



MEMORANDUM

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

FROM: William Heniff, AICP, Director of Community Development *WHA*

DATE: January 13, 2025

SUBJECT: Downtown Retail Business Grant; 22 W. St. Charles Road (Common Grounds – Vibe Cafe)

The Community Development Department has received an application for the Downtown Retail Business Grant (RBG) for Common Grounds (dba Vibe Café) proposed to be located at 22 W. St. Charles Road. As noted in the submitted business plan, the proposed business model will include a coffee shop, sale of prepackaged food from off-premises catering establishments, a space for art and book displays and related painting activities, and shared spaces available for co-working use by small businesses or individuals. The lessee/business owner previously operated Common Grounds coffee shop in DeKalb.

The tenant space has not previously received grants. It was last leased by Ruff Life from 2015 through mid-2024, a retail pet food and supply store.

Submitted Materials to Date

1. Retail Business Grant Application
2. An executed lease for a three year period, commencing August 1, 2024
3. A Retail Business Plan Narrative
4. Building Permit Plans for the Remodeling Project (Under Review and Not Approved)

The applicant is seeking to undertake interior renovations consisting of the following elements:

1. Interior room and restroom remodeling,
2. Plumbing upgrades (sinks and grease trap)
3. Accessibility upgrades for restroom, and
4. Electrical improvements.

A companion building permit is currently under review, which will also be reviewed by the DuPage County Health Department.

Retail Business Grant Program Components Checklist

The application narrative was reviewed relative to the RPG requirements and the following eligibility information is offered in italics after general applicability statements:

1. Expenditures

- a. Capital Costs**- Those costs associated with improvements which are permanently affixed to the building, which are not specific to the use, and which do not restrict the future use of the building. *The applicant's grant request would only pertain to the applicable ADA accessibility code requirements, repair/replacement of walls and identified electrical and plumbing improvements.*
- b. Soft Costs**- The following items shall be considered soft costs and may be eligible for the Program:

 - a. The first three (3) months of rent (*3 months @ \$3,900 = \$11,700*)
 - b. Soft costs shall not exceed twenty-five percent (25%) of the total eligible expenditures (*will be a condition of grant approval if awarded; if project is \$30,000, then the cap would be \$7,500*)

Expansion Activities: *Not Applicable; applicant is occupied existing retail space*

- 2. Amount:** The property is located within the Downtown Business Grant geographical boundaries, meaning that any grant awards would be paid out of the Village's Economic Development Fund. The project is grant eligible for up to 50% of the eligible project costs; not to exceed \$20,000, unless specifically approved by the Village Board. *The applicant's estimated project cost is \$30,000, which if confirmed through the quote and submittal process would mean that the award would be up to \$15,000.*
- 3. Ownership/Lease.** Applicants must either own or have a minimum three (3) year lease in a first-floor retail location along a public street. *The submitted lease meets this provision.*
- 4. Occupancy-** Businesses who receive Retail Business Grant funds shall remain open at the location identified in their grant application for at least five (5) years from the date of the original Retail Business Grant disbursement. *The applicant has stated that this is his intent.*
- 5. Eligible Business:** Priority will be given to retail businesses that best complement the Lombard downtown retail mix. *As the business plan notes, the use would be primarily a coffee shop, but there are also a number of ancillary activities proposed within the business plan which are intended to distinguish it from other establishments. The business plan also represents that it will meet the definition of a retail business and not a service business.*

6. **Fees.** Professional, architectural, engineering, and Village permit fees may be included in the total improvement costs. The Program will fund up to twenty-five percent (25%) or \$1,500, whichever is less, of architectural rendering fees prior to approval of the improvements. All requests for architectural rendering fees prior to approval must have proper documentation and invoices. *Architectural expenses and Village permit fees are still pending, as the plans are in review and this will item be added as a condition of approval.*
7. **Conformance.** The business owner must maintain the property in compliance with all federal and local laws, ordinances, and regulations. *The intent of the companion permit effort is to ensure compliance with current code provisions.*
8. **Administration.** Applications will be reviewed by the ECDC. The ECDC will forward a recommendation to the Village Board, who will then determine whether the Retail Business Grant should be approved. A separate request for building permits shall be submitted to the Community Development Department. *The applicant has applied for requisite permits and is following the approach noted above.*
9. **Evaluation.** Proposals shall be evaluated on their viability, their contributions to the Eligible TIF Districts' (in this case the Downtown Grant Policy) retail mix, their support to the Village tax base and their completeness and eligibility. *The applicant identified how their business would fit in the downtown environment and would be a retail sales tax and restaurant places for eating tax generator. The business plan states that Common Grounds – Vibe Café has secured initial capital of \$75,000 and are pursuing a business loan in the amount of \$150,00 for the project.*
10. **Timing.** If approved, the applicant has twelve (12) months from the date of the grant approval by the ECDC or the Village Board, whichever is applicable, to start the project and eighteen (18) months from the grant approval date to complete the project. *The applicant intends to complete construction work and be open within the next few months.*
11. **Appeals:** Not Applicable
12. **Payments and Reimbursement.** Grants shall be paid out as follows:
All restaurants shall be eligible to receive the maximum grant amount of twenty thousand and no/100 dollars (\$20,000) upfront after the improvements have been completed and all final inspections have been completed. *The proposed business plan states and the proposed improvements align with the designation that the land use is a type of restaurant.*
13. **Property Lien.** All businesses and properties, except restaurants, who receive upfront Retail Business Grant money shall be subject to a lien to be recorded against title to the property, with the property owners written consent, to cover the pro rata share of capital

costs paid upfront. As previously noted, the proposed restaurant use would not be subject to a lien provision.

