
- NEW LIME STONE SILL
- NEW METAL FLASHING
- EXISTING GALVANIZED LADDER REINFORCEMENT SPACED @ 24\"/>
- EXISTING 3\"/>
- EXISTING 5\"/>
- EXISTING 8\"/>
- EXISTING HARDWOOD FLOOR
- EXISTING SPLIT FACE CONCRETE BLOCK
- EXISTING 2\"/>
- EXISTING METAL FLASHING (REFER SHEET A11)
- EXISTING 3\"/>
- EXISTING 1\"/>
- EXISTING CONC FOUNDATION WALL

- NEW PREFABRICATED JOISTING
- UPPER WALL BRACKET
- ALUMINUM SADDLE BRACKET
- 16 GAUGE METAL STUD
- EXISTING LOW CEILING 8\"/>
- EXISTING FACE BRICK VENEER
- NEW CEILING 11\"/>
- NEW 2x8 CEILING JOISTS SPACED @ 16\"/>
- NEW 4x4 OPENING FOR EXISTING WITH 2x12 LVL BEAMS SUPPORT
- NEW 2x8 BRACKET FOR EXISTING WITH 2x12 LVL BEAMS SUPPORT
- NEW 2x8 SCOTT SUPPORT (172 6\"/>
- TAPE SAND AND PAINT
- T/Finish Floor 0\"/>
- T/Grade Ceiling 0\"/>

- ### STRUCTURAL WORK NOTES
- EXISTING 2x8 CEILING JOISTS SPACED @ 16\"/>
 - NEW 4x4 OPENING FOR EXISTING WITH 2x12 LVL BEAMS SUPPORT
 - NEW 2x8 BRACKET FOR EXISTING WITH 2x12 LVL BEAMS SUPPORT
 - NEW 2x8 SCOTT SUPPORT (172 6\"/>
 - TAPE SAND AND PAINT

