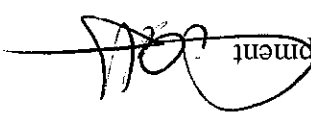




MEMORANDUM

To: William T. Lichter, Village Manager

From: David A. Hulseberg, AICP, Director of Community Development 

Date: January 5, 2006

Subject: Downtown Improvement and Renovation Grant Program
506 E. St. Charles Place - Parcel Number: 06-05-427-001

The Village received a request for a grant in an amount not to exceed \$23,345 for facade improvements relative to the property mentioned above.

BACKGROUND

The purpose of the Downtown Improvement and Renovation Grant Program is to increase the economic viability of Downtown Lombard by improving the aesthetics of the buildings, improving signage, and increasing the availability and ease of parking. This Program, originally approved in July, 1998, is intended to support the Village's plans to maintain a quality downtown. In 2004, this program was extended to the Lombard/St. Charles Road TIF 2 East District.

Approved applications for the Downtown Improvement and Renovation Grant Program are eligible to receive up to a fifty percent (50%) matching grant. Grants up to \$10,000 are approved administratively by the Director of Community Development. All grants above \$10,000 must be approved by the Village Board. The maximum grant amount is \$50,000. Requests for grants above \$50,000 will be considered on a case-by-case basis.

PROPOSAL

Michael Trombeta (owner of Poolside Dogs) and Jeffrey Weinberg (property owner) submitted an application to the Economic and Community Development Committee which was reviewed at their December 6, 2005 meeting. Improvements to the property included: installation of a standing seam mansard-style roof with matching screen on rear, 100 feet of fencing, asphalt paving in front of the building, new wall signage, and neon lighting on the building. Owners have already paid for and completed all of the eligible improvements. The applicant has submitted proposals listing the cost of these improvements at \$46,690 – see itemization below.

Illuminated cabinet sign
Illuminated channel letter sign
Refacing of freestanding sign
Neon on outside of building.....\$19,890

Preparation and installation of mansard roof
Installation of color-coordinated, seamless gutters
Installation of 100 feet of fencing around dining area
Repair and/or replacement of 500 sq. ft. of asphalt.....\$26,800

GRAND TOTAL \$46,690 (\$23,345 at 50%)

In accordance with the standards for the Downtown Improvement and Renovation Grant Program, the applicant will be required to submit a total of three cost estimates for the proposed improvements. The grant will be funded at 50% of the lowest responsible bid, after receipt of satisfactory evidence that the project has been completed and Owner has paid all invoices for labor and materials in connection therewith.

This property received a conditional use for two buildings on a lot of record and a front yard setback variation for an expansion to the 506 E. St. Charles Place building on October 6, 2005. One of the conditions contained within the approved Ordinance states:

7. That prior to final consideration of any Ordinances approving the requested actions on the subject property, the property owner shall provide the Village with a building elevation plan to improve the exterior of the Lombard Hobbes building so that it is compatible with the proposed Scoop's building. The Lombard Hobbes building improvements shall be completed within twelve (12) months from the date of approval of the aforementioned Ordinance.

The property at 506 E. St. Charles Place cannot be used as a restaurant unless all improvements to the Lombard Hobbes building are completed by October 6, 2006. To protect the Village's interests, staff recommends that a lien in the amount of the full grant disbursement be placed on the property so that all grant monies may be returned in the event that all conditions of approval have not been met by the deadline.

The Economic & Community Development Committee recommended approval of up to \$23,345 with a condition of approval stating that a lien be placed upon the property for the entire grant amount, and that lien payment must be due on a date certain.

RECOMMENDATION

Staff recommends that the Village Board approve an ordinance authorizing a Downtown Facade Improvement Grant in an amount not to exceed \$23,345 for the property located at 506 E. St. Charles Place pursuant to Village Ordinance 4509, with the condition that a lien be placed upon the property for an amount not to exceed \$23,345 and that lien shall be payable on October 26, 2007. Staff is also requesting a waiver of first reading.

