

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 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 16th day of Nov., 2023.

Commission expires April 1, 2026.

Monika Reszka
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

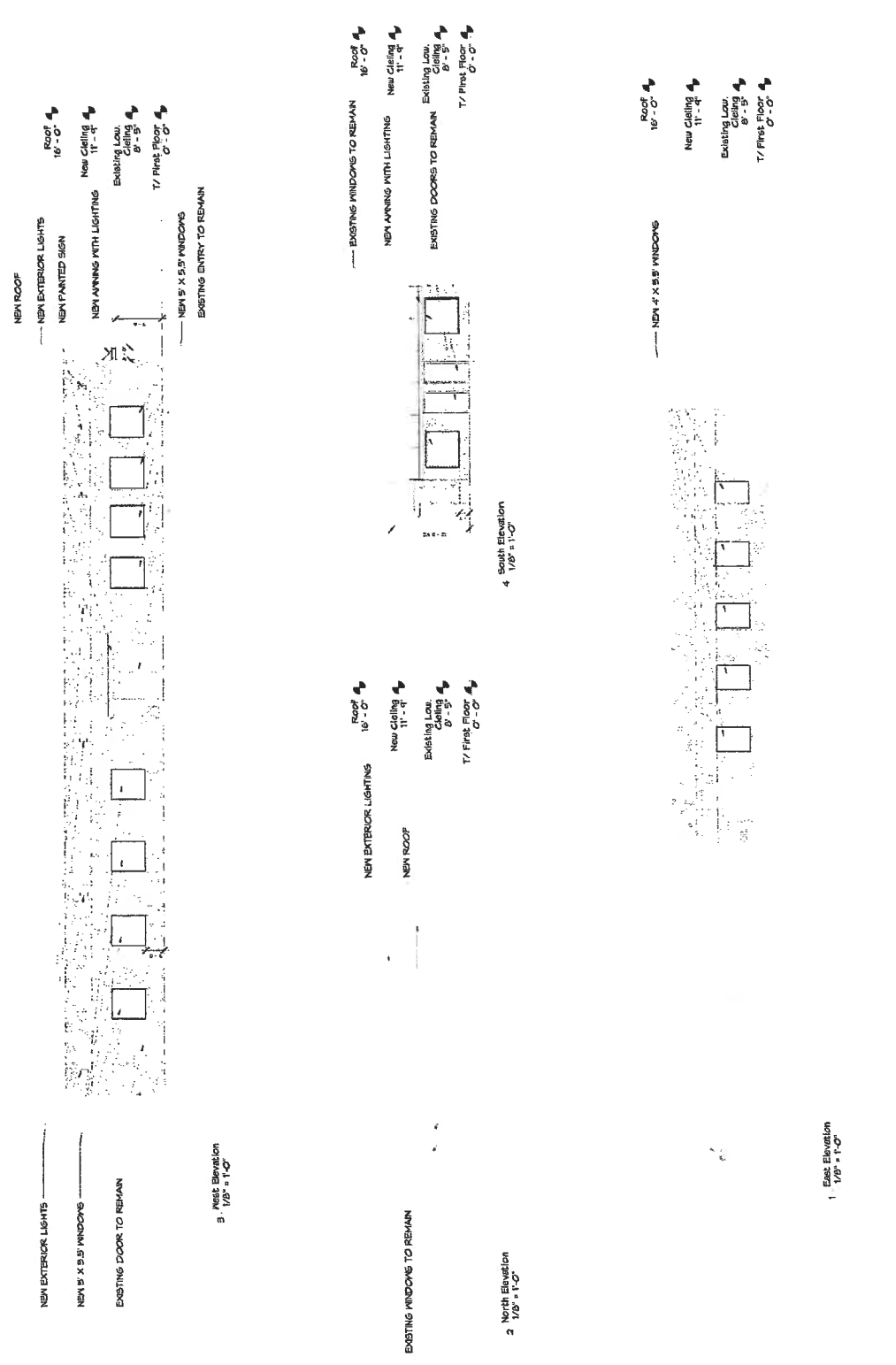
1	VILLAGE CONDERS	10/15/22
No.	Revised/Issued	Date