14. **Business Plan.** Business plans shall be reviewed by the College of DuPage Small Business Development Center (SBDC) prior to submitting same to the Village. *The applicant meets this provision and has been working with the SBDC on refining their financial projections accordingly, all in order to provide the best opportunity for business success. Separately in addition to the proposed Village grant, the applicant is also working on securing a Small Business Administration Loan for the project.*
15. **Procedural Requirements.** *Staff has been informing the applicant of procedural elements associated with the grant application and the applicant is intending to meet the program criteria. As of January 9, the applicant is striving to secure final quotes for the work to be performed – this will either be provided prior to the ECDC meeting, or in the alternative, the ECDC can consider a possible caps based upon the estimated project cost along with such final quotes being submitted prior to Village Board consideration of any Retail Business Grant Program Agreement.*

STAFF COMMENTS & RECOMMENATION

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 (Gnarly Knots is the most recent example).
3. The proposed business (coffee shop and art supply/gathering space use) would be a bit unique to the downtown.

COMMITTEE ACTION REQUESTED

This item is being placed on the January 13, 2025 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval of the requested Downtown Retail Business Grant being sought for the property at 22 W. St. Charles Rd, with a waiver of the multiple quote requirements, if deemed acceptable. Said recommendation is subject to the following conditions by the ECDC:

1. The proposed grant award shall not exceed 50% of the eligible project costs or \$15,000, whichever is less. Soft costs and administrative costs shall not exceed the amounts set forth within the Retail Business Grant Program. The final award shall be based upon submittal of and final review and approval of estimated contractor quotes, as deemed appropriate and applicable by the Village, prior to consideration by the Village Board

2. Building permits shall be applied for and issued by the Village and the DuPage County Health Department. Any work undertaken associated with the tenant space prior to the grant approval shall not be considered eligible as part of the grant award.
3. Work shall be meet the commencement and completion provisions within the Program.
4. Before the grant can be paid out, the applicant shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.
5. After the grant money is paid, the applicant shall display the Village window sign acknowledging they received a grant.

**RETAIL BUSINESS GRANT PROGRAM
APPLICATION**

1. A. Building Address: 22 West St. Charles Road, Lombard IL
B. Property Identification Number: _____

2. A. Business Owners Name: _Jeffery Foster_____
B. Business Owners Address: _134 Fellows Court Apt E, Elmhurst IL_____

C. Business Owners Phone (daytime): (815)_859-6242_____
D. Business Owners Email: _artvibecafe@gmail.com_____

3. A. Property Owners Name: _Jacob Grad_____
B. Property Owners Address: _1316 Sherman Avenue, Suite 234, Evanston IL_____

C. Property Owners Phone (daytime): (773)_334-1100_____

3. Lease Terms: _3 years_____

4. Description of Business (use additional paper if necessary):
Common Grounds – Vibe Café
Coffee, Tea and Smoothie Bar, Art Studio and Used Book Store.
Bakery and snacks provided by a local catering service.

5. Proposed Improvements associated with the project (use additional paper if necessary):
_Hand sink(s) 3 compartment sink, on site drain, bathroom widening for ADA

OFFICE BUILDING LEASE

Location: 22 W. St. Charles Road, Lombard, Illinois.

1. PARTIES: This Lease, dated as of July 23, 2024, is made by and between ARC St. Charles LLC, an Illinois Limited Partnership (herein called "Lessor"), and Common Grounds Coffee, Tea and Smoothies, LLC (herein called "Lessee").

2. PREMISES: Lessor hereby leases to Lessee and Lessee hereby leases from Lessor that certain space containing approximately two thousand, eighty (2,080) square feet and referred to as 22 W. St. Charles Road, Lombard, Illinois as shown in Exhibit A (herein called "Premises"), at the building commonly known as 26 W. St. Charles Road (herein called "Building" or "Property"). There is no lower level storage provided under this Lease.

3. USE: Lessee shall use the Premises for a coffee and drink shop and related activities and no other purpose and shall not use the Premises for any use which is not consistent with the present character of the Building.

4. RENT: Lessee agrees to pay the Lessor as rent, without notice, demand, or set off, the sums indicated on Exhibit B.

5. TERM: The Lease term is indicated in Exhibit B. The parties acknowledge that certain obligations under various articles hereof may commence prior to the Lease term, i.e. construction, hold harmless, liability insurance, etc.; and the parties agree to be bound by these articles prior to commencement of the Lease term.