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A DOWNTOWN FACADE
IMPROVEMENT GRANT FOR THE PROPERTY LOCATED AT
506 E. ST. CHARLES PLACE**

WHEREAS, the Village is an agent for disbursement of funds for the Downtown Improvement and Renovation Grant Program under the authority granted by the Village Board and will provide monetary grants to qualified property owners in the Lombard Downtown Tax Increment Financing (TIF) District to enhance and improve downtown buildings and parking areas (hereinafter referred to as the "Program"); and,

WHEREAS, Michael Trombetta, wishes to participate in this program for facade renovation for the building located at 506 E. St. Charles Road, Lombard, Illinois; and,

WHEREAS, Jeffrey Weinberg (hereinafter referred to as "Owner"), supports an application to participate in this program for facade renovation for the building located at 506 E. St. Charles Road, Lombard, Illinois; and,

WHEREAS, the Project will complement and support the Village's plans to maintain a quality Central Business District;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Village shall provide Owner with a grant of up to \$23,345 pursuant to the Program (hereinafter referred to as the "Grant"). Such Grant shall be available to Owner upon the authorization of the Village's Director of Community Development, after receipt of satisfactory evidence that the Project has been completed and Owner has paid all invoices for labor and materials in connection therewith.

SECTION 2: The Applicant and Owner of 506 E. St. Charles Road agree that the project will be performed in accordance with the Building Elevations prepared by Randy B. Przyn, dated October 27, 2005 and attached as Exhibit "A," Site Plan prepared by Randy B. Przyn, dated October 27, 2005 and attached as Exhibit "B," and the project cost estimates, attached hereto as Exhibit "C."

SECTION 3: The Owner will comply with the following/taking the following actions in connection with the Project:

a. Comply with all regulations and standards of the Program and all applicable building codes of the Village.

b. Take all reasonable action to assure completion of the Project within six (6) months from the date of the adoption of this Ordinance. Failure to complete the Project within six (6) months from the date of the adoption of this Ordinance shall result in forfeiture of the Grant.

c. Allow inspection of the Project by authorized employees of the Village to assure compliance with federal, state, and local regulations related to the Grant, as well as compliance with applicable building codes of the Village.

d. Maintain the financial records that pertain to the Project, and allow access thereto by authorized employees of the Village. At a minimum, all contracts, change order, bills, invoices, receipts, cancelled checks and partial and final waivers of liens shall be maintained and made available to the authorized employees of the Village.

e. Submit copies of all final waivers of lien, cancelled checks and invoices related to the Project to the Department of Community Development.

SECTION 4: The Owner agrees to maintain the business at 506 E. St. Charles

Place Avenue in accordance with all Village codes and ordinances and agrees not to substantially change the use of the interior space of the building for which this Grant was received for a period of not less than three (3) years from the date of this Ordinance. Failure to maintain the business in accordance with all Village codes and ordinances, changing the use of the interior space within said three (3) year period, other than with the prior written authorization of the Village, or failing to otherwise fully comply with the terms and conditions of this Ordinance will require the Owner to make pro rated repayment of the Grant funds received by the Owner to the Village based on the following formula:

$$\text{Grant Amount} \times \frac{\text{Number of Days from Ordinance adoption to event triggering repayment obligation}}{1096} = \text{Repayment Amount}$$

SECTION 5: The Owner agrees that this Ordinance shall be recorded against the title to the property located at 506 E. St. Charles Place said property being legally described in Exhibit "B" attached hereto and made part hereof to serve notice upon future purchasers, assigns, estate representatives, successors, and all other interested persons of the conditions outlined in this Ordinance.

SECTION 6: A lien is hereby declared against the property described in Exhibit "B" in the amount of up to \$23,345, subject to said lien being released, in whole or in part, upon the Owner's compliance with the terms and conditions of this Ordinance. In the event of any such partial or full release, the Village shall record a partial or full release document to evidence same.

SECTION 7: Jeffrey Weinberg, being the legal title holder of the property described in Exhibit "B", hereby acknowledges that he has read the terms and conditions applicable to the receipt of the Grant, as set forth in this Ordinance, and agree to be bound thereby and to bind the property set forth in Exhibit "B" with the lien set forth in Section 6 above.

Jeffrey Weinberg, Owner
SUBSCRIBED and SWORN to
before me this _____ day of _____, 2006.

NOTARY PUBLIC

Passed on first reading this _____ day of _____, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this _____ day of _____, 2006.