Project Name and Address:
 County of Cook
 Commercial Renovation
 118 W. St. Charles Road
 Lombard, IL 60148

Project No. 25040
 Date 10/14/2022
 As NOTED

SCALE: 1/8" = 1'-0"
 A3
 FLINT ARCHITECTURE



FINISH NOTES

1. ALL DECORATIVE FINISH LANTERNS SHOULD HAVE STAINLESS STEEL CAP, INSEAM & CORNER.
2. ALL WOOD TO HAVE 95 CORNICE CAP.

General Notes

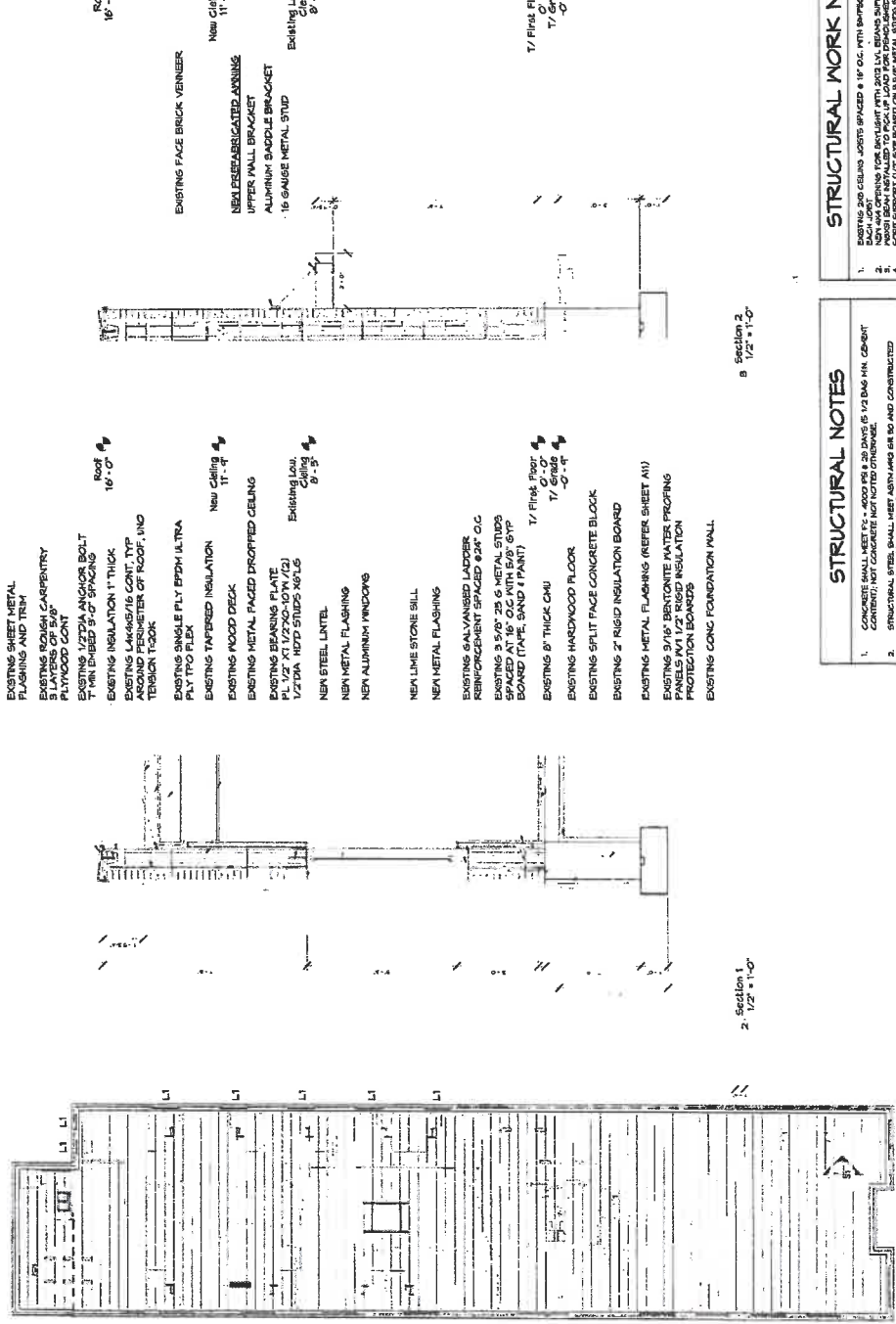
No.	Revision/Issue	Date
1	VILLAGE COMMENTS	5/21/19



