

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 Resolution or Ordinance (Blue) Waiver of First Requested
 X Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : May 24, 2022 (BOT) Date: May 26, 2022

SUBJECT: Downtown Retail Business Grant; 100 W. St. Charles Road (Gnarly Knots)

for WH

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development

BACKGROUND/POLICY IMPLICATIONS:

The Community Development Department received an application for the Downtown Retail Business Grant Program for 100 W. St. Charles Road (Gnarly Knots). The Applicant is seeking to relocate their business. The property is located in Downtown TIF. The project is grant eligible up to \$20,000.

The ECDC recommended approval of this grant request by a unanimous vote and waived the requirement for a business plan, three quotes as well as work starting and permit being issues. Please place the attached Resolution on the May 26, 2022 Board of Trustees agenda for approval.

Fiscal Impact/Funding Source:

Review (as necessary):
Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development

MEETING DATE: May 26, 2022 *JS for WH*

SUBJECT: **Downtown Retail Business Grant; 100 W. St. Charles Road (Gnarly Knots)**

Please find the following items for Village Board consideration as part of the May 26, 2022 Board meeting:

1. Economic and Community Development Committee (ECDC) memo; and
2. A Resolution Approving a Downtown Retail Business Grant for the Property Commonly Known As 100 W. St. Charles Road.


The Community Development Department received an application for the Downtown Retail Business Grant Program for 100 W. St. Charles Road (Gnarly Knots). The Applicant is seeking to relocate their business. The property is located in the Downtown TIF. The project is grant eligible up to **\$20,000**.

The ECDC recommended approval of this grant request by a unanimous vote and waived the requirement for a business plan, three quotes, as well as work starting and the permit being issued. Please place the attached Resolution on the May 26, 2022 Board of Trustees agenda for approval.



MEMORANDUM

TO: Trustee Puccio, Chairperson
Economic and Community Development Committee

FROM: Jennifer Ganser, Assistant Director of Community Development 

DATE: May 23, 2022

SUBJECT: Downtown Retail Business Grant; 100 W. St. Charles Road (Gnarly Knots)

The Community Development Department has received an application for the Downtown Retail Business Grant for Gnarly Knots located at 100 W. St. Charles Road. They were previously located in Winfield and recently closed that location. This new location offers them the opportunity to continue to grow their business.

The property has received past grants.

Business	Year	Grant	Amount
Just Be Boutique	2009	Retail Business Grant	\$7,300.00
Fringe Salon	2012	Façade Grant – signage	\$350.00
Fringe Salon	2013	Façade Grant – signage	\$628.50
Fringe Salon	2015	Façade Grant – signage	\$900.00

The applicant is seeking to do interior renovations such as demolition, plumbing, electric, HVAC, fire safety, and interior remodeling. All work consists of interior improvements. A permit has been issued. Gnarly Knots has represented increased construction costs, not unlike other tenant buildouts.

The property is located in the Downtown TIF. The project is grant eligible up to \$20,000 (up to 50% of the eligible project costs; not to exceed \$20,000.00, unless specifically approved by the Village Board).

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.

Gnarly Knots leased the property at 100 W. St. Charles Road. A copy of the lease was provided to show they meet the three-year lease provision set forth by the guidelines.

This grant request deviates from requests in the past in the following aspects. A business plan is not included. Staff recommends waiving this requirement as Gnarly Knots is an established business, being open since 2013. Similar to the Brust Funeral Home grant in 2021, only one quote is provided. Gnarly Knots has represented that it is difficult to find contractors to not only do the work, but also provide a quote. This is something staff has been hearing from many businesses, and residents, regarding construction projects. Staff recommends waiving this requirement due to the nature of today's construction market. Last, staff recommends the allowance of Gnarly Knots having their permit and starting construction. This relates back to the nature of today's construction market and difficulty finding a contractor. Also, Gnarly Knots has left their Winfield location and can't open in Lombard until the permitted work is complete.

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.

GRANT REQUEST ELEMENTS

The applicant has submitted one bids for the proposed work and based on the bid the applicant is eligible to receive up to **\$20,000**.

<u>Contractor</u>	<u>Price Quote</u>
Streamline Craftsman	\$273,430.00

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 business grant requests.
3. The new interior would create a wanted business for the corridor and improve the building's interior.

Conditions of Approval

Staff proposes the following conditions be placed on the grant, if approved by the Village Board.

1. Permits shall be applied for and received. 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, Gnarly Knots 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, Gnarly Knots shall display the Village window sign acknowledging they received a grant.

