



MEMORANDUM

TO: Trustee Puccio, Chairperson
Economic and Community Development Committee

FROM: Jennifer Ganser, Assistant Director of Community Development 

MEETING DATE: April 10, 2023

SUBJECT: **Downtown Improvement & Renovation Grant; 10 W. St. Charles Road (The Home Companies)**

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for The Home Companies located at 10 W. St. Charles Road. The Home Companies is a tenant. The applicant is seeking to install exterior improvements. They plan to:

- remove the existing siding and replace on the front and both sides
 - Consistent with past grants, staff recommends the grant be allowed on the front and the sides of the building due to the visibility from the street.
- install a new metal awning
- install new gutters, downspouts, and soffits
 - Gutters and downspouts are not always an eligible expense and can be considered maintenance, in some cases. However, the building division notes that the soffits are being replaced, which will necessitate new gutters. The new gutters and downspouts will be larger than the existing.
- install new aluminum capping on the doors and windows
- install new electric and lighting
 - The new electric and lighting will enhance the building and provide for lighting for future signage.

The property is located in the Downtown TIF. The total cost of project is \$44,380.00 and is grant eligible up to **\$22,190.00** (up to 50% of the eligible project costs; not to exceed \$50,000.00, unless specifically approved by the Village Board).

The Lombard Downtown Revitalization Project Guidebook focuses on aesthetic standards in Section 4. 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. This project includes improvements further enhancing downtown Lombard.

GRANT REQUEST ELEMENTS

<u>Contractor</u>	<u>Price Quote</u>
Timeless Roofs	\$50,670.00
DA Exteriors, Inc.	\$44,380.00
Aquarius Construction	\$49,435.00

The applicant has submitted three bids for the proposed work and based on the lowest bid the applicant is eligible to receive up to **\$22,190.00**. However, the applicant can choose any contractor to perform the work.

Staff is supportive of the request for the following reasons:

1. Consistent with the recommendations of the Lombard Downtown Revitalization Project Guidebook.
2. Consistent with past approval for other façade grant requests.
3. The improvements would create an aesthetic enhancement for the corridor.

COMMITTEE ACTION REQUESTED

This item is being placed on the April 10, 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 W. St. Charles Road up to **\$22,190.00**. As this request is over \$10,000, it requires final approval from the Village Board of Trustees. Said recommendation is subject to the following conditions:

1. Permits must be applied for and received for all of the work. Any required inspections shall pass.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, The Home Companies 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 Home Companies shall display the Village window sign acknowledging they received a grant.

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Board and Batten with Lap Siding



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DOWNTOWN IMPROVEMENT AND RENOVATION GRANT PROGRAM PRE-APPLICATION

1. A. Building Address and Description: 10 W. St. Charles Rd., Lombard

B. Property Identification Number: 0607206032

C. Legal Description of Property: Mixed use; Office storefront
& Residential

2. A. Owners Name: 10 W. St. Charles LLC

B. Owners Address: 1230 N. State Pkwy, Apt 9b, Chicago IL 60610
N/A

C. Phone (day time): () 312-304-2816

3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)

A. The Home Companies, 10 W. St. Charles Rd., Lombard
2 year lease + Option, Design & Construction, Real Estate Broker
Amy @ The Home Companies.com 773-680-3161
M Tatarunas@gmail.com 312-342-9108

Marius
Tatarunas

B. _____

C. _____

4. Proposed Improvements and Renovations: Remove/replace existing Aluminum
siding on ^{FRONT &} SIDES - ONLY. Install LP SmartSide & Trim (white)
Install new metal awning roof. Install new signage and
Install new gutters & Downspouts. Install new aluminum lights.
capping on doors
& windows.