Ayes: _____

Nays: _____

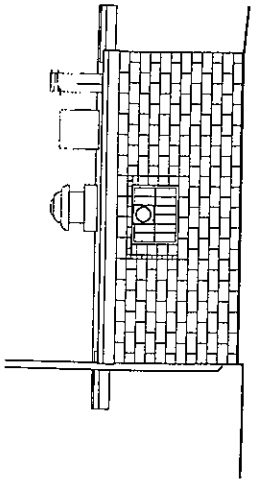
Absent: _____

Approved this _____ day of _____, 2006.

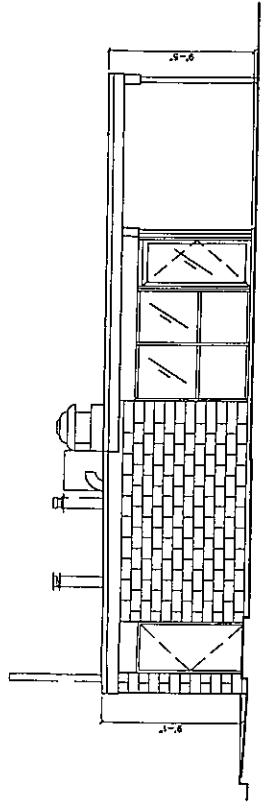
William J. Mueller, Village President

ATTEST:

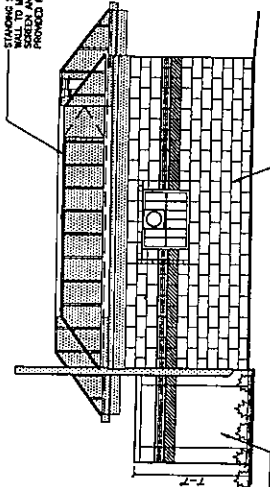
Brigitte O'Brien, Village Clerk



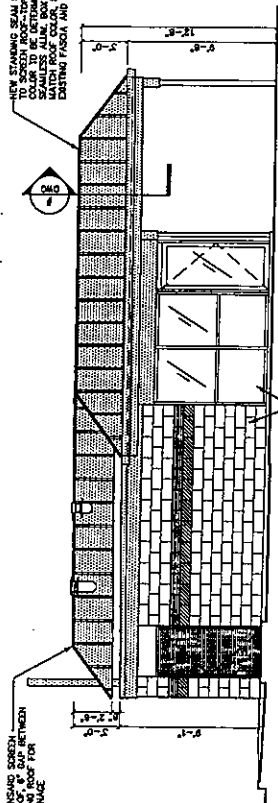
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

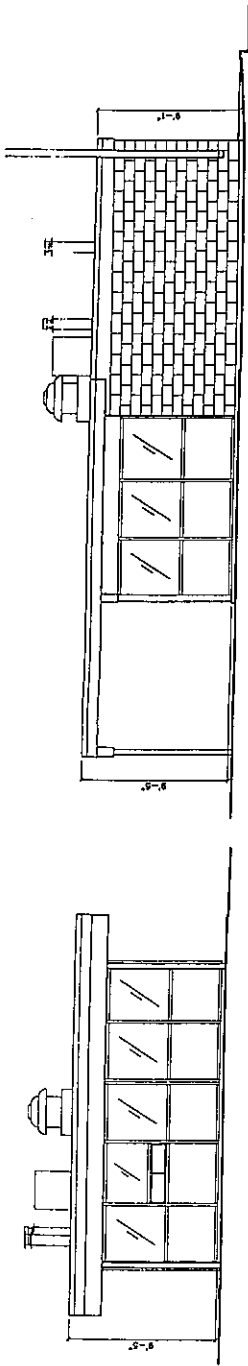
NEW STANDING SEAM METAL HANGARD TO BE INSTALLED FOR EQUIPMENT. COLORED TO MATCH EXISTING. STAINLESS STEEL BOX ATTACHED TO HANGARD. HANGARD AND SEAM TO MATCH EXISTING PATTERN AND SEAM TO MATCH.

STANDING SEAM HANGARD BETWEEN EXISTING AND PROPOSED ROOF FOR DRAINAGE.

