



MEMORANDUM

TO: Peter Breen, Chairperson
Economic and Community Development Committee

FROM: William J. Heniff, AICP, Director of Community Development WJH (jd)

DATE: June 12, 2012

SUBJECT: Downtown Improvement & Renovation Grant; 106 W. St. Charles Road (Desert Rose Design)

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Facade Grant Program) for the property located at 106 W. St. Charles Road (Desert Rose Design). The property owner is seeking to replace the existing vinyl awning, install window graphics and repaint the exterior of the building.

Grant Request

The property owner is seeking to replace the existing vinyl awning, install window graphics and repaint the exterior of the building. The applicant has submitted three bids for the proposed work and it is broken down as follows:

Awning:

<i>Company</i>	<i>Bid</i>
K&M Printing	\$ 1,895.00
Thatcher Oaks Inc	\$ 1,950.00
nine2seven, inc	\$ 2,050.00

Window Graphics:

<i>Company</i>	<i>Bid</i>
nine2seven, inc	\$ 518.00
Speedpro Imaging	\$ 1,156.00
K&M Printing	\$ 2,425.00

Front Exterior Painting:

<i>Company</i>	<i>Bid</i>
Full Spectrum Painting	\$ 600.00
Regal Custom Painting	\$ 725.00
Legere Construction Company	\$ 850.00

Proposed Awning

The applicant has submitted the attached design showing a replacement of the existing red vinyl awning. The replacement awning would be constructed of fabric material and would remain red in color. Included on the awning would be “DRD”, acronym for “Desert Rose Design”. The awning and signage would meet Village Code. As shown above, the applicant has provided three (3) bids for the proposed new awning. The lowest bid submitted is \$1,850. Based on the lowest bid, the applicant is eligible to receive up to **\$947.50** from the Facade Grant program.

Proposed Window Graphics

The applicant is proposing graphics on their window to assist in advertising their business. The graphics would include a design, yet to be determined, on either side of the front entrance door as well as coverings on the front doors. Graphics are considered an eligible expense for the façade grant. Therefore, the proposed window signage could be included as an eligible expense for the façade grant. This is consistent with past façade grant approvals (Bricks). The proposed window signage would also meet Village Code. The applicant has provided three (3) bids for the proposed window graphics. The lowest bid submitted is \$518. Based on the lowest bid, the applicant is eligible to receive up to **\$259** from the Facade Grant program.

Painting

As part of the applicants facade work, they also are proposing to paint portions of the exterior. The work will occur under the exterior ceiling panels, fascia and window trim. The applicant has provided three (3) bids for the proposed paint work. The lowest bid submitted is \$600. Based on the lowest bid, the applicant is eligible to receive up to **\$300** from the Facade Grant program.

Downtown Plan

As part of the Downtown Lombard Revitalization Project Guidebook, recommendations were provided for façade enhancements (section attached). The recommendations in the plan show this site having an angled awning as proposed. Staff finds that the plans are consistent with the recommendations within the Downtown Plan as it is providing new fabric materials with a strong visual impact. Staff would encourage the applicant to provide some type of “Gooseneck” lighting as shown in the Downtown Plan. The cost associated with this work could be eligible for the grant. The applicant did meet with the Lombard Town Centre prior to submitting their application. The Lombard Town Centre is supportive of the improvements.

Findings

Based on the lowest bid, the applicant is eligible to receive up to **\$1,506.50** from the Improvement and Renovation Grant program. Because the request is under \$10,000, it does not require approval from the Board of Trustees and can be approved by the ECDC.

Staff is supportive of the request for the following reasons:

1. Consistent with the recommendations of the Downtown Lombard Revitalization Project Guidebook.
2. Strong visual enhancement.
3. Consistent with past approvals for other façade grant requests.

It should be noted that all grant requests paid for by Village of Lombard TIF dollars shall comply with the Illinois Prevailing Wage Act. Therefore, if the grant is approved, the applicant and property owner shall sign an acknowledgement form indicating that they are aware that this project is subject to prevailing wages.