5. Plans/Drawings prepared by:

A. Name: The Home Companies (Amy Peacock)

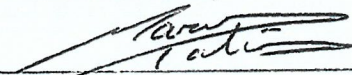
B. Address: 500 Whittier Ave., Glen Ellyn, IL, 60137

C. Phone (day time): 773-680-3161

D. Estimated Cost of the Improvement and Renovation: \$ 44,380

6. Statement of Understanding.

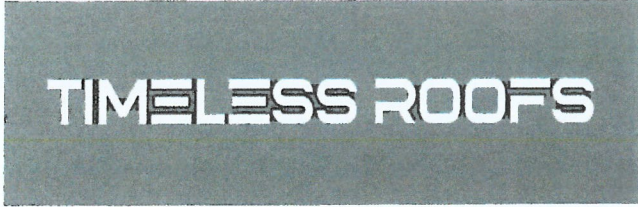
- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Downtown Improvement and Renovation Grant Program and the specific design recommendation of the Director of Community Development.
- B. The applicant must submit detailed cost documentation, copies of building 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) 3/7/23

Property Owner Signature DocuSigned by:
George Garifalis
0E44D7A081CE414... (Date) 3/7/2023

Return application to:

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



29 King Dr. Streamwood Il. 60107. Phone: 630-903-7644
www.timelessroofs.com Email: marcel@timelessroofs.com

CONTRACT PROPOSAL #21133

03/01/2023

Office Bldg: Front of Building, East and West Sides ONLY

10 W. St. Charles Rd.

Lombard IL 60148

We will provide labor, materials and the necessary equipment to perform the following

General: Install safety scaffolding along sidewalk as required by city.

- 1. Remove Existing Siding, Inspect Plywood, Repair where needed, Install House Wrap.**
- 2. Install New electrical conduit/wiring for signage and move existing exterior light.**
- 3. Install New 3 ½" LP Smart-Trim Around Windows and Doors, and side corners (white)**
- 4. Install New LP Smart-Panels* and 2"w Smart-Trim (16"OC) (white)**
- 5. Install ~6" LP Smart-Trim board along base (white)**
- 6. Install aluminum soffits and cap the perimeter of all windows and doors (white)**

*** NOTE: Board & Batten style will be installed on Front ONLY. East and West sides install LP Smart-Side Lap with a 6" reveal (white). Install new gutters & downspouts.**

We will perform the work as outlined including all labor, material and taxes. All work will be perform in neat and professional manner by skilled professionals and in accordance with construction industry standards for the sum of: \$50,670.00

The Timeless Roofs Guarantees our workmanship for 5 years.

Payments: 50% Down Payment, 30 Midpoint Payment, 20% Final Payment upon Completion

(Signature)
(Marcel Kmiec - Contractor)

Date _____
Date 3/1/23

(Accepted By) _____

We appreciate the opportunity to serve you !

AQUARIUS CONSTRUCTION

PROPOSAL

Date: 03/03/23

CUSTOMER:	PROJECT & SITE INFORMATION:
The Home Companies 10 W. St. Charles Rd Lombard, IL	NAME: Front, East & West Side Renovation – Quote 1 LOCATION: 10 W. St. Charles Rd., Lombard, IL

We hereby propose to furnish materials and perform labor necessary for the completion of:

FRONT FACADE, EAST AND WEST SIDE RENOVATION (NO REAR)

- Install and erect required safety scaffolding above the public sidewalk where necessary.
- Demo/dispose the aluminum soffits, siding and caps around windows and doors.
- Move the existing exterior light fixture to center and add two (2) additional exterior lights to same circuit.
- Replace or repair the plywood underneath and install Tyvek wrap. Tape/seal all joints.
- Install LP SmartSide® Siding Panels with 2 inch wide LP SmartTrim® at 16" spacing (ON FRONT ONLY).
- Install LP SmartSide® Lap Siding on East and West sides of building. Siding to be a 6" reveal.
- Install new 4 inch wide SmartTrim® at the corners of building and 6 inch at the base. Caulk seal joints.
- Install new metal roofing on overhang and new aluminum soffits. Wrap window and door casings with aluminum.
- Install new 5" Aluminum Gutters and Downspouts.

Siding and Trim to be Customer Color Choice.

All electrical work to follow state and local codes.