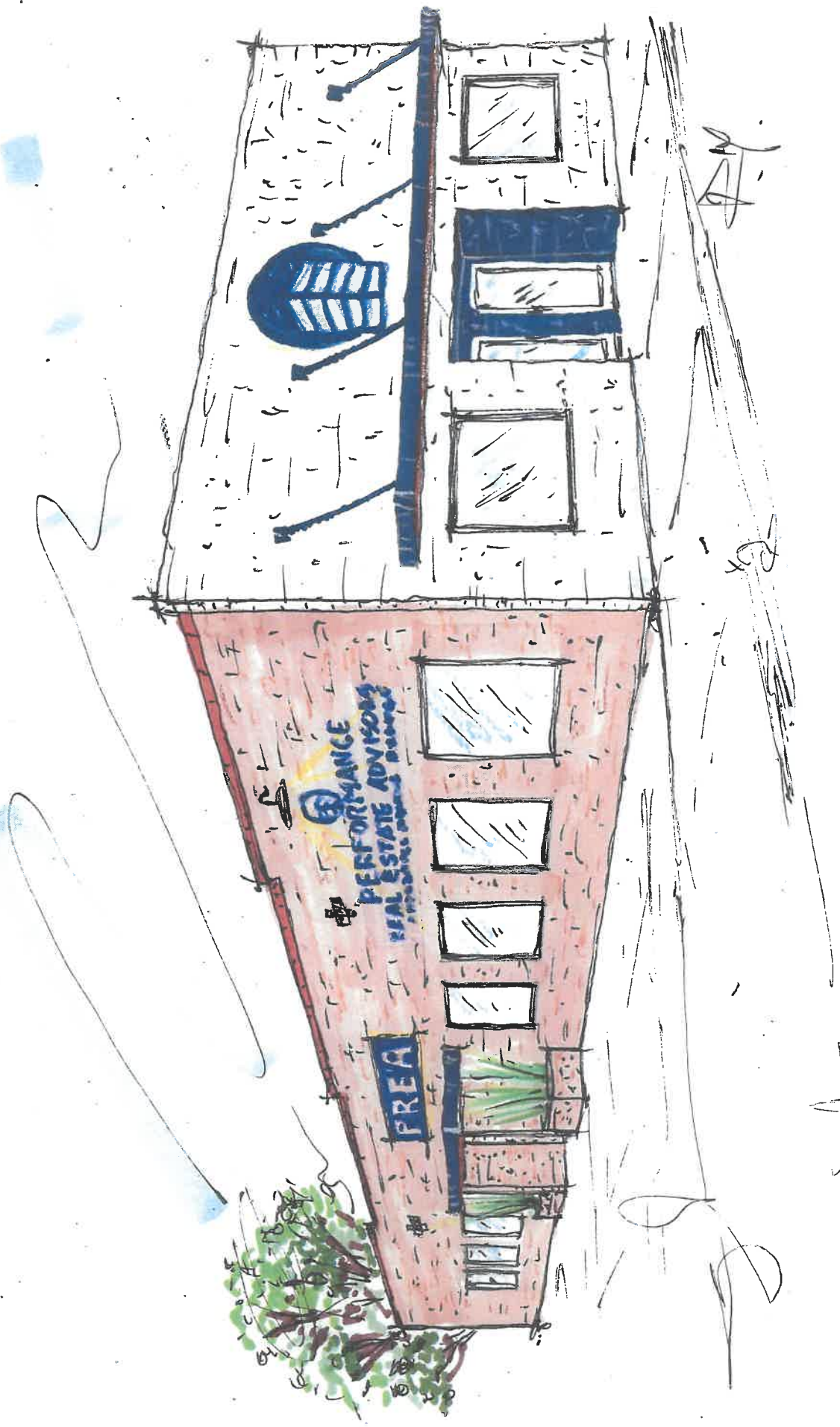
LINTEL SCHEDULE

MARK	SIZE	TYPE
L1	12 L 6x8x16 / 16 L LVL	LL

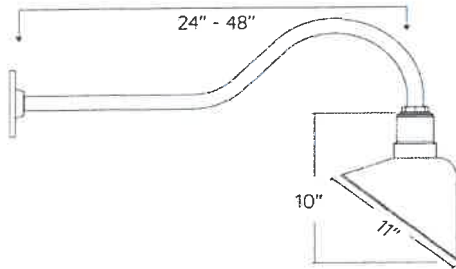
NOTE: PROVIDE SILL BEARING PRIOR TO ORDERING 8\"/>

- ### STRUCTURAL NOTES
- CONCRETE SHALL MEET FC = 4000 PSI @ 28 DAYS (5 1/2 BAGS MIN. CEMENT CONTENT); NOT CONCRETE NOT NOTED OTHERWISE.
 - STRUCTURAL STEEL SHALL MEET A572M GR 50 AND CONSTRUCTED ACCORDING TO AISC SPECIFICATIONS.
 - STEEL SHALL BE GALVANNEAL. ALL STEEL SHALL BE GALVANNEAL. THERE IS NO EQUIPMENT ROOM INSTALLED ON THE ROOF. ALL EQUIPMENT ON THE ROOF SHALL BE PROTECTED BY 1\"/>
 - ALL WELDS SHALL BE PERFORMED BY A CERTIFIED WELDER AND MADE WITH E70XX ELECTRODE.

Structural Plan
 1/8\"/>



118 W. ST CHARLES RD.



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**

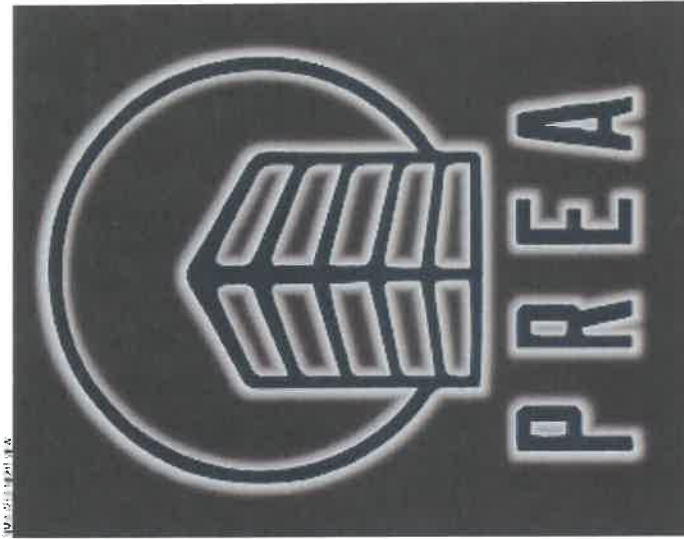
↓ [\(Gen 2\) Specification Sheet](#)

↓ [\(Gen 1\) Specification Sheet](#)

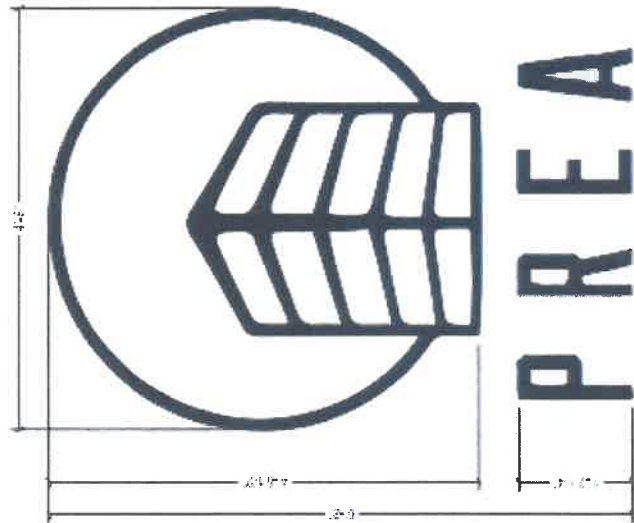
↓ [Installation Instructions](#)

Customize

- Black ▼



10-211214-100



A MAKE: IF REVERSE SHOT, LETTERS - SLICED, MAKE A 2MM OFFSET

SCALE: 1" = 1"

NOTE: VECTOR ARTWORK REQUIRED FOR PRODUCTION OF LOSS



NO.	REVISIONS

DOYLE SIGN CONTRACTORS
 10000 W. 10th Ave., Suite 100
 Denver, CO 80202
 Tel: 303.751.1000
 Fax: 303.751.1001
 www.doyle-sign.com

NAME: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 PHONE: _____ FAX: _____
 E-MAIL: _____
 PROJECT NO.: _____
 DATE: _____

SIDE TOWARD THE FRONT OF THE BUILDING

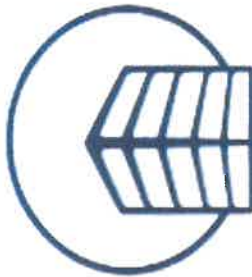
PERFORMANCE REAL ESTATE ADVISORS

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.

EXISTING



PROPOSED

118 W. ST. CHARLES SIDE ENTRANCE