Action Requested

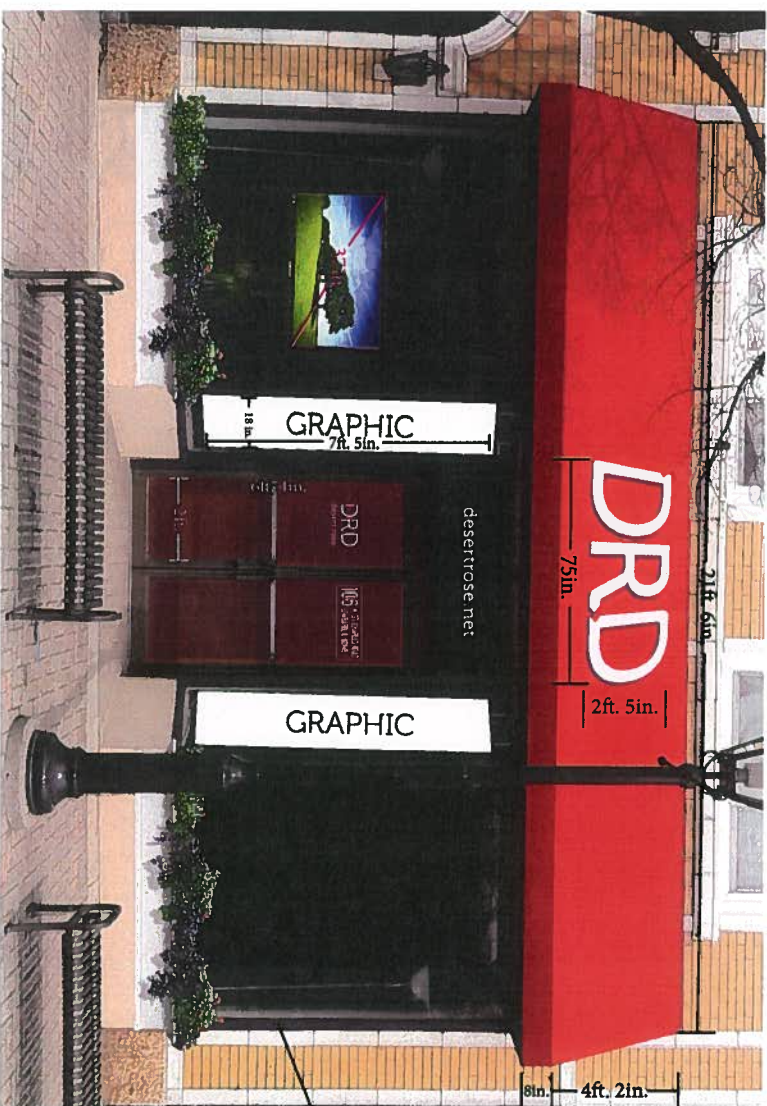
Staff requests that the Economic and Community Development Committee approve the application request approving the grant disbursement in the amount of **\$1,506.50**.

DOOR GRAPHICS:

DRD
desert rose
15 in. | 8.4 in.

106 W. ST. CHARLES ROAD
LOMBARD, IL 60148
19.4 in. | 5 in.

desertrose.net
47 in. | 5 in.



(Awning Projection: 2ft. 6in.)

Painting on all trim
done in dark slate. ■

**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT
PROGRAM PRE-APPLICATION**

1. A. Building Address and Description: OFFICE STOREFRONT!
106 W. ~~ST~~ CHARLES LOMBARD, IL 60148
B. Property Identification Number: 06-07-204-031
C. Legal Description of Property: BUSINESS

2. A. Owners Name VERN HAMMERSMITH, JR
B. Owners Address 426 N. ELIZABETH ST. LOMBARD, IL
60148
C. Phone (day time) (630) 445-9013