COMMITTEE ACTION REQUESTED

This item is being placed on the May 23, 2022 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval of the requested Downtown Retail Business Grant of **\$20,000** being sought for the property at 100 W. St. Charles Rd, with a waiver of the business plan and multiple quotes as well as work starting and the permit being issued. Said recommendation is subject to the following conditions, by the ECDC:

1. Permits shall be applied for and received. 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, Gnarly Knots 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, Gnarly Knots shall display the Village window sign acknowledging they received a grant.

DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, STANDARDS, RULES & REGULATIONS FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM REASONABLE SAFETY HAZARDS. CONTRACTOR SHALL MAINTAIN ALL PUBLIC INCLUDING THE POSTING OF DANGER & OTHER WARNING SIGNS AGAINST HAZARDS.
2. DEMOLITION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND COORDINATION OF THE DEMOLITION PHASE. CONTRACTOR SHALL OBTAIN AND MAINTAIN ADEQUATE CERTIFICATE OF INSURANCE TO COVER GENERAL LIABILITY AND WORKMAN'S COMPENSATION COVERAGE.
3. DEMOLITION SHALL BE ACCOMPLISHED WITH APPROPRIATE TOOLS AND/OR EQUIPMENT SO AS NOT TO CREATE DAMAGE TO AREAS ADJACENT TO THE DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION CONTRACTOR.
4. IN THE EVENT OF THE REMOVAL OF ANY LOAD BEARING PARTITIONS OR STRUCTURE, APPROPRIATE SHORING SHALL BE PROVIDED AS REQUIRED TO SUPPORT THE ADJACENT STRUCTURE TO SUPPORT THE FULL LOADS TO BE REMOVED WITH THE APPROPRIATE SAFETY FACTORS CALCULATION, DESIGN, AND/OR EQUIPMENT USED SHALL BE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
5. THE DEMOLITION CONTRACTOR SHALL COORDINATE THIS WORK WITH ALL OTHER APPROPRIATE TRADES.
6. DEMOLITION CONTRACTOR SHALL CONTACT ALL NEARBY PROPERTY OWNERS AND ADJACENT TENANTS FOR NOTIFICATION OF DEMOLITION WORK FOR GAS, ELECTRIC, WATER & SEWER, ETC.

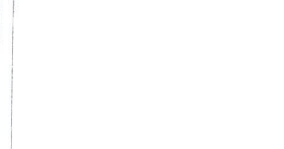
7. ALL MATERIALS, RUBBERBUSH & CERAMIC SHALL BE PROPERLY REMOVED FROM SITE. FRAMES TO BE SWEEP & CLEANED DAILY.
8. ALL OPENINGS IN EXTERIOR WALLS DURING DEMOLITION SHALL BE PROPERLY BRICKED UP AGAINST FORCED ENTRY DURING CONSTRUCTION.
9. ABANDONED PLUMBING PIPING TO BE CAPTED AT SOURCE. ABANDONED ELECTRIC CONDUITS TO HAVE WIRING REMOVED FROM CONDUITS.

DEMOLITION SCHEDULE

1. NEW MASONRY R.O.
2. RELOCATE EXISTING STORAGE RACKS AS NEEDED
3. RELOCATE FRIDGE PER PLANS
4. RELOCATE EXISTING PLUMBING FIXTURES
5. EXISTING ADA PLUMBING BATHROOMS TO REMAIN
6. EXISTING WIRING TO REMAIN
7. EXISTING PLUMBING FIXTURES TO REMAIN
8. EXISTING (IS/ET) FURNITURE TO REMAIN
9. EXISTING GREASE TRAP TO REMAIN. 75 GALLON - 3FT DEEP - 25" @ 8" CAP
10. EXISTING COLUMN AND BEAM TO REMAIN
11. EXISTING ELECTRICAL PANEL
12. EXISTING ELECTRICAL PANEL
13. REMOVE EXISTING FIRE PLACE. CAP ANY EXISTING GAS LINES
14. NOT USED
15. NOT USED

DEMOLITION LEGEND

- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN



THESE DRAWINGS HAVE BEEN PREPARED AT AND/OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMFORM AND COMPLY WITH ALL OF THE RELEVANT BUILDING CODES AND ORDINANCES.