6. SECURITY DEPOSIT: Lessee shall deposit with Lessor the sum of thirty nine hundred dollars (\$3,900.00) at the time of Lease signing. Said sum shall be held by Lessor as a security for the faithful performance by Lessee of all the terms, covenants, and conditions of this Lease to be kept and performed by Lessee during the term hereof. If Lessee defaults after notice, and any applicable cure periods have expired with respect to any provisions of this Lease, including, but not limited to the provisions relating to the payment of rent, Lessor may (but shall not be required to) use, apply or retain all or any part of this security deposit for the payment of any rent or any other sum in default, or for the payment of any amount which Lessor may spend or become obligated to spend by reason of Lessee's default, or to compensate Lessor for any other loss or damage which Lessor may suffer by reason of Lessee's default. Lessor shall give Lessee thirty (30) days written notice of application of the security deposit. If any portion of said deposit is so used or applied Lessee shall, within ten (10) days after written demand therefore, deposit cash with Lessor in an amount sufficient to restore the security deposit to its original amount and Lessee's failure to do so shall be a default under this Lease. Lessor shall not be required to keep this security deposit separate from its general funds. If Lessee shall fully and faithfully perform every provision of this Lease, the security deposit or any balance thereof shall be returned to Lessee (or at Lessor's option, to the last assignee of Lessee's interest hereunder) within thirty (30) days following expiration of the Lease

TO LESSOR AT: c/o Jacob Grad, Member
1316 Sherman Ave., Suite 234, Evanston, IL. 60201
TO LESSEE AT: c/o Jeffery Foster, Owner
22 W. St. Charles Road, Lombard, IL., 60148

(17) LESSEE'S STATEMENT. Lessee shall at any time from time to time, upon not less than five (5) days prior written notice from Lessor, execute, acknowledge and deliver to Lessor a statement in writing (a) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease as so modified is in full force and effect), and the date to which the rental and other charges are paid in advance, if any, and (b) acknowledging that there are not, to Lessee's knowledge, any uncured defaults on the part of the Lessor hereunder, or specifying such defaults if any are claimed, and setting forth the date of commencement of rents and expiration of the term hereof, and (c) certifying such or items as Lessor reasonably requests. Any such statement may be relied upon by the prospective purchaser or encumbrancer of all or any portion of the real property of which the Premises are a part.

(18) AUTHORITY OF LESSEE. If Lessee is a corporation, each individual executing this Lease on behalf of said corporation represents and warrants that he is duly authorized to execute and deliver this Lease on behalf of said corporation, and that this Lease is binding upon said corporation.

30. LESSOR RESPONSIBILITIES:

(1) UTILITIES AND HEATING AND AIR CONDITIONING EQUIPMENT: Lessor shall pay for electricity, water, and natural gas supplied to the Building common areas. Lessor shall pay the cost of gas to provide heat to the Premises and shall pay for water supplied to the Premises as well, except for water and gas as provided in Exhibit B, Paragraph 4. Additionally, Lessor shall be responsible for the repairs to and, seasonal maintenance of the existing HVAC system excluding ductwork and thermostats within the Premises unless said repairs are caused in part or whole by Lessee's neglect or misuse. In the event Lessee is required to install new heating, air conditioning or ventilation equipment which may be required by the Village of Lombard in conjunction with Lessee's business use, Lessee shall bear the full cost of installation and maintenance of its new HVAC equipment. Any HVAC equipment which may be required such as duct work, additional heating or air conditioning units, hoods or exhaust fans shall immediately become a fixture of the Premises and Building and shall remain at the time of Lease termination or Lessee's vacating the Premises.

(2) LANDSCAPING AND SNOW REMOVAL. Lessor shall be responsible for the cost of landscaping. Lessor shall be responsible for the cost of snow removal along the sidewalk directly in front of the building and in the back (North) stairs and landing.

(3) CLEANING. Lessor shall provide cleaning for the Building common areas. Lessor shall pay for outside garbage dumpsters.

31. LESSEE PROVISIONS:

(1) SIGNS AND ADVERTISING. At its sole cost, and with Lessor's prior approval, Lessee may install signage or lettering on the awning directly above the main entrance to the Premises. Upon the expiration of this Lease or, if Lessee vacates the Premises for any reason, Lessee shall remove any lettering or signage from the awning and restore the awning to its original form at Lessee's sole cost. In the event Lessor changes all the awnings attached to the Building, Lessor shall not be responsible for removal of

any overage charges, Lessee shall be responsible for payment of these charges to Lessor within five (5) days of written and receipted notice.

(7) CLEANING AND LIGHTBULB CHANGING. Lessee shall be responsible for, and pay the cost of, the cleaning the Premises. Lessee shall be responsible for and pay the cost of changing its light bulbs.

(8) EMERGENCY CONTACT. If Lessee has a security system installed, Lessee shall deliver the name and contact information of a 24 hour emergency person. Lessor shall not enter the Premises at any time without a designated representative present.

(9) BACK UP GENERATOR. Lessee acknowledges that there is no backup electricity generator located at, or for, the Building.

32. LOWER LEVEL STORAGE: There shall be no lower level storage in conjunction with this Lease.

33. GUARANTOR: Jeffery Foster ("Guarantor") shall be responsible for compliance on the part of Lessee with all provisions of this Lease, including costs due to Lessor relating to any non-compliance of the Lease by Lessee.

35. BROKERS. Lessee warrants that it has had no dealings with any real estate broker other than Jacob Grad, President, of Allied Realty Corporation. Jacob Grad is also a Principal in this transaction and Karen Kulczycki, Vice President, SVN Chicago Commercial. Brokers are licensed in the State of Illinois. Brokers are acting as Agent of the Lessor. Lessor shall be responsible for any fees or commissions due such broker and Lessor shall hold Lessee harmless for any claim of broker fees or commissions.

CONSULT YOUR ATTORNEY

If this Lease has been filled in it has been prepared for submission to your attorney for his approval. No representation or recommendation is made as to the legal sufficiency, legal effect, or tax consequences of this Lease.