NEW BRICK TO BE PAINTED TO MATCH EXISTING.

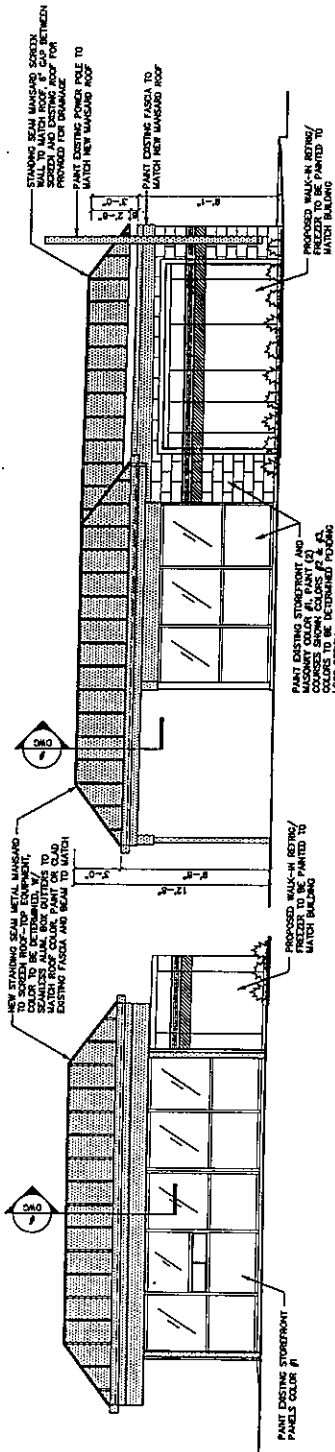
PAINT EXISTING MASONRY COLOR OF PAINT TO MATCH EXISTING. PAINT TO MATCH EXISTING. PAINT TO MATCH EXISTING. PAINT TO MATCH EXISTING.

PAINT EXISTING STONEWORK AND MASONRY COLOR OF PAINT TO MATCH EXISTING. PAINT TO MATCH EXISTING. PAINT TO MATCH EXISTING. PAINT TO MATCH EXISTING.



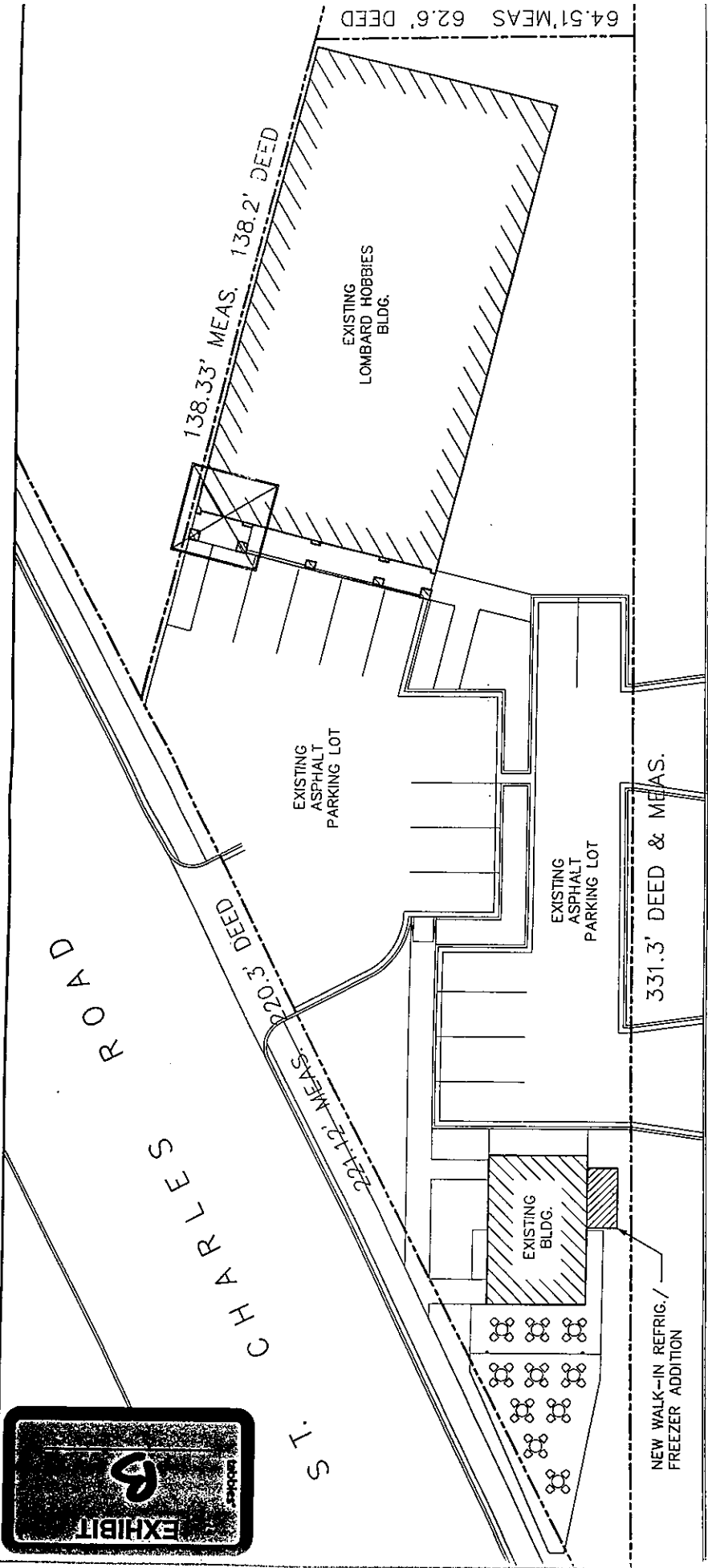
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