3. Current Tenant, Building Address, Lease Terms, and Description of Business* (use additional paper if necessary)
A. DESERT ROSE DESIGNS - DRD
B. 5 YEAR LEASE
C. DIGITAL MARKETING FIRM

4. Proposed Improvements and Renovations: NEW AWNING,
EXTERIOR PAINTING
WINDOW / DOOR GRAPHICS

5. Plans/Drawings prepared by

A Name: KATLY STELL

B Address: 106 W. ST LUDOVIC
LOMBARD, IL 60148

C Phone (day time): 630 607-0002

D Estimated Cost of the Improvement and Renovation: \$ 3,000

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 Katly Stull (Date) 6/5/2012

Property Owner Signature Jim R. [Signature] (Date) 6/5/12

Return application to:

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

Downtown Improvement and Renovation Grant Program Pre-Application

Please fill out the application below and return it, with proper signatures, to:

Village of Lombard
Attn: Community Development Department
255 E. Wilson
Lombard, IL 60148

Or Fax to: (630) 629-2374
Attn: Community Development Department

1. A. Building Address and Description:*
Office Storefront
106 W. St Charles Road
Lombard, IL 60148

1. B. Property Identification Number:*
06-07-204-031

1. C. Legal Description of Property:*
Business

2. A. Owner's Name:*
Vernon Hammersmith, Jr.

2. B. Owner's Address:*
Vernon Hammersmith, Jr.
426 N. Elizabeth St.
Lombard, IL 60148

2. C. Daytime Phone Number: (*)
630-445-9013

3. Current tenant, building address, lease terms and description of business (use additional sheet if necessary):*
Desert Rose Design
5 year lease
Digital Marketing Firm
106 W. St Charles Road
Lombard, IL 60148

4. Proposed improvements and renovations:*
New Awning
Exterior Painting
Window and Door Graphics

5. Plans/drawings prepared by:
Name:*
Desert Rose Design - Kathy Steele

Address:*
106 W. St Charles Road
Lombard, IL 60148

Daytime Phone Number: (*)
630.617.0002

Estimated cost of the improvements and renovations:*
Approx \$3,500.00

Statement of Understanding



FIGURE 4.3
Façade Enhancement Strategies - Building Consolidation of 104-106 W. St. Charles Rd Properties

Existing Conditions



- Exterior space between adjacent buildings

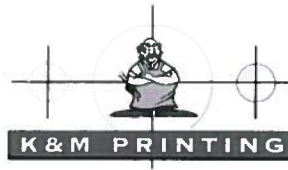
Proposed Strategies



- Replace continuous awnings with separate fabric awnings and goose-neck lighting

- Provide new signage, awnings and goose-neck lighting above entry doors, and perpendicular sign
 - Ensure facade enhancements wrap around the building, particularly along Park Ave and Orchard Terrace

- Add new exterior wall and roof sections to enable connection of interior spaces



5/31/12

Kathy Steele

Desert Rose Design

257 N. West Ave., Suite 206 Elmhurst, IL 60126

Phone: 630-617-0002

Fax:

We are pleased to submit the following Quotation.

Description	Sunbrella Awning
Sizes	Flat Size: 21'6" X 4'10" X 2'6" Finished Size:
Pre-Press	Electronic File Provided/Proof Included
Substrate	Red Sunbrella
Press	Paint white logo on new material Ink Coverage:
Binding & Finishing	
Packaging	
Delivery	To jobsite
Quantity	1
Price	\$1,895.00
State Tax <input type="checkbox"/> Y	
Additional Items	K&M will remove old awning and and frame. K&M will touch up and re-prime silver the frame. K&M will apply new logo to new Sunbrella and install old frame and new awning.
Schedule	10-15 Working Days
Notes	Price is based on K&M doing interior work as well on different quote for doors, window hangings and above door. Permit will be additional if K&M has to obtain from the village. Paint will last longer than 3M