AGREED:

Lessor: ARC ST. CHARLES LLC
ARC St. Charles LLC

[Signature]
By: Jacob Grad, Member

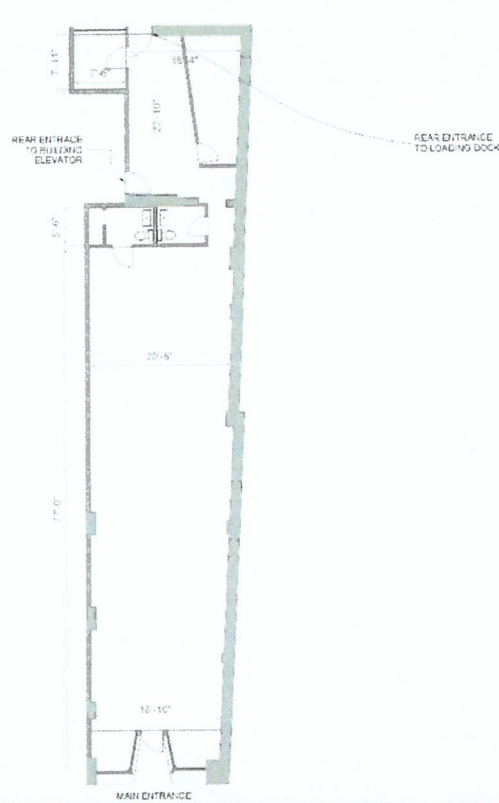
Lessee: Common Grounds LLC / Art Vibe Cafe
Common Grounds Coffee, Tea and Smoothies, LLC

[Signature]
By: Jeffery Foster, Owner

Guarantor: [Signature]
Jeffery Foster, Personally

EXHIBIT A TO OFFICE BUILDING LEASE DATED AS OF 7/23/24
LESSOR: ARC ST. CHARLES LLC
LESSEE: COMMON GROUNDS COFFEE, TEA AND SMOOTHIES, LLC
PREMISES: 22 W. ST. CHARLES ROAD, LOMBARD, IL.

LEASE PREMISES



22 W. St. Charles Road, Lombard Size: Approx. 2,080 Sq. Ft. NOTE: All measurements are internal and approximate.

Lessor Initials ARC

Lessee Initials CG

EXHIBIT B TO OFFICE BUILDING LEASE DATED AS OF 7/23/24
LESSOR: ARC ST. CHARLES LLC
LESSEE: COMMON GROUNDS COFFEE, TEA AND SMOOTHIES, LLC
PREMISES: 22 W. ST. CHARLES ROAD, LOMBARD, IL.

TERM AND RENT

1. TERM: The term of this Lease shall be 8/1/24-9/30/27

2. BASE RENT: Monthly rent shall be as follows:

8/1/24-9/30/24: None, rent abated

10/1/24-9/30/25: Thirty nine hundred dollars (\$3,900.00).

10/1/25-9/30/26: Four thousand, fifty six dollars (\$4,056.00).

10/1/26-9/30/27: Forty two hundred, eighteen dollars (\$4,218.00).

3. Rent for the month of October, 2024 shall be due at lease signing.

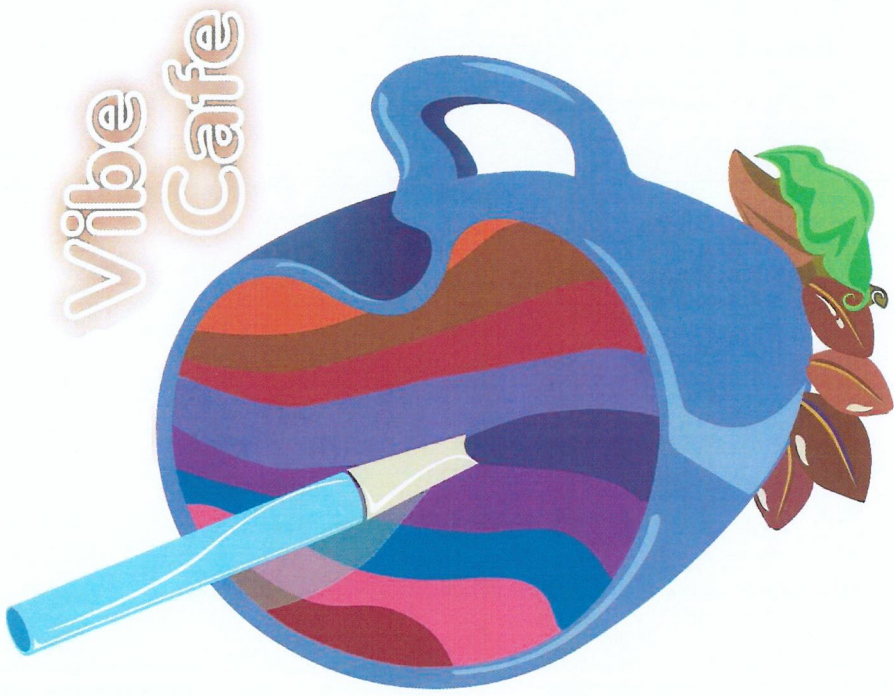
4. ADDITIONAL RENT: There is one water meter for the Building containing the Premises. Lessee is expected to increase the water and sewer consumption for the Building in conjunction with its food and drink production. Lessee shall be responsible for payment to Lessor for any increase in water and sewer usage in regard to its business. Lessor shall send Lessee an invoice not less than twice a year for Lessor's water and sewer usage. The amount of the invoice shall be determined by the difference of the then current water and sewer usage from the average usage prior to Lessee's occupancy. The rate of the billing shall be the then current rate shown on the Village of Lombard Water Bill. For purposes of the Additional Rent charge, the current water usage is ten thousand (10,000) Gallons per billing period and the sewer usage is ten thousand (10,000) Gallons per billing period. Lessor shall furnish Lessee copies of the current Village of Lombard water invoices at the time of billing. Lessee shall pay the Additional Rent charge within ten (10) days written and receipted notice of Lessor's invoice.