DOROTA E. BETANCUR
001-081171

REGISTERED ARCHITECT
STATE OF ILLINOIS

EXPIRES 11/30/22

SEAL: *Dorota E. Betancur*

100 W. ST CHARLES RD.
LOMBARD, IL 60148

GMARYL KNOTS PRETZEL
COMPANY

NO.	DATE	REVISIONS

DRAWING TITLE
EXISTING PLANS

JOB No. 100-20251

DRAWN BY: D. ROMAN

ISSUE DATE: Issue Date

SHEET NO. **A110**

① Existing 1st Floor Level
1/4" = 1'-0"

② Existing Basement Level
1/4" = 1'-0"



PLAN LEGEND	
[Line style]	EXISTING
[Line style]	NEW

GENERAL NOTES

- ALL SUBCONTRACTORS SHALL VERIFY THAT THEY HAVE THE CORRECT TRADE PACK TO COMPLEMENT OF ANY WORK.
- ALL GRANITE COUNTERTOPS SHALL BE IN NORTH AND ADJACENT TO ANY WORK.
- ALL SUBCONTRACTORS ARE LIABLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CHICAGO CONSTRUCTION CODE.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CHICAGO ELECTRICAL CODE.
- ALL MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CHICAGO MECHANICAL CODE.
- ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CHICAGO PLUMBING CODE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CHICAGO CONSTRUCTION CODE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CHICAGO CONSTRUCTION CODE.

LIFE SAFETY NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CHICAGO CONSTRUCTION CODE.
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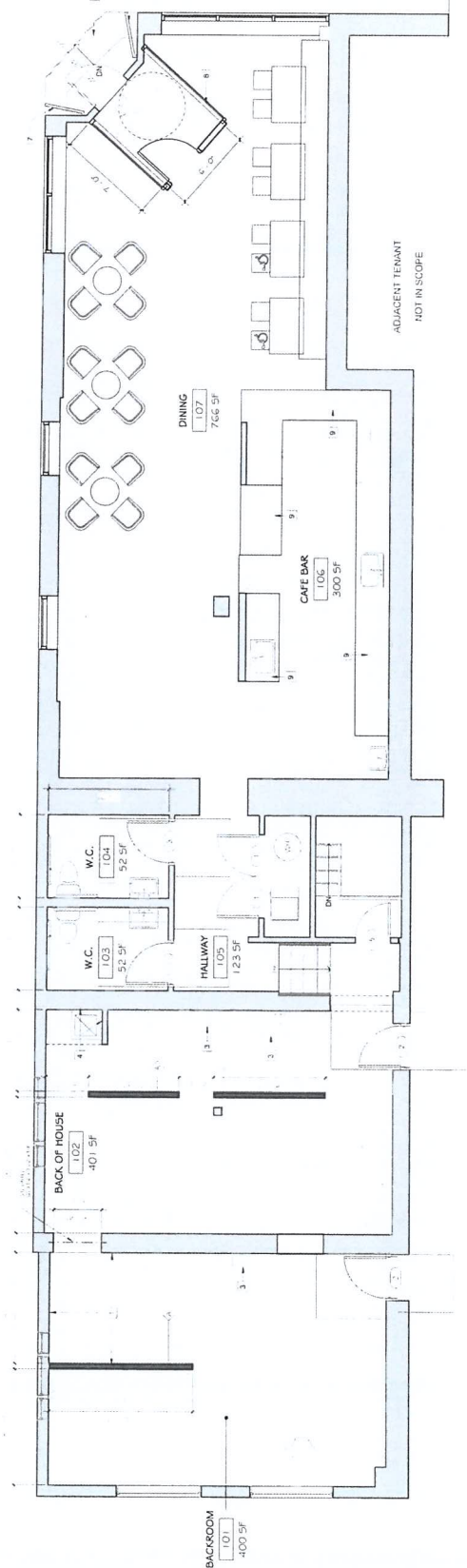
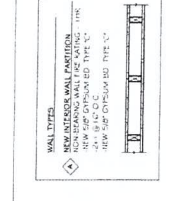
REWORKING NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CHICAGO CONSTRUCTION CODE.
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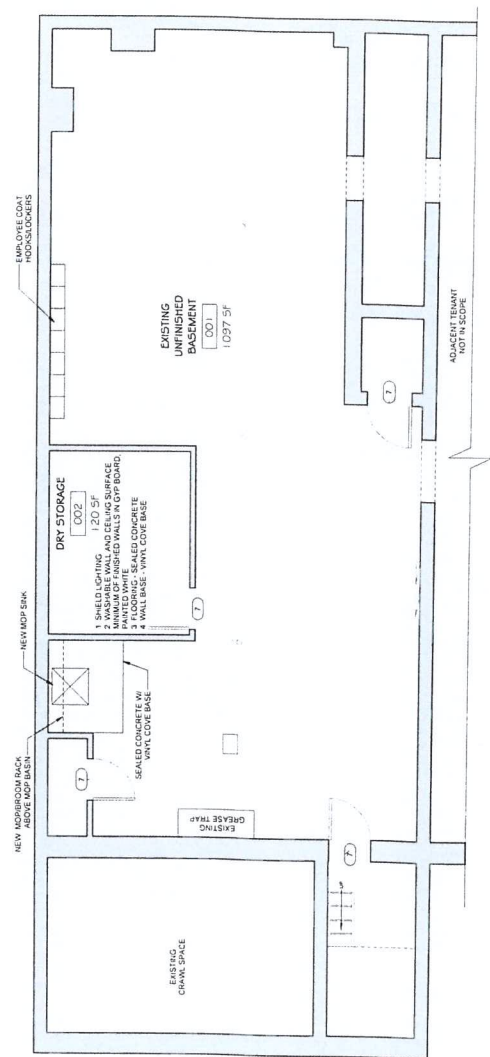
DOOR SCHEDULE