Construction Payment(s) Due and to be made as follows:

30% deposit, 40% at Project Mid-Point, 25% at Project ¾-Point & balance due on day of job completion

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

GRAND TOTAL: \$49,435

Acceptance of Proposal. The above prices and specifications are satisfactory and hereby accepted. You are authorized to do the work.

X _____ Date _____

Please sign, keep copy for your records, and return complete original contract with deposit to us.

DA EXTERIORS, INC.

917 Bishop Ave., Aurora, IL 60506

Phone: 630-401-2297

Email: DaExteriorsMinquiz@gmail.com

PROPOSAL

DATE: February 28th, 2023

JOB ADDRESS:

10 W. St. Charles Rd., Lombard, IL

DESCRIPTION – EXTERIOR FAÇADE, EAST & WEST SIDES ONLY (NO REAR)	AMOUNT
<ul style="list-style-type: none">• Erect proper scaffolding above public sidewalk as required per city regulations.• Remove existing aluminum siding, soffits, window & door capping and overhang roofing.• Move & center existing ceiling light fixture. Add additional electrical conduit/boxes for new exterior signs.• Repair/replace any damaged, rotted substrate wood. Install Tyvek house wrapping and seal.• Install new metal roofing above overhang section.• <i>Façade ONLY:</i> Install new LP Smart Side Panels and 2" w LP Smart Trim boards at ~16" OC spacing – White color• <i>Sides ONLY:</i> Install new LP Smart Side Lap Siding with a 6" spacing – White color• Install 4" w LP Smart Trim at corners, 6" at base. Install aluminum on soffits & capping around doors & windows.• Caulk all gaps and seal with color matching Quad caulk.• Install new 5" oversized aluminum gutters and downspouts – White color	
TOTAL	\$44,380

Payments to be made as follows: 30% Deposit, 40% at Project Mid-Point and Balance due upon completion.

Make all checks payable to DA Exteriors, Inc.

Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

Accepted By: _____ Date: _____



THE HOME COMPANIES

March 10th, 2023

RE: Executive Summary regarding Improvement and Renovation Grant for 10 W. St Charles Rd.

To whom it may concern,

Thank you for the opportunity to apply for and participate in the Village of Lombard's Downtown Improvement and Renovation Grant Program. On behalf of The Home Companies, I will summarize the benefits and enhancements of our proposed building project.

Visibility and Safety

- Both East and West sides of this commercial building are highly visible from the street view; thereby, requiring the sides to be renovated as well as the Facade.
- Improvements to the Façade and Sides include; Siding replacement, Metal Awning roofing, Matching Aluminum capping around doors & windows, Larger gutters and downspouts, Lights for new signage.
- The enhancements will be a fresh new look that provide an attractive and welcoming atmosphere to the building and the surrounding areas.
- The new exterior lighting will provide additional nighttime visibility and increased safety.

Energy Efficiency

- The existing siding and window capping is ~30 years old. There are multiple gaps at seams and edges allowing air infiltration that results in heat and cooling losses.
- Upon removing the existing aluminum, the siding replacement project includes installing a water resistant House Wrap over entire substrate surface and sealing all joints and gaps to eliminate drafts.
- The new siding (LP SmartSide®) is an engineered wood composite product that has better insulation properties than aluminum siding.
- All new aluminum capping around windows and doors will be sealed and caulked.
- Together, these improvements will greatly reduce heating and cooling costs.