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



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



SITE PLAN
SCALE 1" = 20'-0"



POOLSIDE DOC
10/27/71
506 EAST ST. CHARLES, ILL.
LOMBARD, ILL. INC.

Phone: (630) 458-8707
 Fax: (630) 458-8709
 603 C Factory Road
 Addison, IL 60101



PROPOSAL

Work To Be Performed At

Proposal Submitted To

Name POOLSIDE DOGS 1/6 MILE

Street 506 N. ST CHARLES PL.

City LOMBARD

State IL

Telephone Number (630) 439-5030

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

*ILLUMINATION CHANNEL LETTERS:

PAINT KRYLAK
 50% OVER COST

BURGER BAR HOT DOGS FRIS 1/2"

*ILLUMINATED CABINET SIGN: 36" X 8'

PLATE-GLASS FACES 3/16" - LATTICING TO MATCH DNA WOOD

*RACK POLY SIGN FACES + BULBS WITH ADHESIVE (PAINT POLY)

*ILLUMINATION OUTSIDE SIGN - 100'

(PRICE INCLUDES INSTALLATION)

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 Dollars (\$ 19,890.00).
 with payments to be made as follows: 1/2, 1/2

All material property of Bright Signs until paid in full. Any alteration or deviation from above 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 upon above work.

Note — This proposal may be withdrawn by us if not accepted within _____ days

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.

Signature

Date

Bright Signs & Awnings has the right to remove any sign off any premise if not paid in full.



Date 11-30-05

JOHN BOUDREAU INC.
336 W NAPERVILLE RD
WESTMONT ILLINOIS

60559

847-514-4999

JTBHOMES@COMCAST.NET

PROPOSAL

**SUBMITTED TO: Michael Trombetta 52 Orchard Terrace Lombard
Illinois 60148**

**ADDRESS: Re: Poolside Dogs 506 East St. Charles Place Lombard
Illinois 60148**

SCOPE OF WORK

***Prepare roof for mansard construction
Leveling and demolition as necessary**

***Install metal framing for mansard parapet per plans**

***Install metal roof on mansard and parapet mechanically fastened
(MBCI or equiv.)**

***Install seamless gutters with flashing, color coordinated**

***Install new modified bitumen rubber roof with flashing**

***Install steel door with steel frame in masonry construction**

***Install approx. 100' of 42" fencing around seating perimeter per plans**

***Patch, repair or replace approx. 500' of asphalt in seating area**

\$26800.00

WARRANTY

**Manufacturer warranties will be provided
2 year labor warranty by JB Inc.**

TERMS

50% down payment, balance will be upon completion