Mark	Count	Operation	Phase Created	Width	Height	Comments
1	2	Swing	Existing	3'-0"	6'-8"	
2	2	Swing	Existing	3'-0"	6'-8"	
3	3	Swing	Existing	3'-0"	6'-8"	
4	1	Swing	Existing	3'-0"	6'-8"	
5	1	Swing	Existing	3'-0"	6'-8"	
6	1	Swing	Existing	3'-0"	6'-8"	
7	4	Swing	Existing	2'-0"	6'-8"	

NOTE: CONTRACTOR TO VERIFY ALL DOOR SIZES BEING INSTALLED IN EXISTING OPENINGS



- KEY NOTES**
- SEAL THE WALK-IN COOLER TO THE WALL
 - PROVIDE A COVE BASE BEHIND THE BAR
 - PROVIDE A STAINLESS STEEL SPLASH GUARD ON THE ADJACENT SIDE OF ALL HAND SINKS
 - PROVIDE FET UP TO THE MCP RACK ABOVE THE MCP SINK
 - MILLWORK SHELVING UNITS BEHIND BAR; CUT OUT THE BOTTOM SHELF AND INSTALL AN ACCESS PANEL IN IT.
 - 6" C TO PATCH STAIR WALKING SURFACE
 - NEW WALL MOUNTED 36" HT. HANDSAIL
 - STORE FRONT VESTIBULE
 - ALL CABINETS TO HAVE 6" TOE KICK, THAT CAN BE EASILY REMOVED WITHOUT THE USE OF TOOLS



ARCHITECT
Studio BE
 Design, Inc.
 100 W. 51st Street
 Chicago, IL 60611
 TEL: 312.746.8348
 WWW.STUDIOBE.COM
 CONSULTANTS

THESE DRAWINGS HAVE BEEN PREPARED AT AND FOR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES.



EXPIRES: 11/30/22

GNARLY KNOTS PRETZEL COMPANY
 100 W. 51st CHARLES RD.
 LOMBARD, IL 60148

NO.	DATE	REVISIONS

DRAWING TITLE
PROPOSED PLANS

JOB No. 100-1002
 DRAWN BY
 ISSUE DATE Issue Date

SHEET No
A120

THESE DRAWINGS HAVE BEEN PREPARED AT AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL BUILDING CODES AND ORDINANCES.



