



MEMORANDUM

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

FROM: Jennifer Ganser, AICP, Assistant Director of Community Development

MEETING DATE: July 13, 2020

SUBJECT: **Downtown Retail Business Grant; 5 S. Park Avenue (Florence + Ice Cream)**

A handwritten signature or set of initials in black ink, located to the right of the 'FROM' line.

The Community Development Department has received an application for the Downtown Retail Business Grant for Florence + Ice Cream, proposed to be located at 5 S. Park Avenue. The ice cream shop will be run by the owners/operators of Babcock's Grove House located at 101 W. St. Charles Road. The applicant is seeking to install interior improvements consisting of plumbing, electric, and drywall.

In 2011, 5 S. Park Avenue received a Façade Grant of \$690 for a new awning for a previous business, Randall Bullen Photography. The space is currently vacant.

The applicant met with the College of DuPage Small Business Development Center, as required for a previous grant, in 2015. As this is another business operated by an established downtown business, staff does not request another meeting with COD.

The property is located in the Downtown TIF. The lowest contractor's bid is \$15,432 and is grant eligible up to \$7,716. The Downtown Retail Business Grant allows for the Village to grant the petitioner back up to ½ of the total project cost, not to exceed \$20,000. Retail businesses who receive the Retail Business Grant dollars shall be subject to a lien on the property in an amount equal to their proportionate share of capital costs paid upfront by the Village for the following five (5) years. One-fifth (1/5) of the lien shall be forgiven for each full year that the business operates at the project location. If the space is legally occupied with a new tenant (retail or service), each remaining year(s) left on the lien shall be forgiven for each full year that the new business(es) remain open.

The Building Division also reviewed the quotes and states that the lowest bid is reasonable in cost for the project. A building permit for the tenant build-out was submitted in February 2020 and is under review awaiting fees. If a grant is sought for a project, work cannot begin until the ECDC considers the request and makes the final vote.

GRANT REQUEST ELEMENTS

The applicant has submitted three quotes for the interior remodel. One quote is for the entire project (CT Builders); other parts of the projects are from individual contractors. The bids do differ slightly, however, all bids were from the same set of architectural plans for consistency.

Quotes comparison	
Keeley's Plumbing	\$ 15,250
All Plumbing	\$ 6,800
CT Builders	\$ 20,000
Nu Phase Electric	\$ 6,750
Les Electric	\$ 16,100
CT Builders	\$ 21,000
Jofe Construction	\$ 1,882
Ridgeland	\$ 3,390
CT Builders	\$ 3,248

Based on the lowest bids, the applicant is eligible to receive up to **\$7,716**.

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 retail grant requests.
3. The new interior build-out would create a wanted business for the downtown and improve the building's interior.

Conditions of Approval

Staff proposes the following conditions be placed on the grant, if approved by the ECDC. As the grant request is under \$10,000, it does not need to go before the Village Board.

1. Permits must be applied for and received for all of the work. Permits should be applied for with the Building Division and will be ready after the appropriate departments/divisions are able to sign off stating that the project meets code.
2. Work must be complete one year from the date of approval by the Village Board of Trustees.
3. Before the grant can be paid out, the petitioner will submit a final receipt (showing it is paid in full) and waivers of lien from the contractors. This ensures that the project is paid in full before the Village remits the grant funds.

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5 S. Park Avenue – Downtown Retail Business Grant

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COMMITTEE ACTION REQUESTED

This item is being placed on the July 13, 2020 ECDC agenda for consideration. Staff recommends that the ECDC approve the requested Downtown Retail Business Grant of \$7,716 being sought for the property at 5 S. Park Avenue. Said recommendation is subject to the following conditions, by the ECDC:

1. Permits must be applied for and received for all of the work.
2. Work must be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, the petitioner will submit a final receipt (showing the project is paid in full) and waivers of lien from the contractors.

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**DOWNTOWN RETAIL BUSINESS GRANT PROGRAM
APPLICATION**

1. A. Building Address: 55 PARK AVE
B. Property Identification Number: _____

2. A. Business Owners Name: DANN STEVE MOREAU
B. Business Owners Address: 116 N. CHARLES ST.
C. Business Owners Phone (daytime): (GP) 890-7900
D. Business Owners Email: dan@moreau.com.com

3. A. Property Owners Name: Pharmacy By Jik
B. Property Owners Address: 43 W. PATERAC, Lombard
C. Property Owners Phone (daytime): () _____

3. Lease Terms: 5 years w/ 2 year opt

4. Description of Business (use additional paper if necessary):
Ice Cream Shop

5. Proposed Improvements associated with the project (use additional paper if necessary):
Upgraded electric, upgraded plumbing, enhanced facade, interior decorative separations

6. Plans/Drawings prepared by:

A. Name: Randy Pinter

B. Address: 487 Edison Ave., Lombard

C. Phone (day time): 630-212-9408

D. Estimated Cost of the project: \$ ~~35,000.00~~ 18,200

7. Statement of Understanding:

A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Downtown Retail Business Grant Program and the specific design recommendations 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.