Additionally, there is one gas meter for the Building containing the Premises. If Lessee increases the gas usage for the building through the installation of gas stoves, food heating equipment, or additional HVAC equipment which may be required by the Village of Lombard or as a result of Lessee's business, Lessee shall be responsible for payment to Lessor for any increase in gas usage. Lessor shall send Lessee an invoice not less than twice a year for Lessor's gas usage. The amount of the invoice shall be determined by the difference of the then current gas usage from the average usage prior to Lessee's occupancy. The rate of the billing shall be the then current rate as shown on Lessor's gas provider's invoices. For purposes of the Additional Rent charge, the gas usage for the last twelve (12) month period is six and eighteen hundredths (6.18) Average Daily Therms. Lessor shall furnish Lessee copies of the current gas company invoices at the time of billing. Lessee shall pay the Additional Rent charge within ten (10) days written and receipted notice of Lessor's invoice.

Lessor Initials ARC

Lessee Initials [Signature]

COMMON GROUNDS



Executive Summary

Common Grounds - Vibe Cafe

More than a coffeeshop, our vision is meaningful face-to-face interactions in a digital society. The problem of isolated work environments and limited opportunities for creative collaboration, affects job force innovation, growth and overall human connection. By providing a fluid space adaptable to remote work, meetings, and events, offering affordable art supplies and premium beverage and snack options, the café can be a consistent place of comfort for many people.

With a new location in downtown Lombard, Illinois, the café will benefit from medium to heavy foot traffic most days of the week. Our business targets a diverse customer base of art enthusiasts and students, remote workers and educators. Profit will be based on sales of beverages and snacks (60%), Revenue projection from art supplies and books sales (25%), room rentals and events (15%). That would allow an overall annual revenue increasing by 20% very year as demand grows.

To support its growth and unique offerings, Common Grounds - Vibe Cafe is seeking capital through diverse funding sources. These include strategic partnerships with local investors, pursuit of start-up grants for innovative small businesses and art-focused community projects, and established lending options. This multi-faceted approach is to insure a long term financial investment for business launch, community stability, future growth.

Opportunity

Problem & Solution

Problem Worth Solving

The problem of isolated work environments and limited opportunities for creative collaboration. An atmosphere that addresses the growing need for meaningful face-to-face interactions in our digital world. The need for embracing diversity and finding common ground in a fast-paced society driven often driven by consumerism and selfish motives.

Our Solution

Phones down, eyes up, and cheers to the future.

Vibe Cafe is a dedicated space designed to inspire creativity and foster community. Our mission is to create grassroots settings where ideas can flourish and connections thrive among students, remote workers, and families. We envision working professionals, educators, and local artists gathering to share drinks and exchange ideas. This unique atmosphere enhances the coffee shop experience and addresses the growing need for meaningful face-to-face interactions in our digital world.

At Vibe Cafe, we prioritize:

- Affordable art supplies, books, events, and classes
- Memorable coffee and tea options with expert flavor and quality
- Delicious snacks, Italian soft drinks, spritzers, and nutritional smoothies
- A fluid space adaptable to remote work, meetings, and events
- An environment that invites creativity and fosters idea-sharing

By focusing on these elements, we aim to solve the problem of isolated work environments and limited opportunities for creative collaboration. Vibe Cafe will be a hub for innovation, learning, and the need for human connection in modern society.

Target Market

Downtown walking traffic in downtown Lombard Illinois adjacent to the commuter rail system, local bars, restaurants and boutiques. The area has heavy traffic on Saturdays and Sundays and mornings until 3pm on weekdays. The best marketing practice is to carve a unique niche. Key steps would be to develop consistent service, a workplace routine, delicious beverage offerings and fun art-focused events. The more we can cultivate a cafe community, the more we can cultivate customer traffic that isn't being addressed.

Competition

Current Alternatives

The coffee shop concept most closely aligned with our vision does not currently exist in a singular format. QuaWah House, a high-quality coffee and tea establishment, serves as a partial model, generating revenue for Muslim families and fulfilling a cultural niche while attracting consumers seeking alternatives to mainstream chains such as Starbucks. This establishment specializes in Yemeni-inspired beverages, catering to a refined palate that appreciates spiced and unsweetened drinks.

An alternative business model is exemplified by Pinot's Palette, a community art studio offering light refreshments and wine in a bring-your-own-beverage (BYOB) format. They provide classes at premium prices, attracting a diverse clientele including regular students, social groups, event participants, travelers, and local tourists. The beverages are complimentary or tip-based, rather than serving as a primary revenue stream.