REVISED: 1/18/22
 SIGNATURE: *Dorota E. Betancur*

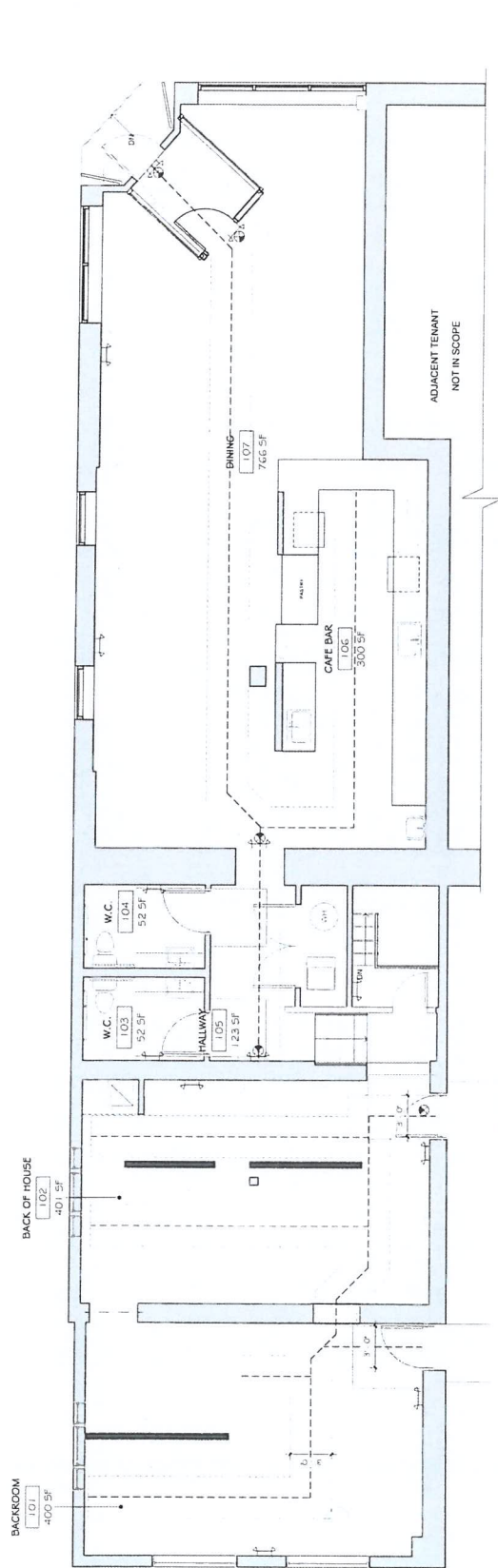
GNARLY KNOTS PRETZEL COMPANY
 100 W. 51 CHARLES RD.
 LOMBARD, IL 60146

NO.	DATE	REVISIONS

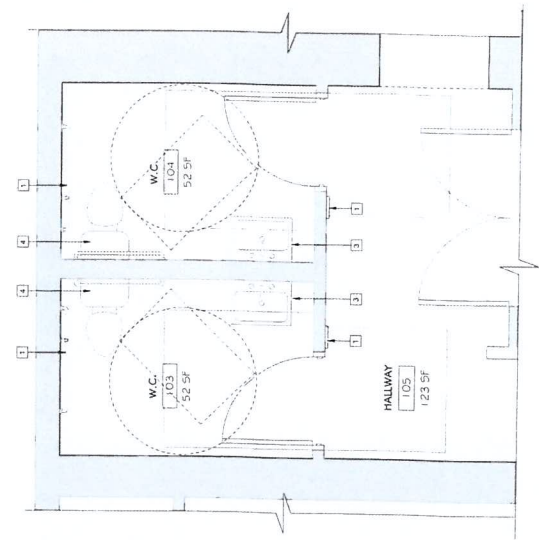
DRAWING TITLE
EGRESS PLAN

JOB No. 1001-21
 DRAWN BY: ALLEN
 ISSUE DATE: Issue Date
 SHEET No.

A121



① Egress 1st Floor Level
 1/4" = 1'-0"



KEY NOTES

- ADA COMPLIANT GRAB BARS RE ABOVE FOR MOUNTING LOCATION
- ADA SIGNAGE
- EXISTING ADA COMPLIANT SINK IN EXISTING LOCATION TO REMAIN
- EXISTING ADA COMPLIANT TOILET IN EXISTING LOCATION TO REMAIN
- NOT USED
- NOT USED
- NOT USED
- NOT USED
- NOT USED

OCCUPANCY TYPE LEGEND

- IBC FIXED SEATING
- IBC BUSINESS
- NOT IN SCOPE

FLOOR OCCUPANT LOAD CALCULATIONS			
REGION NAME	AREA	CLASSIFICATION	OCCUPANT LOAD ALLOWED
BACKROOM	400	2018 IBC	3
BACK OF HOUSE	400	2018 IBC	3
CAFE BAR	300	2018 IBC	1.5
DINING	543	2018 IBC	36.2
T.O. FLOOR SUBER			43
OCCUPANT LOAD PREPARED			2
OCCUPANT LOAD ALLOWED			2
GROSS OR NET AREA			2
NET			2
NET			2
NET			2
NET			37

THESE DRAWINGS HAVE BEEN PREPARED BY AND/OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES.