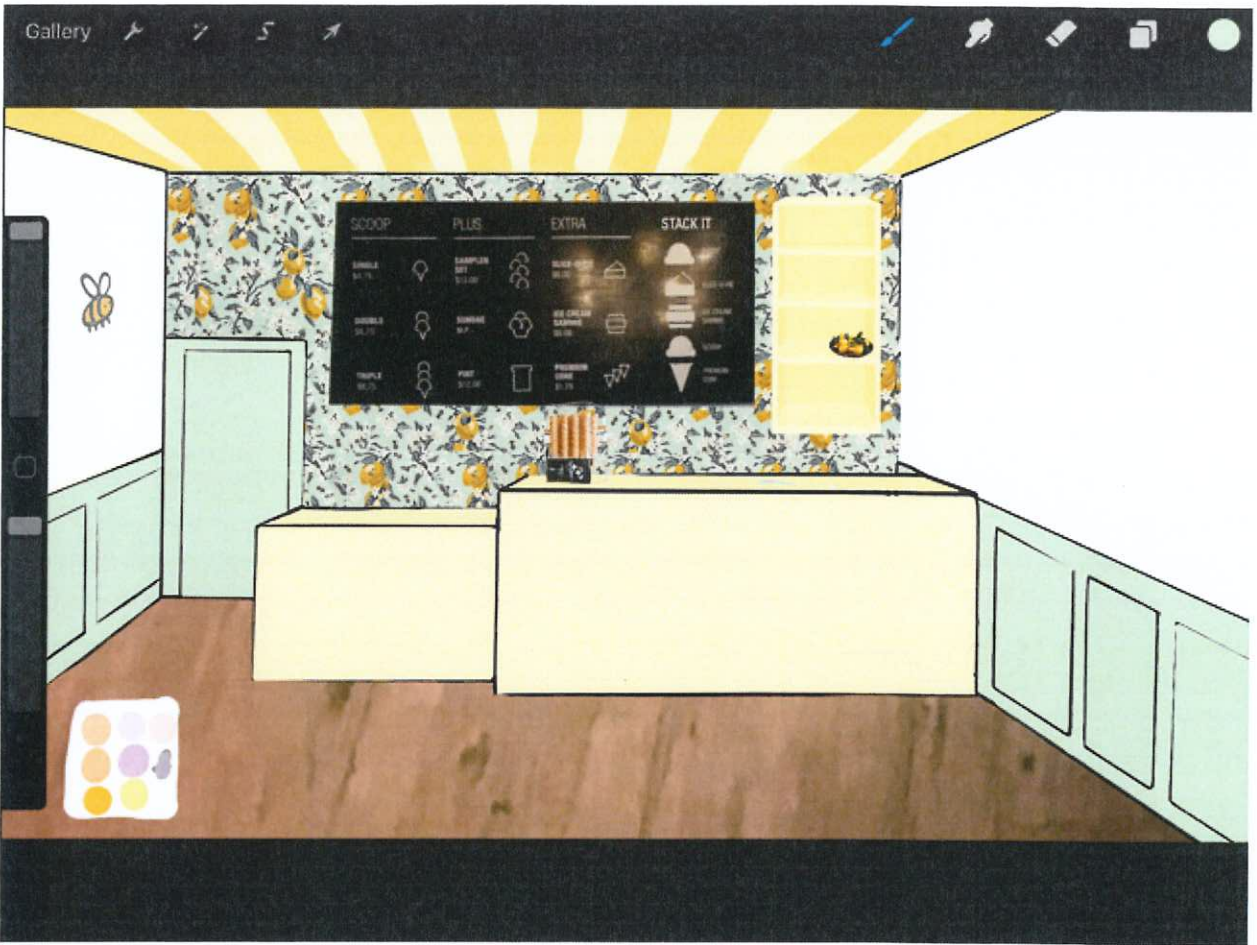
C. The applicant, owners, and all contractors must comply with all federal and local regulations (see the attached list).

Business Owner Signature [Signature] (Date) 6/11/20

Property Owner Signature Rosemary Bajk (Date) 6/2/20

Return application to:

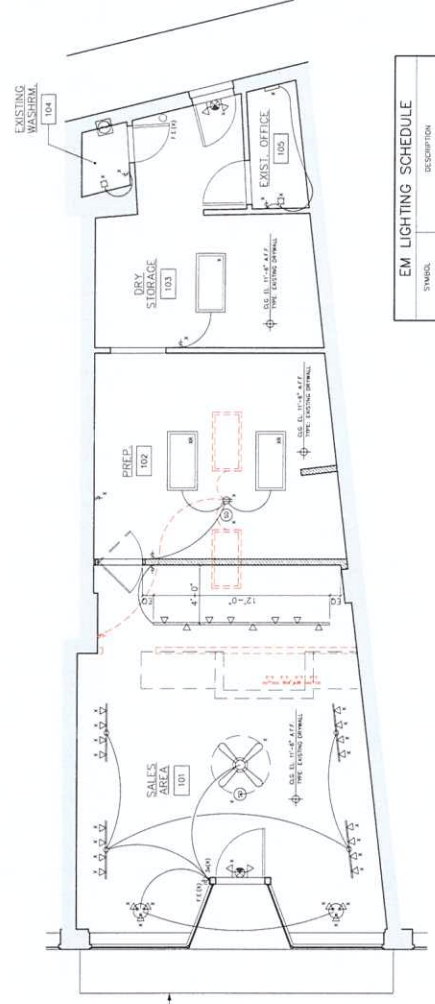
Village of Lombard
Community Development Department
255 E. Wilson Ave., Lombard, IL 60148
630-620-5746





NOTICE: THIS DRAWING AND ALL INSTRUMENTS AND SPECIFICATIONS ARE THE PROPERTY OF TOPAZ RG, LLC. NO PART OF THIS DRAWING OR ANY INSTRUMENTS OR SPECIFICATIONS HEREON SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TOPAZ RG, LLC.

Randy B. Pruy, NCARB, AIA
 Certified Master Architect of Licensed Architects
 License No. 1925
 State of Alaska
 www.randypruy.com



EM LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	30W WALL MOUNTED RECESSED EXIT LIGHT, SPECIFIED BY BACK-UP COLOR WHICH COLOR.
[Symbol]	WALL MOUNTED EMERGENCY LIGHT, SPECIFIED BY BACK-UP COLOR. BACK-UP BATTERY BACK-UP COLOR WHITE OR EQUAL.
[Symbol]	EXTERIOR WALL MOUNTED EMERGENCY LIGHT, SPECIFIED BY BACK-UP COLOR. BACK-UP BATTERY BACK-UP COLOR WHITE OR EQUAL.