Green Building and Construction Efficiency

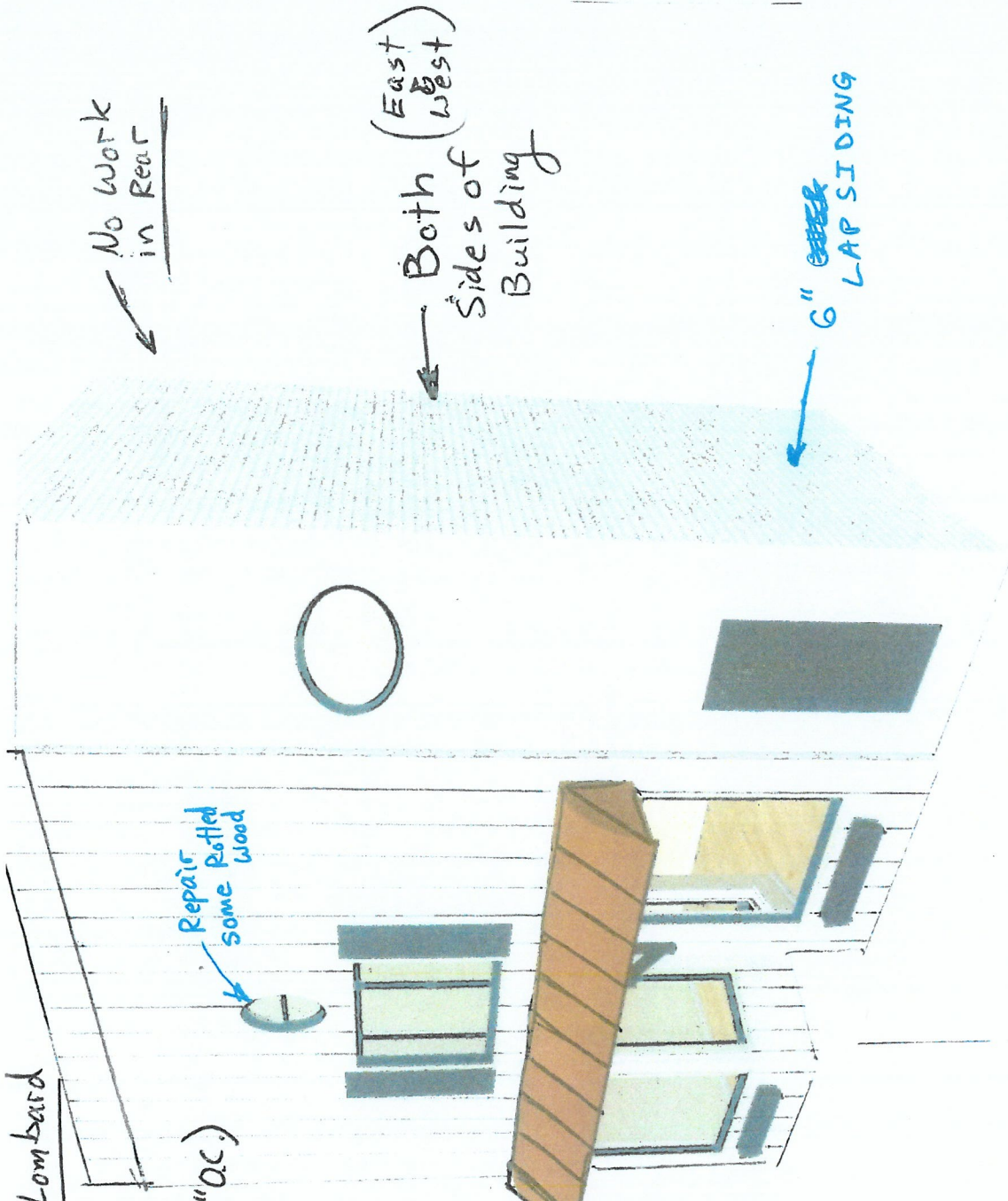
- LP SmartSide® is a green and sustainable product. The manufacturing process uses fast-growing and incorporates 99% of the entire tree.
- LP SmartSide® is highly durable and resistant to hail impact and high winds (up to 200mph). It resists rot, warping and cracking from heat exposure and defies termite, pests and insect damage.
- New Oversized (5" wide) Gutters and Downspouts will match the color of the new siding, and will help maintain the proper flow of water away from the building during excessive downpours.