Thank You For This Opportunity

Todd Watkins

Phone 847-944-9600 Fax 847-490-3963

todd@kmprinting.com

Spotlight Graphics Solutions 1400 Wilkening Road Schaumburg, IL 60173

QUOTATION
THATCHER OAKS INC
AWNINGS AND SIGNS

718 Industrial Drive
 Elmhurst, IL 60126
 (630) 833-5700 Fax (630) 833-5795

CHICAGOLAND'S FULL SERVICE AWNING & SIGNS COMF
 COMMERCIAL-INDUSTRIAL
 CUSTOM DESIGNED FABRIC AWNINGS & SIGNS
 COMMERCIAL CLEANING AND MAINTENANCE

TO: Desert Rose Design
 106 W. St. Charles Road
 LOMBARD, IL
 60148

Date: 04/18/2012
Quote #: 21823
Delivery:
Terms 1/2 Deposit Balance on Completion

DESCRIPTION	AMOUNT
<p>Proposal is to recover one (1) awning for Desert Rose, 106 W. St. Charles Rd., Lombard, IL 60148.</p> <p>Thatcher Oaks will remove the existing awning frame from the location and bring back to our facility. The frame will be touched-up, and re-primed silver. Any repairs will be done at an additional cost.</p> <p>Fabric to be Sunbrella 100% Solution Dyed Acrylic. This material carries a ten (10) year warranty.</p> <p>Graphics to include one logo on the body. Graphics will applied using the Sunbrella Graphics system.</p> <p>Price includes taxes and installation. Any permit requirement will include an additional fee.</p> <p>Thank You for your interest in Thatcher Oaks Awning Company.</p> <p>Sincerely, Kevin Eltoft (630) 452-1720</p>	<p>Total Cost for Items on Quotation.....</p> <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$1,950.00</div>

It is the intent of the Seller to deliver to Buyer the products so stated in this contract, within the time frame so stated, subject to our ability to produce materials, and is subject to labor disputes, acts of God, and other delays beyond our control.

CUSTOMER DEPOSIT IS NON REFUNDABLE 5 DAYS AFTER ACCEPTANCE OF CONTRACT.

For the purpose of securing payment and performance of the obligation hereunder, Seller shall have, and Buyer hereby grants to Seller, a purchase money security interest in said property. The property and all of the apparatus, appliances, supplies, accessories and parts remain the property and security of Seller for said indebtedness until this contract is paid in full. In the event Seller has to remove property due to nonpayment, any monies paid on account shall remain the property of Seller as liquidated damages, and any reinstallation shall be subject to renegotiation.

All new installations are guaranteed against defect in material or workmanship for three years after installation.

ACCEPTED _____ DATED _____ BY _____

BUYER **SELLER**

DEPOSIT _____ We May Withdraw this proposal if not accepted within ___ days.

nine2seven, inc.
 411 S. School St.
 Lombard, IL 60148

Quote

Date	Quote #
5/22/2012	398

Name / Address
Desert Rose Design 106 W. St. Charles Rd. Lombard, IL 60148

Rep	Project

Description	Qty	Total
2 sided banner with 2" pole pockets - 7'5"x18"	2	228.00
Sign above door on clear material with etch vinyl to match front door, website name 4' x 18"	1	85.00
Etch Vinyl for front door 24" x 76"	2	130.00
Installation of Materials on front doors	1	75.00
Terms are 30 days for graphics		
Proposal is for the replacement of the awning at 106 W. St. Charles The current awning & frame will be removed, the frame will be touched-up and re-primed silver. Any repairs will be an additional cost. Sunbrella 100% Solution Dyed acrylic with Sunbrella graphics applied. Price includes taxes and installation. Any permit requirements will be an additional fee. Terms are 1/2 deposit, balance due on completion		2,050.00
Total		\$2,568.00



**Speedpro DuPage
441 Eisenhower Lane South
Lombard, IL 60148**

May 29, 2012

Ms. Kathy Steele
Desert Rose Design
106 Main Street
Lombard, IL 60148

Dear Kathy,

Thank you for the opportunity to quote on the graphics for the front windows of your studio.