LIGHTING/FIXTURE SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	2x4 SURFACE-MOUNT FLUORESCENT FIXTURE WITH BALLAST AND END-PROTECTIVE HOOD, NOT APPROVED.
[Symbol]	RECESSED DOWNLIGHT TRACK LIGHT FIXTURE WITH TRACK LIGHT BAR (W/4" TRACK) WITH APPROVED EXISTING FIXTURE TO REMAIN.
[Symbol]	SURFACE CEILING FIXTURE (W/3") GAS-DISCHARGE LAMP HOLDERS. EXISTING FIXTURE TO REMAIN.
[Symbol]	CEILING FAN WEIGHT GLOBE, EXISTING FIXTURE TO REMAIN.
[Symbol]	RECESSED DOWNLIGHT WALL LAMP HOLDER, EXISTING FIXTURE TO REMAIN.
[Symbol]	RECESSED DOWNLIGHT (W/3") LAMP HOLDER, EXISTING FIXTURE TO REMAIN.
[Symbol]	TRACK-MOUNT LOW-VOLTAGE LAMP HOLDER (W/30W) WITH W/4" LAMP, FIXTURE, TRACK, AND ELECTRICAL CONNECTION.

* = EXISTING TO REMAIN
 ** = EXISTING RELOCATED

REFLECTED CEILING PLAN 1
SCALE: 1/4"=1'-0"



- GENERAL REFLECTED CEILING NOTES:**
- ALL INDIVIDUALLY SUSPENDED LIGHTING FIXTURES TO BE LOCATED AT THE HIGHEST POSSIBLE POSITION TO THE LOWEST PORTION OF THE RECEILING FRAME. THIS PLAN WITH MECHANICAL AND ELECTRICAL PLANS SHALL BE USED TO DETERMINE THE BEST LOCATION FOR MECHANICAL OR FIRE SPRINKLER LOCATIONS.
 - ALL EXPOSED JOISTS, JUNCTION BOXES, HVAC GUILDS, OTHERWISE NOTED.
 - NO COMBUSTIBLE MATERIALS ARE TO BE LOCATED EXPOSED ABOVE CEILING.
 - ALL SWITCHING OF LIGHTING TO BE CONTROLLED BY WAREHOUSE TENANT FANS WITH LIGHTING PROVIDE NIGHT LIGHTING PER CODE.
 - ALL LIGHTING FIXTURES TO BE DETERMINED PER REFLECTED CEILING PLANS. DO NOT INTERFERE WITH MECHANICAL OR ELECTRICAL SYSTEMS AS ANTICIPATED BY ENGINEERING.

REPLACE EXISTING CANVAS ALUM FRAME TO REMAIN.

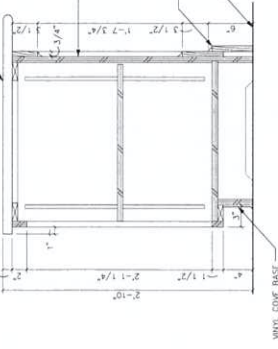
CONTOUR 5/8" POPLAR ON 2x4 STUDS WITH 1/2" SILICONE SEAL OUTSIDE EDGE AND LATED SEMI-GLOSS EDGE. MATERIAL AND COLOR SELECTION WITH TENANT.

BASE CABINETS: 5/8" STUDS WITH WHITE PLASTIC LAM OR MELORINE VENEER ON ALL INTERIOR SURFACES AND LAMINATED TABLE TOP SHEET OR INTERIOR WITH PAINT-GRADE VENEER OR BASE CABINETS. PAINT WITH SEMI-GLOSS. VERIFY FINAL COLORS WITH TENANT.

1x6 POPLAR BASE WITH 1/2" POPLAR SHOE. VENEER TO MATCH GLOSS TO MATCH CABINETS. VERY COLOR.

EXISTING VINYL PLANK FLOORING TO REMAIN.

SALES COUNTER DETAIL 2
SCALE: 1 1/2" = 1'-0"



SHEET STUDS: 1/2" CEILING STUDS. GLAZING SECURE TO WALL CAP WITH TENSILE STEEL GLASS CHANNEL, CLEAR SILICONE SEAL. OUTSIDE CORNER PROVIDE VERT. PANEL FULL ANGLE. INTERIOR CORNER PROVIDE VERT. PANEL FULL ANGLE. VERT. END PANEL ON GLAZED EDGE SIDE.

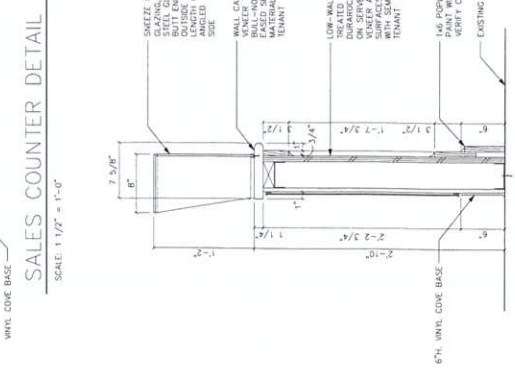
WALL CAP: 5/4" GRANITE OR SOLID-SURFACE VENEER TO MATCH GROSS COUNTER. WITH 1/2" SILICONE SEAL. VENEER TO MATCH GLOSS TO MATCH TENANT. MATERIAL AND COLOR SELECTION WITH TENANT.

LOW-WALL: 3-5/8" W/4" STUDS OR FIRE-RESISTANT 2" CEILING STUDS WITH 1/2" SILICONE SEAL. INTERIOR SURFACES TO BE PAINT-GRADE VENEER OR SEMI-GLOSS. VERIFY FINAL COLORS WITH TENANT.

1x6 POPLAR BASE WITH 1/2" POPLAR SHOE. VENEER TO MATCH GLOSS TO MATCH CABINETS. VERY COLOR.

EXISTING VINYL PLANK FLOORING TO REMAIN.