Sincerely,

Marius Tatarunas – Vice President
The Home Companies

10 W. St. Charles Rd, Lombard

- 1) Remove existing Al siding.
(Front Facade & Sides)
- 2) Install LP board & batten (16" O.C.)
- 3) Install aluminum capping
around all Doors & Windows
- 4) Install New Metal
Roof awning.
- 5) Install Aluminum
soffit under eave.
- 6) Install New Sign lighting
- 7) Install new Gutters &
Downspouts



10 W. St. Charles

SHEET: A-1

DATE:

SCALE:

DESIGNER:

PROJECT PROVIDED BY:

PROJECT DESCRIPTION:

SHEET TITLE:

NO.	DESCRIPTION	BY	DATE



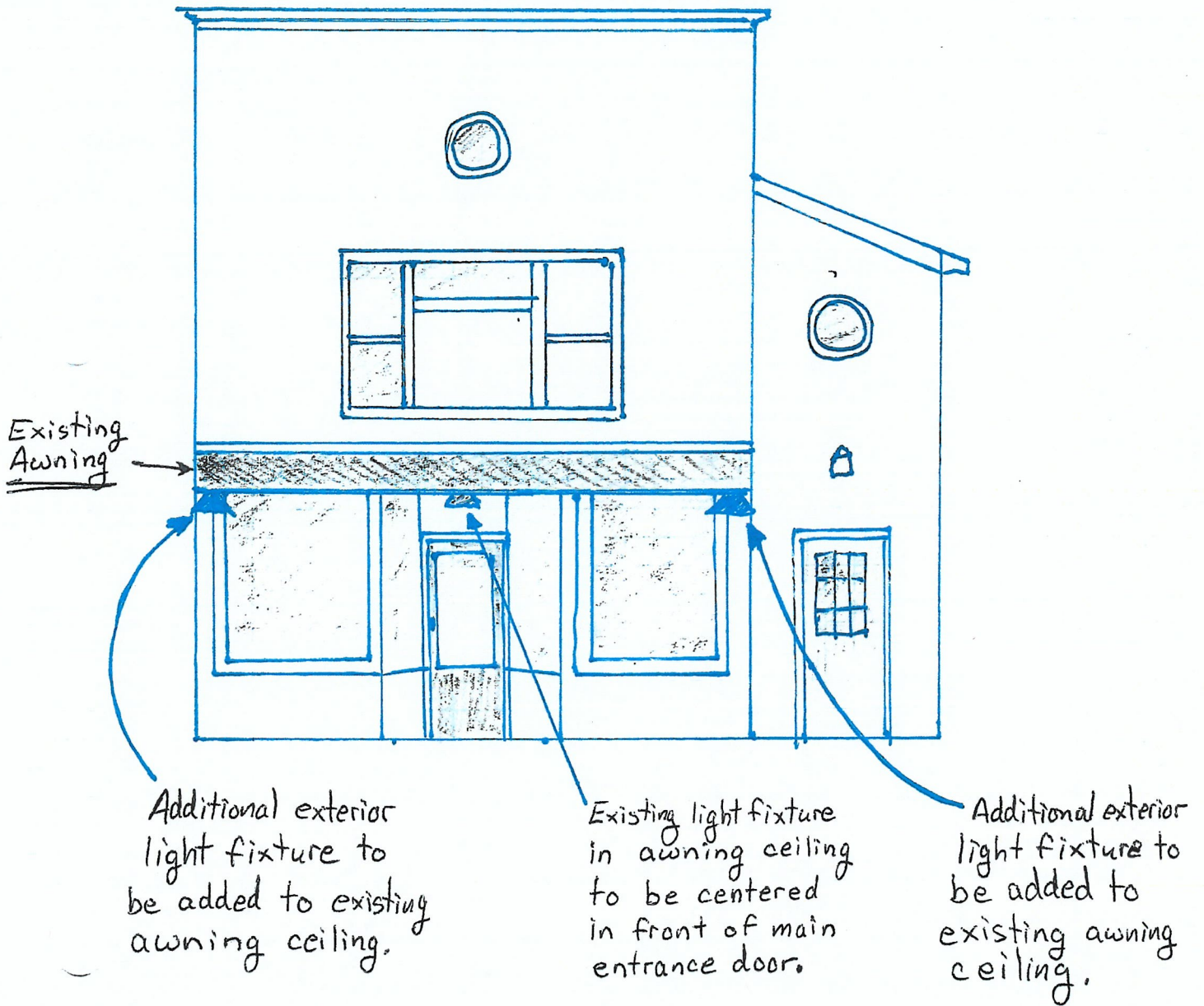
NO.		DESCRIPTION		BY		DATE	

SHEET TITLE:	SHEET TITLE
PROJECT DESCRIPTION:	PROJECT
DRAWINGS PROVIDED BY:	DESIGNER
DATE:	
SCALE:	
SHEET:	A-1



6

10 W. St. Charles Rd
Exterior Light Addition
Proposal



ALTA/ACSM LAND TITLE SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

500 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 918-6282
FAX : (630) 918-6284