Front Doors: \$174 for both doors excluding installation and 8.25% sales tax

- Each door glass surface is 24" wide by 76" high.
- Etched vinyl applied to the entire glass area on the inside of the two doors with the address and company name cut out of the vinyl.

Above Door Sign: \$280 excluding installation and 8.25% sales tax

- One clear Plexiglas ¼" thick by 48" wide by 18" high with finished edges affixed to outside of existing window.
- White vinyl applied to the first surface of the Plexiglas with the website address.

Interior Windows (adjacent to front doors): \$346 excluding installation and 8.25% sales tax

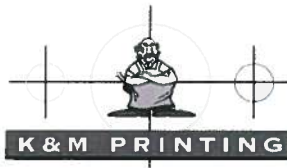
- Two double-sided smooth vinyl banner material stabilized (but not secured to the floor) with a gripper bar on the bottom and suspended from the crown molding at the top of the window with a gripper bar at the top of the banner.
- Graphics printed on both sides of the banner.

Once the artwork is finalized, installation could be completed within two weeks. Installation for all items is \$290. No sales tax applies to the installation cost.

Please contact me with any questions. It would be a pleasure to handle this project for you.

Regards,

Jim Delaney
Owner



5/31/12

Kathy Steele

Desert Rose Design

257 N. West Ave., Suite 206 Elmhurst, IL 60126

Phone: 630-617-0002

Fax:

We are pleased to submit the following Quotation.

Description	Front door etched vinyl, 2 side windows internal signage and above door sign interior.		
Sizes	Flat Size: See below	Finished Size:	with bleeds
Pre-Press	Electronic File Provided/Proof Included Doors are 24" X 36, Side windows are 7'5" X 18" and above door is 4' X 18"		
Substrate	Doors are etched vinyl, side window is 1/2" W/B/B Gator and above door is 1/4" Clear acrylic		
Press	4 color process 1 sided for above door and 2 sided with white and color on the back for side windows Ink Coverage:		
Binding & Finishing	Trim on site and install etched vinyl on 2 doors. Side window and above door will be installed and hung Cealing		
Packaging			
Delivery	Installed on site included in cost		
Quantity	2 Doors	2 side Windows	1 above door
Price	\$1,075.00	\$955.00	\$395.00
State Tax <input type="checkbox"/> Y			
Additional Items	Price is based on K&M doing exterior work to the awning.		
Schedule	7-10 Working Days after proof approval		
Notes	2 graphics hanging with hardware links below from 2 cables printed on 1/2" white/black/black Gatorboard. http://www.standoffsystems.com/catalog/Fixed-Wire-Mounts/ http://www.standoffsystems.com/		

Thank You For This Opportunity

Todd Watkins

Phone 847-944-9600 Fax 847-490-3963

todd@kmprinting.com

Spotlight Graphics Solutions 1400 Wilkening Road Schaumburg, IL 60173



Full Spectrum Painting

OS 575 Madison Street, Winfield, IL 60190
Phone: (630) 660-7500 e-mail: berniehappel@yahoo.com

Proposal

May 31, 2012

Kathy Steele
Desert Rose Design
106 W. St. Charles Rd.
Lombard, IL 60148

Re: exterior and interior painting

I. Exterior painting:

- A) Hand clean all surfaces to be painted to ensure the eliminating of all surface contaminates.
- B) Use cloth tarps or plastic under all work areas. Use orange cones to alert pedestrians of work area. A six foot step ladder will be used for about an hour. This would be the only ladder used on the sidewalk.
- C) Paint all window and front door frames with two coats of Benjamin Moore's exterior satin finish metallic paint, color to be gray or silver.
- D) Paint fascias below the exterior windows with Sherwin Williams Super Paint Satin House Paint.
- E) Paint two ceiling panels above the door With Sherwin Williams Super Paint to match interior red color.

Material cost: \$ 80
 Labor cost: 520
Total exterior cost: \$ 600

Includes all labor, materials, equipment, insurance and guarantee.