LOW-WALL DETAIL AT DIPPING CABINETS 3
SCALE: 1-1/2" = 1'-0"



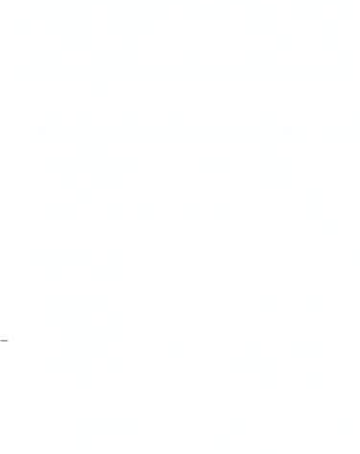


FILE: 1925-11-6-19	PROJECT NO: 1925	DATE: 11-6-19
ARCH: 11-6-19	DRAWN: BBR 11-6-19	CHECK: BBR 2-3-20
APPRO: 2-3-20	APPRO:	
FILE: 1925-11-6-19	PROJECT NO: 1925	DATE: 11-6-19

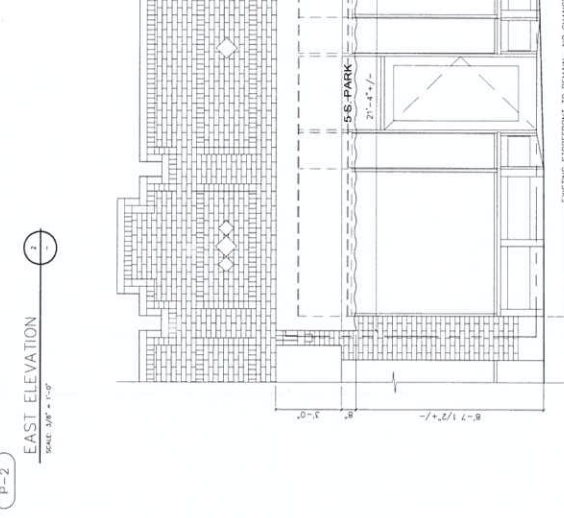
TOPAZ RG, LLC
 5 S. PARK AVENUE
 LOWHART, N.C. 27556
INTERIOR ELEVATIONS

NO.	REVISION DESCRIPTION	DATE
A	ISSUED FOR PERMIT	2-3-20

Randy B. Prayn, NCARB, AIA
 412 S. Chapel Avenue
 Lowhart, NC 27556
 NCARB Certified Member, Association of Licensed Architects
 phone: 803.212.8408
 email: randyb@rbpr.com
 website: www.rbprdesign.com



NORTH ELEVATION
 SCALE: 3/8" = 1'-0"
 1



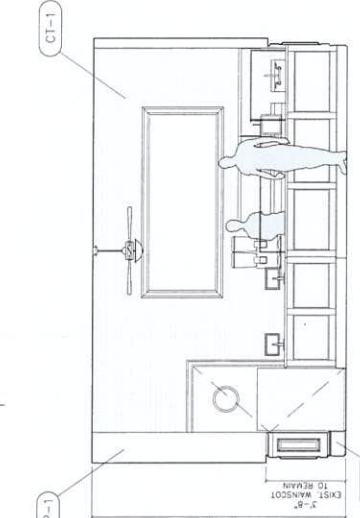
EAST ELEVATION
 SCALE: 3/8" = 1'-0"
 2



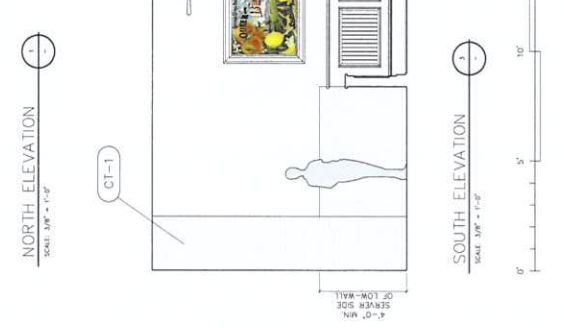
SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"
 3



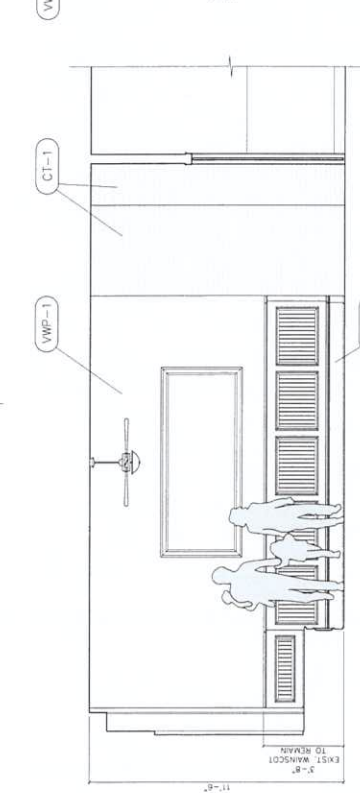
STOREFRONT ELEVATION
 SCALE: 3/8" = 1'-0"
 4



EAST ELEVATION
 SCALE: 3/8" = 1'-0"
 5



SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"
 6



NORTH ELEVATION
 SCALE: 3/8" = 1'-0"
 7



REPLACE EXISTING CANVAS
 ALLOW FRAME TO REMAIN

EXISTING STOREFRONT TO REMAIN - NO CHANGES

4'-0" MIN.
 SERVER SIDE
 OF LOW WALL

EXIST. MANSUET
 TO REMAIN

EXIST. MANSUET
 TO REMAIN

5'-6" PARK
 21'-4 1/2"

8'-7 1/2" +/-

3'-0"

5'-0"