GRAPHIC SCALE

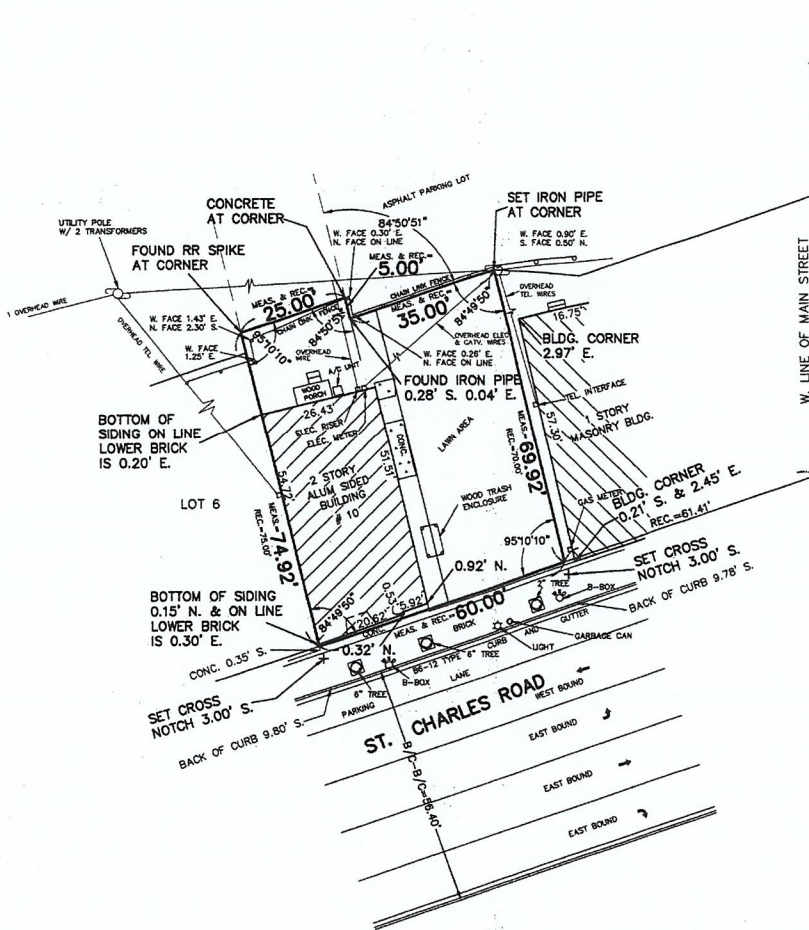


(IN FEET)
1 inch = 20 ft

P.I.N : 06-07-206-032

LOTS 1 AND 2 IN TIMKE'S RESUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1979 AS DOCUMENT NUMBER R79-21161, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 10 W. ST. CHARLES ROAD, LOMBARD.



NOTE:
MATTERS OF TITLE OBTAINED FROM LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT DATED MARCH 8, 2000 CASE NO. 00-01482.

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

TO: 1) LAWYERS TITLE INSURANCE CORPORATION.
2) CHICAGO COMMUNITY BANK
3) MARK G. DOLL & MARIE C. DOLL.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 4, 7g, 8, 9, 10, 11g OF TABLE "A" THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A(N) URBAN SURVEY.

DATE : MARCH 24, 2000
SIGNED: *And. P. Smith*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : DR. MARK DOLL
CHECKED BY : MMC
SURVEYED BY : ML-NP

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 00-17532 (ALTA)