EXPIRES: 03/31/2022
SIGNATURE: *D. Betancur*

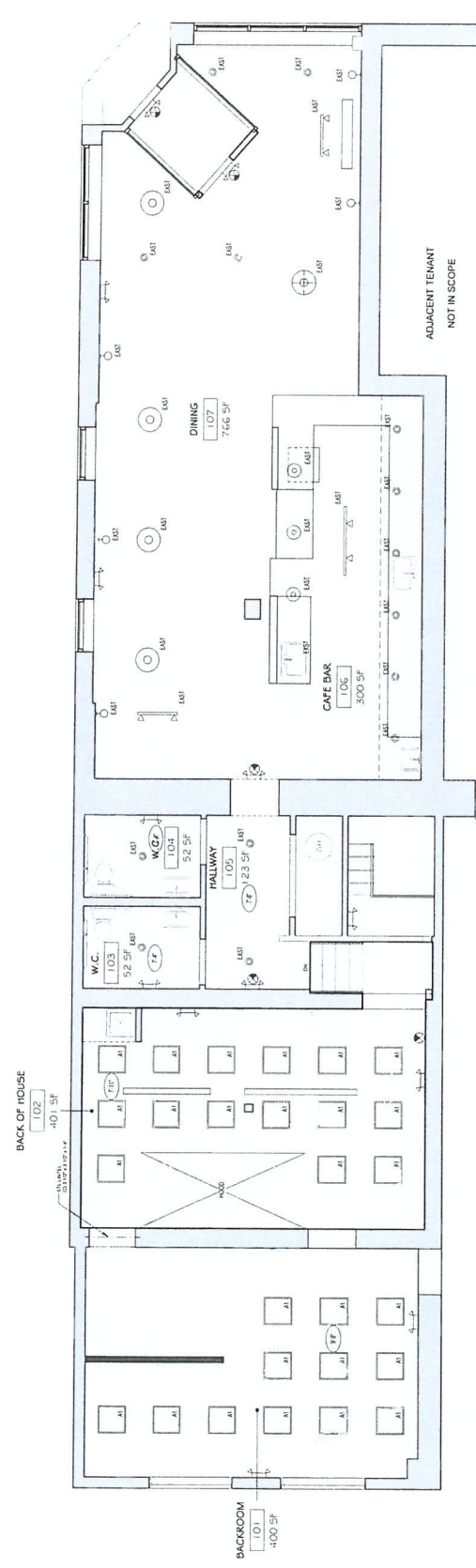
GNARLY KNOTS PRETZEL COMPANY
100 W. ST. CHARLES RD.
LOMBARD, IL 60146

NO.	DATE	REVISIONS

DRAWING TITLE
RCP

JOB No. 100-2021-1
DRAWN BY: *Architect*
ISSUE DATE: *Project Date*

SHEET No.
A122



① RCP-1st Floor Level
1/4" = 1'-0"

SYMBOL	MARK	DESCRIPTION	MANUF.	MODEL	LAMP	TOTAL WATTS	LENS	MOUNTING HEIGHT	NOTES
○	LST	FLOOR DOWNLIGHT			TRIM 1/2"	15W			
○	LST	REcessed CEILING FIXTURE	BY PANNA		REcessed	15W			
○	A1	BARRE MOUNTED REcessed DOWNLIGHT			REcessed	15W			
○	LST	WALL MOUNT SOCKET			15W				
○	LST	POOR LIGHT MOUNT BACK			15W				

Streamline Craftsman
32433 N Forest Dr
Grayslake, IL 60030
mark@streamlinecraftsman.com
www.streamlinecraftsman.com



ADDRESS

Gnary Knots
100 W St. Charles Rd
Lombard, IL 60148

Estimate 199

DATE 03/28/2022

EXPIRATION DATE 04/18/2022

JOB DESCRIPTION

Restaurant Renovation

SERVICE	ACTIVITY	QTY	RATE	AMOUNT
Demolition	Site Prep, Debris Removal & Haul off			9,500.00

SERVICE	ACTIVITY	QTY	RATE	AMOUNT
Plumbing	<ul style="list-style-type: none"> - Camera existing plumbing main & provide report - Disconnect & make-safe for relocation: All Fixtures referenced in P200 - Remove existing grease trap & associated piping - Provide & Install Schier GB75 Grease Interceptor - 75 Gallon - Re-work existing grease waste & vent piping to accommodate new and relocated plumbing fixtures <p>Connect the following to hot & cold water piping for distribution:</p> <ul style="list-style-type: none"> - (2) Hand Sinks - (1) Prep Sink - (1) Kettle Faucet - (2) Oven Connections - (1) Dishwasher - (1) Relocated Ice Machine - (1) Relocated 3 Compartment Sink <ul style="list-style-type: none"> - Install (2) wall mounted hand sink and pipe indirect waste connections to grease waste piping - Provide & Install mixing valve at (2) hand sinks - Provide & Install pressure reducing valve for Dishwasher - Final Connection done by Others - Provide & Install new angle stops at existing sinks in cafe area - Re-work existing drain & waste piping at existing sinks in cafe area - Provide & Install new faucets at existing sinks in cafe area - Provide & Install backflow devices to the required equipment - Provide & Install 6" PVC piping for soda sleeve <p>Added:</p> <ul style="list-style-type: none"> - Basement Area Mop Sink <p>* This price does not include repairs to existing fixtures, rodding of existing mains, repairs or replacement to existing hot water heater, repairs or replacement to existing floor drains or floor sinks, repairs to existing water filtration system, providing & installing new sink in cafe area, pump-out port on exterior building for grease trap</p> <p>To certify the existing building main RPZ and additional cost of \$250 will be required</p>			39,488.00