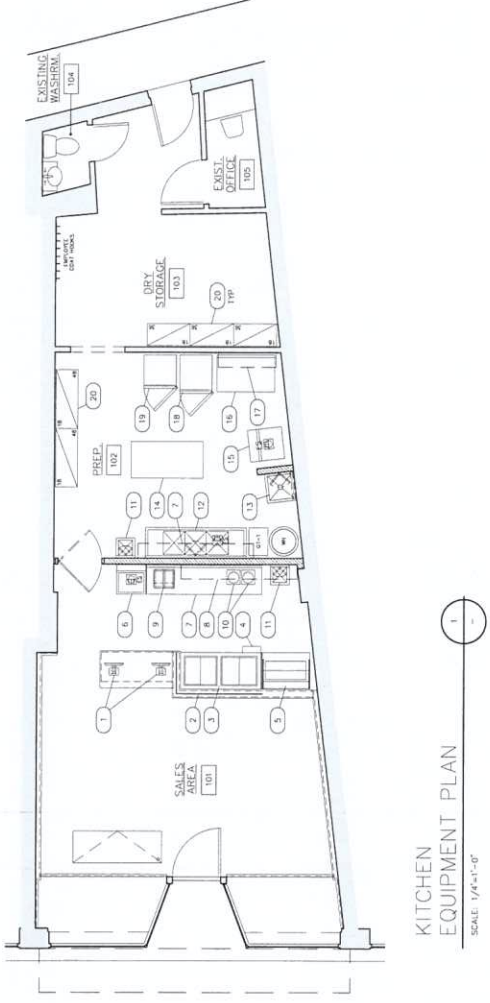
11'-6"



TOPAZ RQ, LLC
INTERIOR RENOVATION
LOMBARD, ILLINOIS

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2-3-20

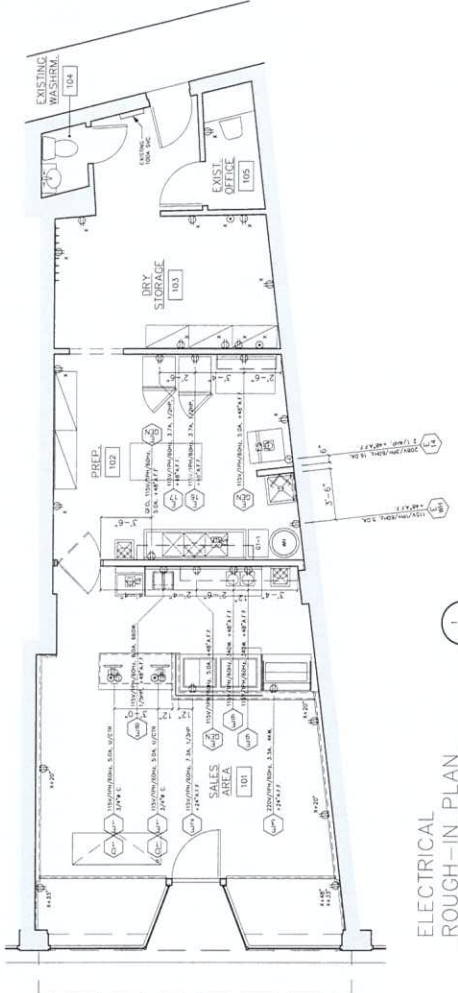
KITCHEN EQUIP. PLAN & SCHED.
Randy B. Pruyn, NCARB, ALA
415 S. Shaw Avenue
Lombard, Illinois 60148
phone: 630.272.4458
email: rpruyn@topaz.com
www: www.topazrq.com



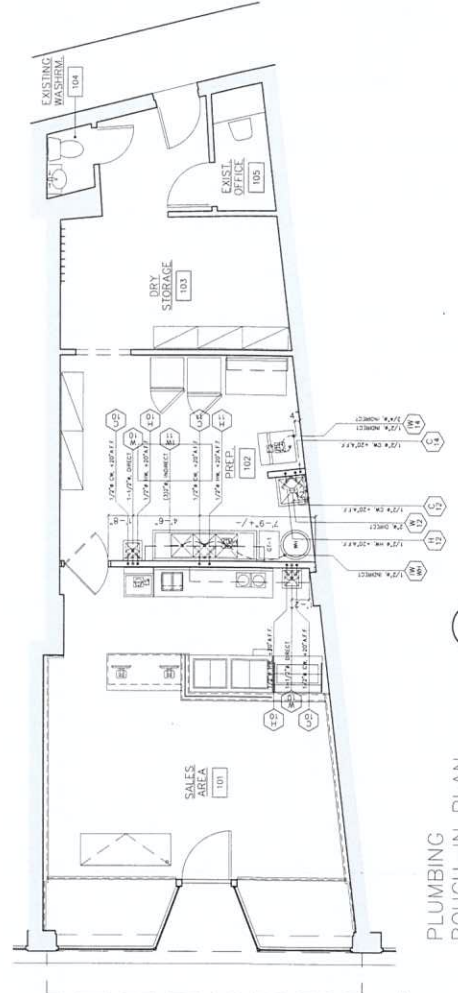
KITCHEN EQUIPMENT PLAN
SCALE: 1/4"=1'-0"

NO.	DESCRIPTION	MANUFACTURER & MODEL NUMBER	ELECTRIC REQUIREMENTS						PLUMBING REQUIREMENTS						REMARKS			
			VOLTS	PHASE	HZ	AMPS	HP	RPM	COND	TRIP	DIR	WASTE	GAS	PRESSURE				
1	PUBLIC SYSTEM	VERIFY FINAL SELECTION W/OWNER	120	1	60	5.0												
2	SKELZE CHAIR	CUSTOM, SEE DET. #27A-2																
3	DIPPING CABINET	MOST/ST. JACO, 66-5/2" W x 48-1/2" H	115	1	60	7.3	1/3	COND									NEMA 5-15P PLUG, ON LEGS	
4	DIPPING WELL	CONSOREKELL #R140	120	1	60	3.3	4	COND									NEMA 5-15P PLUG, ON LEGS	
5	GRAND CABBIE	11.3" HAW. MT. GEL. 100. W/INTERGRAL	208	3	60	8.0	3	COND									NEMA 5-15P PLUG, ON LEGS	
6	34" BAK ICE CHEST	W/OLD PLATE																
7	W/21 STL UNDERSHELF	W/21 STL UNDERSHELF ON LOCAL																
8	ST. STL OVERSHELF	12" W/21" ADVANCE-TABCO #MS-106																
9	REFR. DRINK DISPENSER	ORANICO CLASSIC BARBER #D25-4	120	1	60	8.0	66	1/3	COND									
10	TIPPING DISPOSABLES	LODD REGAL #2006, ON LOCAL	120	1	60	3.4												
11	ST. STL HANDSINK	W/21 STL HANDSINK																
12	W/21 STL HANDSINK	25" x 14" W/21 STL HANDSINK ON LEFT SIDE, ON LOCAL																
13	ST. STL ISLAND SINK	30" W/21 STL ISLAND SINK																
14	ST. STL ISLAND SINK	30" W/21 STL ISLAND SINK																
15	ICE MACHINE	W/21 STL ICE MACHINE	208	3	60	16	2	1/4	COND									
16	W/21 STL ICE MACHINE	W/21 STL ICE MACHINE																
17	ST. STL OVERSHELF	12" W/21" ADVANCE-TABCO #MS-104																
18	W/21 STL OVERSHELF	W/21 STL OVERSHELF																
19	W/21 STL OVERSHELF	W/21 STL OVERSHELF																
20	W/21 STL OVERSHELF	W/21 STL OVERSHELF																