Common Grounds - Vibe Cafe, aims to differentiate itself by synthesizing elements of a traditional coffee shop with an art-centric community space. This unique market positioning addresses a gap that existing alternatives have not fully explored, potentially creating a sustainable competitive advantage in the local business landscape. By integrating these diverse elements, Common Grounds - Vibe Cafe seeks to establish a novel business model that caters to the evolving needs of art enthusiasts, coffee connoisseurs, and community-minded individuals alike.

Our Advantages

Common Grounds - Vibe Cafe distinguishes itself from traditional local coffee and tea establishments by offering a unique, multifaceted business model. Our core focus is on creating an immersive environment that transcends typical café offerings. Since our inception in July 2016, we have evolved from a primary focus on coffee, tea, and smoothies to a comprehensive experience in response to market challenges, including the COVID-19 pandemic and increased competition from fast-food coffee chains such as Starbucks, Dunkin', and McDonald's.

Vibe Cafe's diversified revenue streams will be reflected in our financial statements through new categories, including:

- Rental income from multi-use workspaces
- Product sales of art supplies and materials
- Subscription-based services
- Income from art classes and "paint and sip" events
- Revenue from indoor and outdoor vendor markets (held as quarterly sales events)

These additional offerings not only provide new income sources but also support our mission to foster a vibrant community of local artists, musicians, and crafters. Furthermore, these events serve as an excellent marketing opportunity, allowing us to showcase our high-quality beverage offerings.

This distinctive approach sets us apart in the competitive café landscape, providing multiple avenues for growth and customer engagement while establishing a strong foundation for long-term success and community impact.

Execution

Marketing & Sales

Marketing Plan

Common Grounds - Vibe Cafe's marketing plan is designed to leverage its unique position as both a gourmet coffee, tea, and smoothie bar (Common Grounds) and a creative workspace (Vibe Cafe).

To reach our target markets, we will implement a multi-faceted approach:

- **In-store promotions:** We will offer beverage samples at our storefront and near train boarding areas, accompanied by discount subscription cards. These subscriptions will be tiered to align with different customer segments, encouraging repeat visits and fostering customer loyalty.
- **Digital marketing:** We will implement a QR code system for pre-ordering, catering to morning commuters and eventually expanding to evening hours. This system will streamline the ordering process and enhance customer convenience.
- **Local partnerships:** We will collaborate with local businesses, such as Righteous Kitchen, to offer baked goods, snacks, and simple meals. This partnership strategy will not only expand our product offerings but also strengthen our ties within the local business community.
- **Community engagement:** We will host art classes, events, and vendor markets to attract creatives and art enthusiasts, showcasing our unique blend of services and fostering a sense of community.

Our marketing efforts will highlight Common Grounds - Vibe Cafe's unique selling propositions. To measure the effectiveness of our marketing efforts, we will track key performance indicators such as foot traffic, subscription sign-ups, pre-order volumes, and revenue growth across our different product categories.

Sales Plan

Common Grounds - Vibe Cafe's sales plan is designed to capitalize on our unique blend of offerings.

Our sales targets are aligned with our projected 10% annual revenue increase over the next three years. We aim to achieve this growth by optimizing our sales mix across our four primary revenue streams:

- Art supplies and books (30% of revenue)
- Coffee, tea, smoothies, and snacks (35% of revenue)
- Art classes and events (20% of revenue)
- Co-working space rentals (15% of revenue)

To reach these targets, we will implement a multi-faceted sales approach. Our beverage and snack sales will be driven by our commitment to quality and unique flavors, with an emphasis on upselling and cross-selling to customers visiting for other services. We will promote our art classes and events through targeted marketing referral programs. Repeat attendance and word-of-mouth promotion is key.

By closely monitoring these metrics and adjusting our approach as needed, we aim to not only meet but exceed our sales targets, further establishing Common Grounds - Vibe Cafe as a thriving hub for creativity and community in Lombard, IL.

Operations

Locations & Facilities

Common Grounds - Vibe Cafe operates from a strategically located 2,000 square foot facility in the central business district of Lombard, Illinois. The establishment's prime positioning places it within a diverse commercial corridor, adjacent to complementary businesses including a popular bar, barbershop, Mexican restaurant, and a seasonal

retail outlet specializing in holiday merchandise, known as Fairy Tales. This advantageous location capitalizes on the synergistic effects of neighboring enterprises, potentially enhancing foot traffic and visibility for the cafe. There are 23 businesses within the 2.5 block radius of Common Grounds Vibe Cafe, and over 40 within less than a mile.

Technology

Our point-of-sale (POS) system will utilize Square with Near Field Communication (NFC) technology, ensuring efficient and secure transactions. To enhance productivity and creativity, we will offer iPad tablets equipped with Apple Pencils for rental, pre-loaded with Adobe's suite of mobile software applications. Each workspace and meeting room will be outfitted with state-of-the-art technology, including:

- 24-inch and 32-inch high-resolution displays for optimal viewing
- Charging hubs to keep devices powered throughout the day
- A large white screen in the meeting room for presentations and collaborative work

This technological infrastructure will support our mission to provide a cutting-edge environment for art enthusiasts, learners, and professionals alike, fostering creativity and productivity at Common Grounds - Vibe Cafe.

Key Metrics

At Common Grounds - Vibe Cafe, we recognize the importance of tracking key metrics to measure our performance, guide decision-making, and drive growth. As a multifaceted business combining an art space, co-working area, and gourmet beverage bar, our metrics need to reflect the diverse aspects of our operations. By closely monitoring these indicators, we can ensure we're meeting our goals and continuously improving our offerings to our varied customer base of art enthusiasts, students, remote workers, families, STEM professionals, and educators.