Time frame: Project would take under 1 day

Guarantee: All work completed by Full Spectrum Painting is guaranteed to be completed with professional craftsmanship. Exterior surfaces have a 4 year guarantee to not chip or peel.

Insurance: Full Spectrum Painting is fully insured through State Farm Insurance.

Scheduling and payments: Please call Bernie to schedule this project. Payment schedule is as follows: 30% at the end of the first day of the project, and the balance is due upon completion of project. Any work not listed above is subject to additional charges.

Respectfully submitted,

bid accepted by, date

Bernard Happel,
Owner

_____, _____
authorizing approval

PROPOSAL

Regal Custom Painting

21 W 041 Monticello
Lombard, IL 60148
Contact: James R. Urbaniec
Phone: 630.263.2272
Fax: 630.495.4536

Client Information:

Contact: Ms. Kathy Steele

Address: Desert Rose Design
106 W. St. Charles
Lombard, IL 60148

Phone: 630.617.0002 Ext. 303

Email: ksteele@desertrose.net

Job #: KSL-118

Type: Exterior/Interior: Commercial

Start Date:

Complete: 1-2 Business Days
(Approx.)

Scope of Work:

Painting of Exterior Portion of Common Doors Includes:

Metal Door/ Window Frames
Front Door: Both Sides
Panel Above the Exterior Door
Piece of Trim (Against Awning)
Knee Wall below Window Bays

EXTERIOR

Special Notes:

- Hand Wash around the front fascade
- Hand scrape loose and failing paint or stain
- Scrape any exposed metal plus spot-priming w/ a rust inhibitor
- Knock down any rust and sand by hand
- Pound in loose nails...drive wood screws where necessary
- Cloth tarp to protect walkways, driveways, roof, concrete, brick
- Will match colors according to previous colors unless instructed other-wise

EXTERIOR:

Window and Door Frames:	\$475.00
Trim Ban Against Awning:	\$ 75.00
Knee Wall Below Windows:	\$ 125.00
Wood Panel Above Front Door:	\$ 50.00
SUBTOTAL:	\$725.00

Page 3: Regal Custom Painting (Exterior Projects)

Schedule of Payment:

50%	Upon Signing of Client Agreement
50%:	Upon Completion of Job

Please make checks payable to **Regal Custom Painting**
OR
We accept **Visa and Mastercard**

Notes: *Work listed above will be completed in a professional and timely manner. Any deviation from Regal Custom Painting Client Agreement will involve an addendum to the aforementioned agreement. The client will agree to, and sign any additional work or costs not described in the original Regal Custom Painting Client Agreement.*

Submitted by: James R. Urbaniec, Owner of Regal Custom Painting

Date: 05.31.12

Signature of Client: _____

Date: _____

Certificate of Insurance may be provided upon request through **Country Companies**, full liability and workers' compensation on workers.

LEGERE CONSTRUCTION COMPANY

ELMHURST, IL

630.677.8173

ESTIMATE FOR DESERT ROSE DESIGN

- (1) CLEAN AREA AND FRONT FACADE**
- (2) SCRAPE LOOSE AND FALLING PAINT OR STAIN AND SAND AREA**
- (3) SCRAPE EXPOSED METAL, SAND AND SPOT PRIME**
- (4) REMOVE LOOSE NAILS AND REPLACE WITH SCREWS**
- (5) TARP TO PROTECT AREA AROUND AND PLASTIC OFF IMMEDIATE PROJECT AREA**
- (6) MATCH COLORS UNLESS OTHERWISE INSTRUCTED**
- (7) BENJAMIN MOORE PAINTS**

MATERIALS AND LABOR FOR PROJECT= \$850*

**** IF EXISTING EXTERIOR PAINT BEEN TESTED FOR LEAD***

BID ACCEPTED BY, DATE _____

JONE LEGERE,

_____, _____
AUTHORIZING APPROVAL