SERVICE	ACTIVITY	QTY	RATE	AMOUNT
Electrical	<ul style="list-style-type: none"> - New 400AMP service panel with CT, meter socket, new grounding & panel boards - Replace existing electrical panel <p>Power Hook up of Equipment:</p> <ul style="list-style-type: none"> - Hood Fan - Walk-in Cooler - Receptacles - Dining Room Power <p>Lighting*:</p> <ul style="list-style-type: none"> - (18) 1'x4' LED Flat Panel flush mount fixtures - Switching - Astronomic Timer - (2) Signage power to weatherproof switch - Remove & Replace existing soffit cans - Install (15) light fixtures - Owner Provided - (3) Basement Receptacles <p>* Reworking or installing new track lighting in the cafe area and occupancy sensors are not included in the price.</p>			87,446.00
HVAC	<p>Kitchen Hood/Makeup Air*</p> <ul style="list-style-type: none"> - Installation of Hood & Makeup Air Unit with necessary duct work to the hood and gas piping from meter to Makeup Air unit - Installation includes roof penetrations and portal <p>Ductwork</p> <ul style="list-style-type: none"> - New 14x8 oval spiral in kitchen storage area with necessary grilles & registers - Rework Ductwork in the kitchen for new diffuser & Grille locations - Includes test and balance <p>*Cost of Hood is not included in the this price. Owner to provide. A test an balance will be done once installed</p>			61,296.00
Exterior	Roof Patches & Sealing from Ductwork penetrations			1,700.00
Fire Safety	Budget Allowance			5,000.00

SERVICE	ACTIVITY	QTY	RATE	AMOUNT
Site Construction	<ul style="list-style-type: none"> - Refinish of existing flooring - 800sq' - Purchase & Install bar/counter area facade - Tile Entryway - Installation Only - Custom Shelving at windows and behind bar/counter area - Ceiling wall coverings - Installation Only - Wall Graphics - Installation Only - Menu Board Installation - Painting in cafe area - Drywall Work in cafe area - Mens & Women's Bathroom refresh <p>Added:</p> <ul style="list-style-type: none"> - Basement Area Dry Room - Epoxy Kitchen Area Floors <p>*Menu board, glass vestibule, benches, tables & furnitures not included in the price.</p>			69,000.00

The above Estimate is based on drawings created by Studio BE Design, Inc dated 1/24/2022 - Job # 100-2021

TOTAL	\$273,430.00
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Accepted By

Accepted Date

**DOWNTOWN RETAIL BUSINESS GRANT PROGRAM
APPLICATION**

1. A. Building Address: 100 W. St Charles Rd Lombard
B. Property Identification Number: _____

2. A. Business Owners Name: Stephanie McLoughlin / Matt Finn
B. Business Owners Address: 100 W Washington Blvd
Lombard IL 60148
C. Business Owners Phone (daytime): (202) 661-2883
D. Business Owners Email: gnarlyknots@rocketmail.com

3. A. Property Owners Name: Patricia Vlahos
B. Property Owners Address: 100 W. St. Charles Road
Lombard
C. Property Owners Phone (daytime): (630) 6700948

3. Lease Terms: 3, 5 year options

4. Description of Business (use additional paper if necessary):
Full Service coffee & pretzel shop

5. Proposed Improvements associated with the project (use additional paper if necessary):
① Kitchen Buildout (Hood / Walk In)
② Basement Storage
③ FoH revamp - cosmetic surgery
④ New HVAC
⑤ outdoor cosmetic rebrand to the building.

6. Plans/Drawings prepared by:

A. Name: Studio Be design Inc (Dori)

B. Address: _____

C. Phone (day time): 224 - 764 - 0550

D. Estimated Cost of the project: \$ 273,430.00

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) 5/5/22

Property Owner Signature [Signature] (Date) 5/5/22

Return application to:

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

RESOLUTION
R _____

**A RESOLUTION APPROVING A DOWNTOWN RETAIL BUSINESS GRANT
FOR THE PROPERTY COMMONLY KNOWN AS
100 W. ST. CHARLES ROAD**

WHEREAS, the Village disburses funds for the Downtown Retail Business Grant Program (the “Program”) under the authority of the Village Board of Trustees, and will provide monetary grants to qualified property owners in the Lombard Tax Increment Financing (TIF) Downtown District to enhance and improve buildings and parking areas; and,