The following key metrics will be crucial for measuring our success and identifying areas for improvement:

- Revenue breakdown by stream:
 - Art supplies and books (target: 30% of total revenue)
 - Coffee, tea, smoothies, and snacks (target: 35% of total revenue)
 - Art classes and events (target: 20% of total revenue)
 - Co-working space rentals (target: 15% of total revenue)
- Overall revenue growth (target: 10% annual increase)
- Foot traffic (daily average and peak times)
- Customer retention rate
- Class and event attendance rates
- Co-working space utilization rate
- Inventory turnover ratio for art supplies and beverages
- Average transaction value
- Customer satisfaction score
- Social media engagement and follower growth

These metrics align closely with our business goals and unique value proposition. By tracking revenue breakdown, we can ensure we're maintaining a balanced mix of offerings that cater to our diverse customer base. Monitoring foot traffic and customer retention helps us gauge the effectiveness of our marketing efforts and the appeal of our space. Class attendance and co-working space utilization reflect the success of our community-building initiatives, while inventory turnover ensures we're efficiently managing our resources.

We will review these metrics monthly to identify trends, challenges, and opportunities. This data-driven approach will enable us to make informed decisions about inventory management, class offerings, marketing strategies, and overall business development. By consistently measuring and analyzing these key performance indicators, we can work towards achieving our projected 10% annual revenue growth while fostering a thriving creative community at Common Grounds - Vibe Cafe.

Company

Overview

Ownership & Structure

Jeffery Foster serves as the President and sole proprietor of Common Grounds - Vibe Cafe. As the owner, he holds full responsibility for the company's operations, strategic direction, and financial decisions.

Company History

Team

Management Team

Jeffery Foster, owner and creative director Kyle Moore, Financial operations director

Oliva Echavaria, Lead Barista and Trainer

Advisors

Miranda Rodriguez – Small Business Development, Waubensee College

Alex Behrens - Maple Leaf Coffee Roaster

Financial Plan

Forecast

Key Assumptions

As Common Grounds - Vibe Cafe continues to operate and grow, our financial forecast is based on several key assumptions that reflect our unique business model and market position. These assumptions are derived from our current performance, market research, and the distinctive blend of services we offer as an art-focused community space, coffee shop, and co-working area.

Our primary revenue streams are expected to come from the following sources:

- Sale of art supplies and books (30% of revenue)
- Coffee, tea, smoothies, and snacks (35% of revenue)
- Art classes and events (20% of revenue)
- Co-working space rentals (15% of revenue)

We anticipate steady growth in each of these areas, with a projected overall annual revenue increase of 10% for the next three years. This growth is based on the assumption that our unique offering will continue to attract a diverse customer base, including art enthusiasts, students, remote workers, families, STEM professionals, and educators. Our location in downtown Lombard, Illinois, with its heavy foot traffic on weekends and weekday mornings, is expected to contribute significantly to our customer acquisition and retention.

Operational costs are assumed to include rent (20% of revenue), utilities (5% of revenue), inventory (25% of revenue), staff wages (30% of revenue), and marketing (5% of revenue). We anticipate these percentages to remain relatively stable, with potential for slight decreases in inventory and marketing costs as we achieve economies of

scale. Our unique market positioning, addressing a gap that existing alternatives have not fully explored, is expected to create a sustainable competitive advantage, reducing the need for extensive marketing expenditures over time.

Financing

Use of Funds

Common Grounds - Vibe Cafe plans to secure its initial capital through a diverse range of funding sources. These include substantial savings accumulated from prior years in business, which demonstrate the owners' financial prudence and commitment to the venture. Additionally, the cafe will leverage strategic financial partnerships with local investors who share our vision for creating a vibrant community space.

To further bolster our financial foundation, we will actively pursue start-up grants specifically designed for innovative small businesses and art-focused community projects. These grants can provide crucial non-repayable funds to support our unique business model. Furthermore, we will explore various loan options, including Small Business Administration (SBA) loans, which offer favorable terms for new businesses.

By combining these funding sources, Common Grounds - Vibe Cafe aims to create a robust financial structure that will support our initial launch and provide a solid foundation for future growth. This multi-faceted approach to financing ensures we have the necessary capital to fully realize our vision of a dynamic, art-centric cafe and co-working space.

Sources of Funds

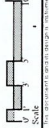
Common Grounds - Vibe Cafe has secured initial capital of \$75,000, including diversified investments. To support our launch strategy, we are pursuing a business loan of \$150,000, to be secured prior to our projected opening date

at the end of January 2025. Additionally, we are actively developing long-term partnerships and seeking strategic investors, with a notable example being our ongoing discussions with Maple Leaf Coffee Roasters in Roselle, IL.

Our funding strategy aims to ensure adequate capitalization for a successful launch and sustainable growth. We are committed to maintaining a balanced financial structure, leveraging both equity and debt financing to optimize our capital efficiency and minimize risk. As we progress, we will continually evaluate additional funding sources to support our expansion plans and enhance our service offerings.



Alan C. Clark
 License Expires 11/30/2026
 AREBE 01-014558
 State of Illinois



Scale

Energy Code Compliance:
 This project is designed to comply with the requirements of Chapter 17B-3 of the Illinois State Building Code, 2015 Edition, as amended by the Illinois State Board of Fire Marshal's Code of Chicago, August 2015. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for providing all necessary information to the appropriate authorities. The contractor shall be responsible for providing all necessary information to the appropriate authorities.