Project Name and Address:
 Commercial Renovation
 115 N. Bl. Charles Road
 Lombard, IL 60148

Sheet No. **51**
 Date: 10/14/2023
 Scale: AS NOTED

CONTRACT 6-2023
 PERM. ACCORDING TO



- EXISTING SHEET METAL FLASHING AND TRIM
- EXISTING ROUGH CARPENTRY
- 3 LAYERS OF 5/8" PLYWOOD GYPSUM BOARD
- 2x6 W/ 1/2" GYP
- EXISTING INSULATION 1" THICK
- EXISTING METAL CEILING
- EXISTING METAL TRUSS
- EXISTING SINGLE PLY EPDM ULTRA PLANT TOP FLOOR
- EXISTING TAPERED INSULATION
- EXISTING WOOD DECK
- EXISTING METAL FACED DROFFED CEILING
- EXISTING BEARING PLATE
- 1/2" DIA. HDG STUDS @ 24" O.C.
- 1/2" DIA. HDG STUDS @ 24"
- NEW STEEL LINTEL
- NEW METAL FLASHING
- NEW ALUMINUM WINDOWS
- NEW LINE STONE SILL
- NEW METAL FLASHING
- EXISTING GALVANISED LADDER REINFORCEMENT SPACED @ 24" O.C.
- EXISTING 3" 5/8" 20 5 METAL STUDS SPACED AT 18" O.C WITH 8/8" GYP BOARD (PAVE, SAND / PAINT)
- EXISTING 8" THICK CMU
- EXISTING HARDWOOD FLOOR
- EXISTING SPLIT FACE CONCRETE BLOCK
- EXISTING 2" RIGID INSULATION BOARD
- EXISTING METAL FLASHING (REFER SHEET A1)
- EXISTING 3/4" BENTONITE WATER PROOFING PANELS w/ 1/2" RIGID INSULATION PROTECTION BOARD
- EXISTING CONC FOUNDATION MALL.

- Roof 16'-0"
- New Ceiling 11'-4"
- Existing Low Ceiling 8'-5"
- T/ Finish Floor 0'-0" / 7'-0" / 0'-0"
- EXISTING FACE BRICK VENNIE
- NEW REBARREINFORCED ANCHORS
- UPPER WALL BRACKET
- ALUMINUM BRADLE BRACKET
- 1/8 GAUGE METAL STUD

STRUCTURAL WORK NOTES

- EXISTING 2x6 CEILING JOISTS SPACED @ 18" O.C WITH BRACKETS ANCHORS AT EACH JOIST
- EXISTING 2x6 CEILING JOISTS TO BE REINFORCED WITH 20G LVL BRACKETS ANCHORS
- UPPER BRACKETS TO BE INSTALLED TO PICK UP LOAD FOR DISCHARGED MALL
- EXISTING 1/8" BRACKETS TO BE REINFORCED WITH 20G LVL BRACKETS ANCHORS AT EACH JOIST