- GENERAL CONTRACTOR NOTES:
- ALL NEW AND USED EQUIPMENT WILL BE NSF 301/308/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000
 - ALL HARD ELECTRICAL CONNECTIONS (EXCEPT THOSE SHOWN ON THE DRAWING) SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017 CODE BOOK.
 - ALL FINISHES SHALL BE AS SHOWN ON THE DRAWING AND SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - ALL CONNECTIONS TO BE MADE SHALL BE MADE TO THE FLOOR OR TO THE FLOOR SLAB.



ELECTRICAL ROUGH-IN PLAN
 SCALE: 1/4"=1'-0"

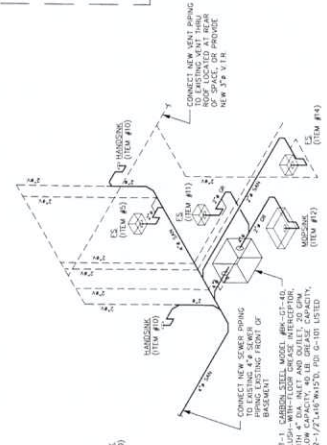


PLUMBING ROUGH-IN PLAN
 SCALE: 1/4"=1'-0"

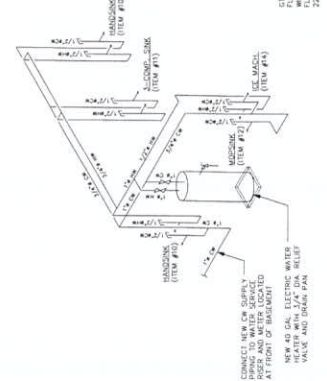
ELECTRICAL ROUGH-IN SYMBOL KEY	
SYMBOL	DESCRIPTION
(Symbol)	JUNCTION BOX, W/ WAMP CONNECTION
(Symbol)	DUPLEX POWER RECEPTACLE OUTLET, VERIFY STYLE AND COLOR WITH TENANT
(Symbol)	SWITCH, VERIFY STYLE AND COLOR WITH TENANT
(Symbol)	DATA/PHONE/FILE LOCATION, GO TO PROVIDE EMPTY WALL BOX W/ J/FC TO BE INSTALLED AT REAR OF WALL. WIRING TO BE INSTALLED BY TENANT'S IT CONTRACTOR
(Symbol)	FLAT-SCREEN TELEVISION MONITOR ON WALL, PROVIDE BRACKET BY TENANT'S IT CONTRACTOR
(Symbol)	X = EXISTING ITEM TO REMAIN EX = EXISTING (ITEM REDUCED)

PLUMBING ROUGH-IN SYMBOL KEY	
SYMBOL	DESCRIPTION
(Symbol)	HOT WATER SUPPLY PIPING
(Symbol)	COLD WATER SUPPLY PIPING
(Symbol)	DIRECT WASTE/SEWER PIPING
(Symbol)	INDIRECT WASTE/SEWER PIPING
(Symbol)	GAS SUPPLY PIPING
(Symbol)	FLOOR SINK/OPEN SITE DRAIN
(Symbol)	FLOOR DRAIN

GREASE TRAP CALCULATIONS:
 3-COMP. SINK (ITEM #1)
 15'-X-20' AS -
 TOTAL CAPACITY
 TOTAL GPM
 PLUMBING CODE REDUCTION FACTOR
 TOTAL HOLDING CAPACITY (GALLONS)
 50-84 C.L.
 7000 G.P.A.
 300 G.P.M.
 15'-X-20' AS -
 22-1/2" DIA. INLET AND OUTLET, 20 G.P.M.
 22-1/2" DIA. INLET AND OUTLET, 20 G.P.M.
 22-1/2" DIA. INLET AND OUTLET, 20 G.P.M.



SEWER PIPING RISER DIAGRAM
 SCALE: NOT TO SCALE



SUPPLY PIPING RISER DIAGRAM
 SCALE: NOT TO SCALE



CT Builders and Services

13047 Skyline Dr Plainfield, IL 60585 630-514-6244
service@myctbuilder.com www.MyCTBuilder.com

Estimate

ADDRESS

Dana Moreau

5 S. Park Ave Lombard, IL 60148

ACTIVITY

THANK YOU

ESTIMATE # 1033 DATE 02/26/2020

Thank you for allowing CT Builders and Services to provide an estimate for your project located at 5 S. Park Ave. in Lombard

*All permits and fees to be provided by owners. Estimate based on print dated: 2/3/2020.

AMOUNT

50,498.00

Specialty

FRAMING: *Demo of existing will be done by others -Frame in new walls using 3 5/8 steel studs, 16 oc -Supply and install 5/8 drywall both sides -Frame in new wall at dipping cabinets \$3000

PLUMBING: -Cut into neighbor foundation to tie into sewer *** PLEASE NOTE: GREASE TRAP WAS SUBSTITUTED FROM PLANS

KITCHEN: 3-Floor Sinks 1-Mop Slnk M63MX & Faucet PF119 1-Grease Trap GB50 1-40gal Electric Water Heater

BLE240S33NCWW 2-Hand Sinks - Supplied BY

OTHERS: * ALTERNATES: #1 - RPZ TBD No Specs *Please note all plumbing fixtures to be provided by owner unless listed \$20,000

FLOORING:^[SEP]* No flooring included, price can be provided on site if needed.