WHEREAS, Gnarly Knots Pretzel Company, signed by Stephanie McLoughlin and Matthew Finn (the “Applicant”), wish to participate in this Program for renovations to the property (the “Project”) located at 100 W. St. Charles Road, Lombard, Illinois (the “Subject Property”) and,

WHEREAS, V2 Properties LLC is the owner of 100 W. St. Charles Road, Lombard, Illinois; and,

WHEREAS, the Project shall consist of those renovations to the property on the Subject Property as set forth on Exhibit “A” attached hereto and made part hereof; and,

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

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

SECTION 1: That the Village shall provide the Applicant a grant of up to twenty thousand dollars (\$20,000), pursuant to the Program (the “Grant”). Such grant funds shall be available to the Applicant upon the authorization of the Village’s Director of Community Development, after receipt of satisfactory evidence that the project components have been completed, and that the Applicant have paid all invoices for labor and materials in connection therewith.

SECTION 2: The Applicant, as well as any subsequent business or property owner, will perform the following obligations in connection with the Project:

1. Permits shall be applied for and received. 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, Gnarly Knots shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.

Resolution No. _____
100 W. St. Charles Road

4. After the grant money is paid, Gnarly Knots shall display the Village window sign acknowledging they received a grant.

SECTION 3: The Applicant, and any subsequent business or property owner, shall be required to maintain the Property in accordance with all Village codes and ordinances, and obtain any and all necessary licenses and permits required relative thereto.

SECTION 4: That the Downtown Retail Business Grant Program Agreement, relative to the Project, attached hereto as Exhibit "B" and made part hereof is hereby approved (the "Agreement")

SECTION 5: The Village may terminate the Agreement if the Applicant, or any subsequent business or property owner, fails to comply with any of the terms of the Agreement. In the event of termination, the Applicant shall be required to repay any amount of the Grant disbursed.

SECTION 6: That the Village President and Village Clerk are hereby authorized and directed to sign, on behalf of the Village of Lombard, the Agreement attached hereto as Exhibit "B".

Adopted this ____ day of _____, 2022.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2022.

Keith T. Giagnorio
Village President

ATTEST:

Elizabeth Brezinski
Village Clerk

Resolution No. _____
100 W. St. Charles Road

EXHIBIT A
Legal Description

THE EAST 50 FEET OF LOT 7 IN BLOCK 11 IN TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS

PIN(s) 06-07-204-032 and -033

ADDRESS: 100 W. ST. CHARLES ROAD

EXHIBIT B

DOWNTOWN RETAIL BUSINESS GRANT PROGRAM AGREEMENT

This Agreement is entered into this twenty-sixth day of May, 2022, by and between the Village of Lombard, Illinois, (hereinafter referred to as the “Village”), and Gnarly Knots Pretzel Company, signed by Stephanie McLoughlin and Matthew Finn (hereinafter referred to as “Applicant”) doing business at 100 W. 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”), with personal property being secured at 100 W. St. Charles Road, Lombard, Illinois. 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 Retail Business 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 interior renovations; and

WHEREAS, the Program compliments and supports the Village's plans to maintain a quality Central Business District; and

WHEREAS, 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 interior renovations to be located at 100 W. St. Charles Road, Lombard, Illinois; Program Application No.: **22-02**; with said interior 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 twenty thousand dollars (\$20,000), (hereinafter referred to as the “Grant”). 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 forty thousand dollars (\$40,000) in relation to

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100 W. St. Charles Road

the Project. 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. Permits shall be applied for and received. 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, Gnarly Knots 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, Gnarly Knots 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


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100 W. St. Charles Road

Attest: Elizabeth Brezinski , Village Clerk

APPLICANT



Stephanie McLoughlin



Matthew Finn

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100 W. 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 _____ day of _____, 2022.

Commission expires _____, 20____.

Notary Public

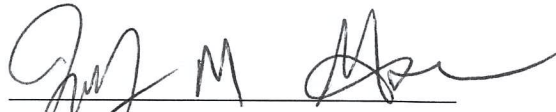
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STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Stephanie McLoughlin and Matthew Finn, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 23 day of May, 2022.

Commission expires July 7, 2025.



Notary Public



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100 W. St. Charles Road

EXHIBIT 1

Legal Description

THE EAST 50 FEET OF LOT 7 IN BLOCK 11 IN TOWN OF "LOMBARD",
BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO A PLAT THEREOF RECORDED APRIL 23, 1868 AS
DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS

PIN(S) 06-07-204-032 AND -033

ADDRESS: 100 W. ST. CHARLES ROAD

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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. The Applicant propose to install interior improvements for a relocation. The total cost of project is \$273,430 and it is grant eligible up to \$20,000.