LINTEL SCHEDULE

MARK	SIZE	TYPE
L1	Ø11. 48x5x1/4" L 1x6x5x1/4" L	JL

NOTE: SEE DRAWING TO DETERMINE SCHEDULE FOR BRACKETS AND ANCHORS PROVIDED SOLID BRACKETS OR STEEL BEAM

STRUCTURAL NOTES

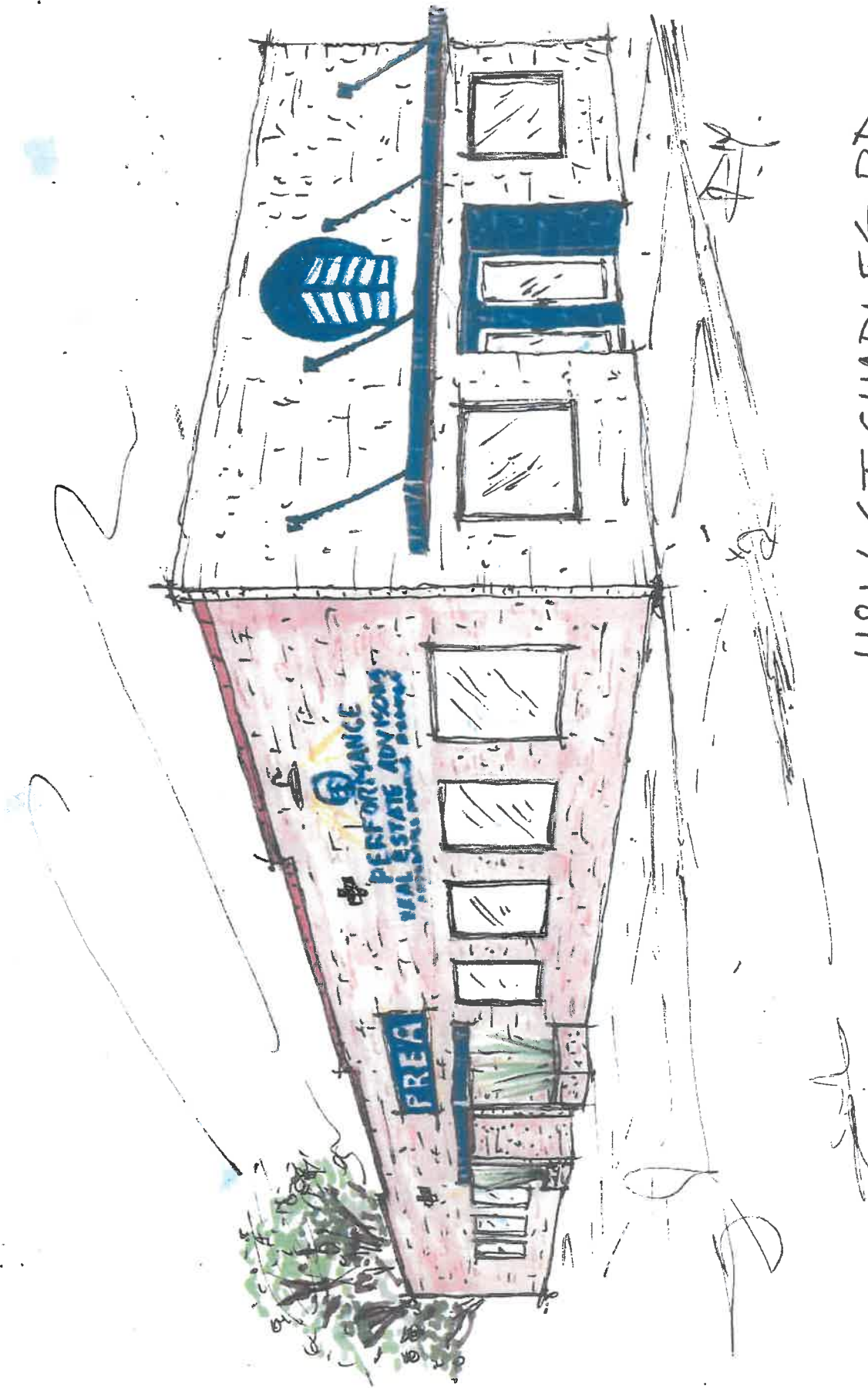
- CONCRETE SHALL BE 4000 PSI - 4000 PSI - 28 DAYS IS 1/2 DIA MIN. CONCRETE; NOT CONCRETE NOT NOTED OTHERWISE
- STRUCTURAL STEEL SHALL BE A572 GR 50 AND BE AS NOTED AND CONSTRUCTED ACCORDING TO AISC SPECIFICATIONS
- STEEL SHALL BE GALVANIZED OR GALVANNEAL. NOTE THAT GALVANIZED STEEL SHALL BE PROTECTED WITH AN ANTI-RUST PRIMER ON THE TOP SURFACE AND AN ANTI-RUST PRIMER ON THE BOTTOM SURFACE.
- WELDS SHALL BE PERFORMED BY A LICENSED WELDER AND MADE WITH EPOXY REINFORCED.