ELECTRIC: Per Print^[SEP]-Feed dedicated circuits to new appliances^[SEP]-Re work existing lighting^[SEP]-Demo any existing electrical as needed^[SEP]-Upgrade existing breaker panel to 30 circuit 100 amp panel \$21,000

DRYWALL/PAINT: New Wall \$3,248

A 5% charge will be added to any past due amounts per month

ACTIVITY

-Prime new drywall -Paint wood 1/2 wall -Paint prep room, 1 coat -Paint sales area

-2 coats on chair rail^[SEP]-2 coats on chair rail squares^[SEP]*No work to existing trim and moulding^[SEP]*No paint on ceiling^[SEP]FRP:^[SEP]-Supply and install standard white FRP 4' high on sink and mop wall -Supply and install dura rock on server side with standard white FRP

-Apply poplar moulding per print to face of sales counter and dipping cabinet

DOOR:^[SEP]-Supply and install 3-0 7-0 swing door with 9"x14" window

TOPS:^[SEP]-Supply and install level 1 granite with eased edge to sales counter and dipping counter

CABINETS:^[SEP]-Supply and install 2 30" Plastic Laminate cabinets \$3250

We purpose hereby to furnish materials and labor in accordance with the above specifications for the total specified above. Payment to be made as follows. 50% down upon beginning with the remainder upon completion of job. Any alteration or deviation from the above specifications involving extra cost, will be excepted only upon written or verbal orders, and will become an extra charge over and above the estimate. A 5% charge will be added to any past due amounts per month.

Accepted By

TOTAL

\$50,498.00

A 5% charge will be added to any past due amounts per month

Proposal

ALL PLUMBING & SEWER SERVICES, INC.

P.O.BOX 1286
LOMBARD, ILLINOIS 60148
PHONE: 630-629-0151
FAX: 630-629-2930

MARCH 2, 2020

FLORENCE+THE ICE CREAM
DANA MOREAU
5 S PARK AVE
LOMBARD, IL 60148
630-880-7900
DANAMOREAU@ME.COM

RE: NEW PLUMBING

- BREAK CEMENT FLOOR
- INSTALL 4" COMBO IN FLOOR FOR ALL DRAIN CONNECTIONS
- INSTALL NEW GREASE TRAP ABOVE GROUND IN BASEMENT
- INSTALL ALL WASTE AND VENTING PER APPROVED PLANS AND PLUMBING CODE
- INSTALL WATER SUPPLY LINES PER APPROVED PLANS AND PLUMBING
- INSTALL 40 GALLON ELECTRIC HOT WATER HEATER IN BASEMENT
- TEMPER ALL HAND SINKS
- FIXTURES BY OWNER
- PLUMBING PERMITS BY ALL PLUMBING

\$6800.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from 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 to carry fire, tornado and other necessary insurance. We will not be held responsible for underground utilities when say cutting or digging is part of the proposal; saw cutting to be no more than 6" thick. Our workers are fully covered by Workman's Compensation Insurance. We may withdraw this proposal if not accepted within 30 days. Payment to be made upon completion of work. ALL Plumbing does not warranty against storm water seepage or sanitary sewer surcharges through cracks, concrete patch, or seams in floor or walls. Storm water needs to be addressed through sump pump and drain tile.

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

Date of Acceptance: _____

Signature: _____

Keeley's Plumbing Company
 606 Emerson Ave.
 Glen Ellyn, IL 60137 US
 keeleysplumbing@gmail.com
 www.keeleysplumbing.com



Estimate

ADDRESS

Dana Moreau
 5 S Park Ave.
 Lombard, IL

ESTIMATE # 1544

DATE 02/13/2020

ACTIVITY	QTY	RATE	AMOUNT
Services Underground Plumbing: Break and remove concrete to expose 4" clay floor drain piping. Televiser sewer to verify good working condition. Cut out and remove floor drain and install new wye for new vertical waste stack. Install new PVC piping to re-build floor drain. Patch concrete. Haul away spoil.	1	2,560.00	2,560.00
Services Rough Plumbing: Install all new PVC drain, waste, and vent piping to include 2 hand sinks, 3 floor sinks, 1 mop sink, new vent for basement floor drain, and grease interceptor. Install all new 3/4" and 1/2" copper supply piping to include 2 hand sinks, 1 mop sink, 1 ice-maker, 1 triple compartment sink, and water heater. Supply and install 3 ProFlo plastic floor sinks. Supply and install Mustee 24" mop sink.	1	7,590.00	7,590.00
Services Finish Plumbing: Install angle stops, escucheons, and supply lines for 2 hand sinks. Install customer supplied hand sinks, faucets, and drainage. (2) Install customer supplied triple compartment sink faucet. Install customer supplied drain assemblies for triple compartment sink and pie in solid PVC to floor sink location.	1	3,950.00	3,950.00

Thank you for your prompt payment. A late fee of 10% will be automatically added after billing due date.

ACTIVITY	QTY	RATE	AMOUNT
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Install customer supplied mop sink faucet.
Install all tubular drainage from ice chest to floor
sinks.