LINTEL SCHEDULE

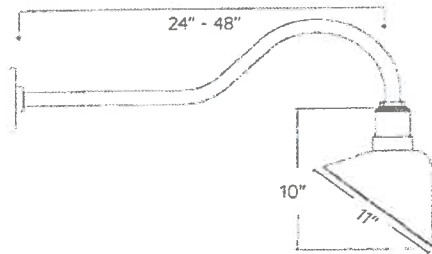
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NOTE: SEE DRAWING TO DETERMINE SCHEDULE FOR BRACKETS AND ANCHORS PROVIDED SOLID BRACKETS OR STEEL BEAM

1 Structural Plan
 105-110



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**

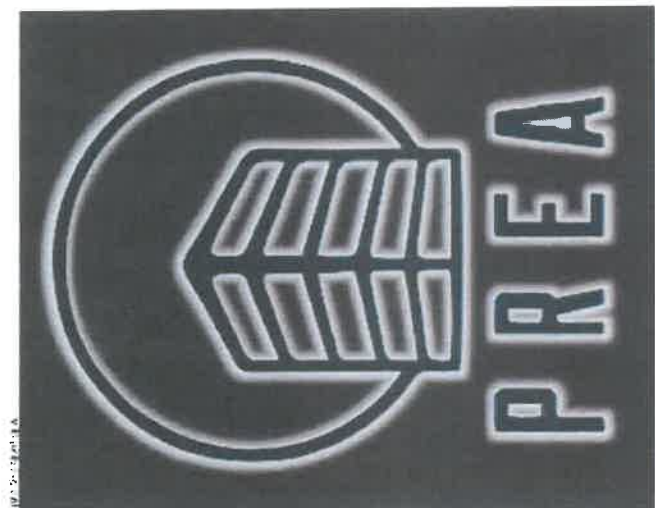
↓ (Gen 2) Specification Sheet

↓ (Gen 1) Specification Sheet

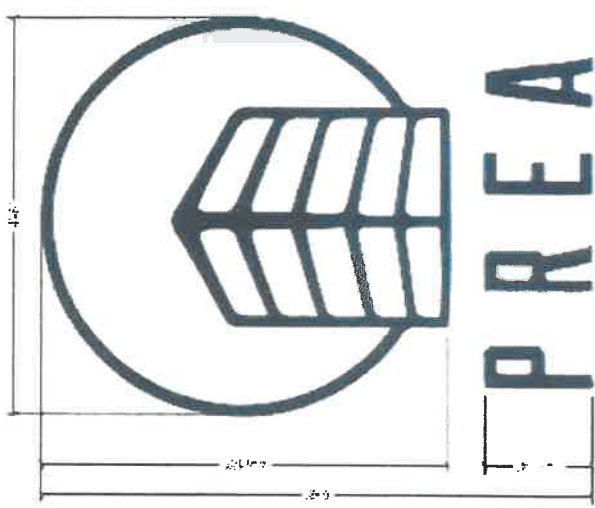
↓ Installation Instructions

Customize

Black	▼
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PREA SIGN



MADE BY BESSIE DUPRE, ARTIST - SEE SIGNAGE & TARGETS

SCALE 1/2" = 1'

FOR SIGNAGE AND TARGETS TO USE FOR IDENTIFICATION



NO.	DATE	DESCRIPTION

DOLE GENERAL CORPORATION
 1000 S. GARDNER ST.
 TULSA, OKLAHOMA 74106
 TEL. 918.436.1234
 FAX 918.436.1235
 WWW.DOLE.COM

NO. 11447
 DATE 11/11/11
 DESCRIPTION PREA SIGN
 PREPARED BY J. J. HARRIS
 CHECKED BY J. J. HARRIS
 APPROVED BY J. J. HARRIS

SIDE TOWARD THE FRONT OF THE BUILDING

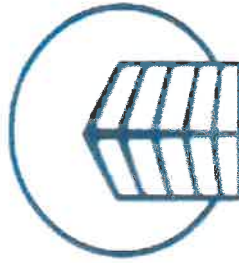
PERFORMANCE REAL ESTATE ADVISORS

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



P R E A

CNC metal powdercoat Pantone: 2768C
Backlit LED with standoffs

4.5' x 6'

27 sq. ft.

EXISTING



PROPOSED

118 W. ST. CHARLES SIDE ENTRANCE