Services Supply and install Bradford White 40 gallon electric water heater	1	1,150.00	1,150.00
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TOTAL			\$15,250.00
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Accepted By

Accepted Date

Nu Phase Electric

Estimate

Licensed-Bonded-Insured

310 w St Charles rd

Lombard IL 60148

(708) 426 9228

Date	Estimate #
2/17/2020	4152

Name / Address
Dana Moreau 5 S Park ave Lombard IL 60148

			Project
Description	Qty	Rate	Total
<p>Nu Phase Electric proposes to supply all material and labor to complete the project described below. All work will be completed in a professional, and timely manner abiding by all local and national electrical codes. Nu Phase will be available for all necessary electrical inspections however Nu Phase is NOT responsible for any permit fees, inspection fees, or Com Ed fees associated with the project.</p> <p>Property address: 5 S Park ave</p> <ul style="list-style-type: none"> -Remove existing 100 amp electrical service -Install new 200-amp single phase Electrical service including minimum 40 circuit load center -Provide any disconnection needed for wall removal -Install 5 new receptacles in prep area -Install new circuit for Ice Machine in prep area -Install 8 new receptacles in sales area -Add new track light in sales area -Relocate 2 prep area lights and switch -Install emergency light in washroom -Supply 220-volt circuit for gelate machine -Inspect all existing wiring, raceways, and devices and replace where necessary <p>Total cost of project = \$ 6750.00</p> <p>Payment Schedule: Deposit (due prior to start of project) = \$ 2750.00 Payment (upon approval of rough electrical) = \$ 2000.00 Final Payment (upon completion = \$2000.00</p> <p>All work and material is guaranteed for 1-year after final invoice. Additional work not specified may be subject to additional charges and MUST be approved by the owner prior to beginning the change.</p>		6,750.00	6,750.00
		Total	

Nu Phase Electric

Licensed-Bonded-Insured

310 w St Charles rd

Lombard IL 60148

(708) 426 9228

Estimate

Date	Estimate #
2/17/2020	4152

Name / Address
Dana Moreau 5 S Park ave Lombard IL 60148

			Project
Description	Qty	Rate	Total
<p>If you have any questions about this estimate or to schedule the project please contact Jason Brewer @ (708) 426 9228. We look forward to working with you and appreciate the opportunity to submit our estimate.</p> <p>*****NOTE 3 phase 208 volt option ***** If the need, or choice arises the 200-amp single phase service can be deleted from this quote and replaced with a 3 phase 208 volt service for an additional cost of \$980.00. This does not include any additional costs that will be from Com Ed</p>			
		Total	

Nu Phase Electric

Licensed-Bonded-Insured

310 w St Charles rd

Lombard IL 60148

(708) 426 9228

Estimate

Date	Estimate #
2/17/2020	4152

Name / Address
Dana Moreau 5 S Park ave Lombard IL 60148

			Project
Description	Qty	Rate	Total
		Total	\$6,750.00

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909 S. Stewart Ave
Lombard, Il 60148
630-854-4957

Les Electric, Inc

June 30, 2020

Dana Moreau
5 S. Park Ave
Lombard, Il 60148

Phone:630-880-7900
Email: danamoreau@me.com

Les Electric proposes to do the following:

-Upgrade Electrical Distribution Panel and Service to meet the load requirement per plan and accordance with Village of Lombard codes.

(Location to be verified with the owner)

-Install all wiring 120/208v according to plan drawings plus village requirements.

-Prepare conduit inside for low voltage utilities (phones, data)

-Separate and Label circuits within panel (lights from outlets)

-Provide wiring to outside/inside signage (if required)

-Install dedicated smoke detector circuit with installation of smoke detectors as necessary per code

-Install Exit signs as necessary per code

All work will be done National Electrical Codes and Village of Lombard electric codes including amendments.

The price of the work listed above will be: \$16,100.

This price includes labor and standard material. Half of total is required prior to the start of work.



ESTIMATE

Jeff Ofenloch

Wheeling, Illinois

(847) 338.0648

Jofe.construction@gmail.com

Invoice Number		Date	
2130		2/20/2020	
Customer ID		Project Title	
Referral		Ice Cream Shop	

Bill To:

Notes:

Attention:	DANA MOREAU	*Please Note Supplied By Section
Address:	5 S Park Ave	
City, State, Zip Code:	Lombard, IL 60148	
Phone:	630-880-7900	
Email:	danamoreau@me.com	

Location	Item	Per Sqft	Supplied By	Cost
Interior	Framing Metal Studs 3-5/8 25g (250sqft)	\$2.25	Contractor	\$562.50
	Drywall 4x8x5/8 Sheets (250sqft)	\$1.75	Contractor	\$437.50
	Taping/Finishing Drywall (250sqft)	\$1.50	Contractor	\$375.00
	FRP Install 4' Height (84sqft)	\$4.00	Owner	\$336.00
			Total	\$1711.00
			Tax (10%)	\$171.10
			Grand Total	\$1882.10

Additional Notes:

***All Jobs Require Half The Total Amount Upfront Before Work Will Begin**

We are able to accept cash, credit card and check payments made out to OFE Construction

Date _____ Work Start _____ 1/2 Down Payment _____

Contractor _____ Client _____

Ridgeland Home Improvements Inc.

2 South Park Ave. 2b
Lombard, IL 60148 US
(630)303-3151
tkdridge@live.com

Estimate

ADDRESS

Steve Lombard

ESTIMATE # 1486

DATE 02/25/2020

ACTIVITY	QTY	RATE	AMOUNT
Demolition Demo and disposal of wall in room. Salvage of trim as needed. (Flooring options is TBD).			540.00
Labor Rebuild of wall - 3-5/8 galvanized studs with 5/8 sheet rock. Tape and mud and bring to prime. (includes materials) Building of 2nd wall 2' 6"			1,930.00
Labor Trim walls and installation of paneling. Materials are to be re-used or onsite. If need to be purchased by contractor additional line item will be added to final bill. Caulking and putty holes.			920.00
Cabinets Building of cabinet service station 9'-8.5" x 22.5" x 2'-8.5" Price is TBD	1	0.00	0.00
Cabinets check out counter 2 5/8 metal stud build Price is TBD	1	0.00	0.00
Painting Painting TBD - Low pressure spraying on cabinets with fine finish Price is TBD	1	0.00	0.00
Payment 50% of payment due upon arrival. Remaining draws may be requested, and / or final payment due upon completion.			

TOTAL

\$3,390.00

Accepted By

Accepted Date