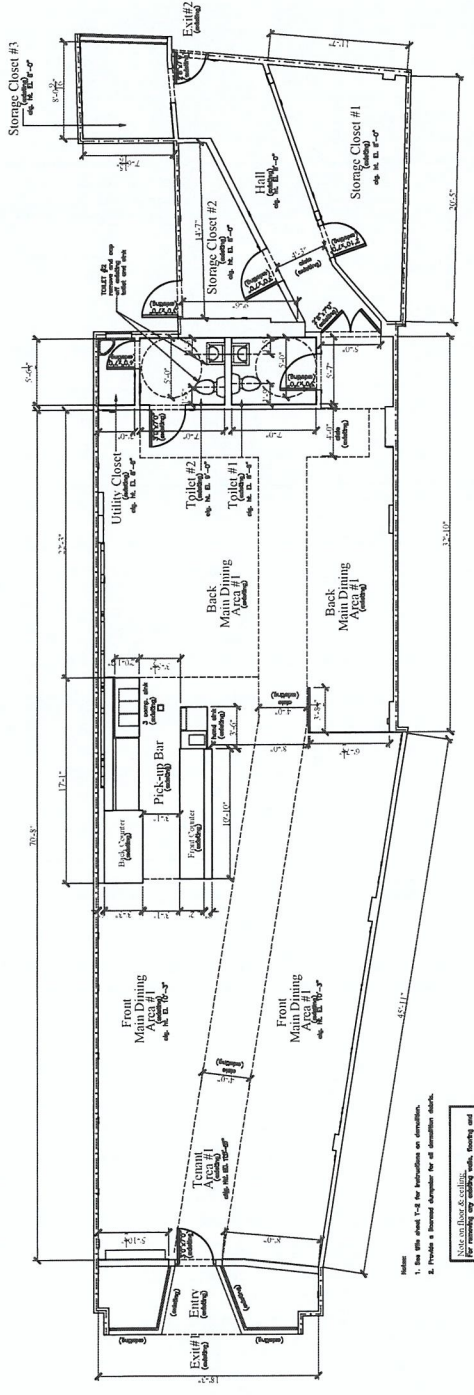
Issued for: preliminary 10-02-2018 final 08-02-2018
 by: holding 08-02-2018 permit 08-02-2018
 checked by: construction construction
 drawn by: construction construction
 sheet: A18 A18

Tenant Remodeling
 New Coffee Shop
 22 W. St. Charles Rd.
 Lombard, IL

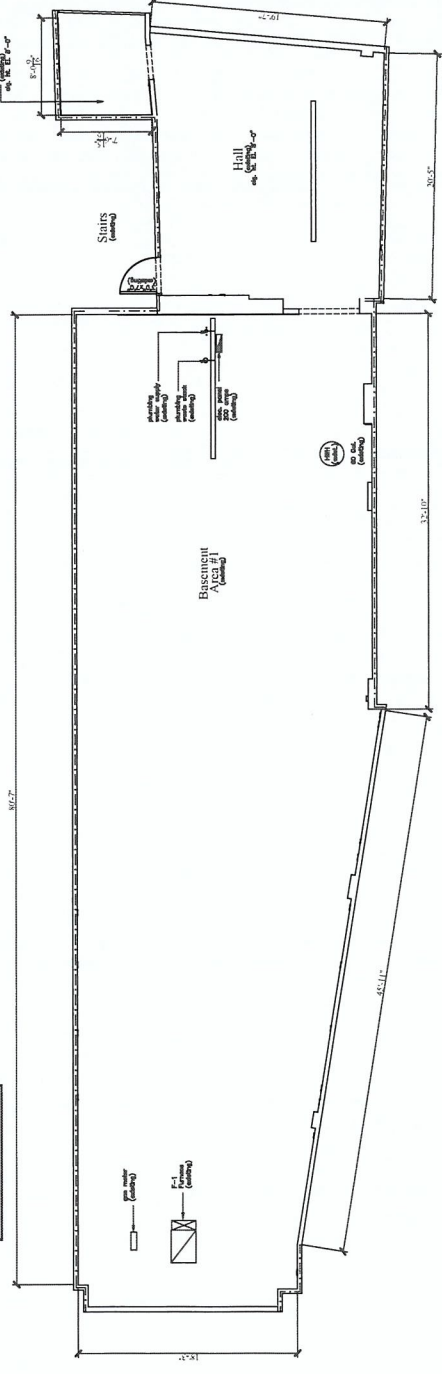
Sheet

D1

4 of 13 sheets

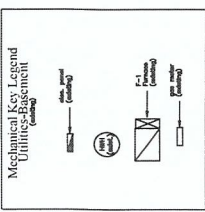


Ground Floor-Existing Plan
 Scale 1/4"=1'-0"



Basement-Existing Plan
 Scale 1/4"=1'-0"

Note: (Still need)



- 1. See site plan T-2 for location of foundation.
- 2. Provide a detailed description of all foundation details.

Notes on these drawings:
 1. These drawings are preliminary. They are not to be used for construction. They are for informational purposes only. They are not to be used for construction. They are for informational purposes only. They are not to be used for construction. They are for informational purposes only.



ARENE J. WARD
01-01-4885
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
LICENSE EXPIRES 11/30/2036

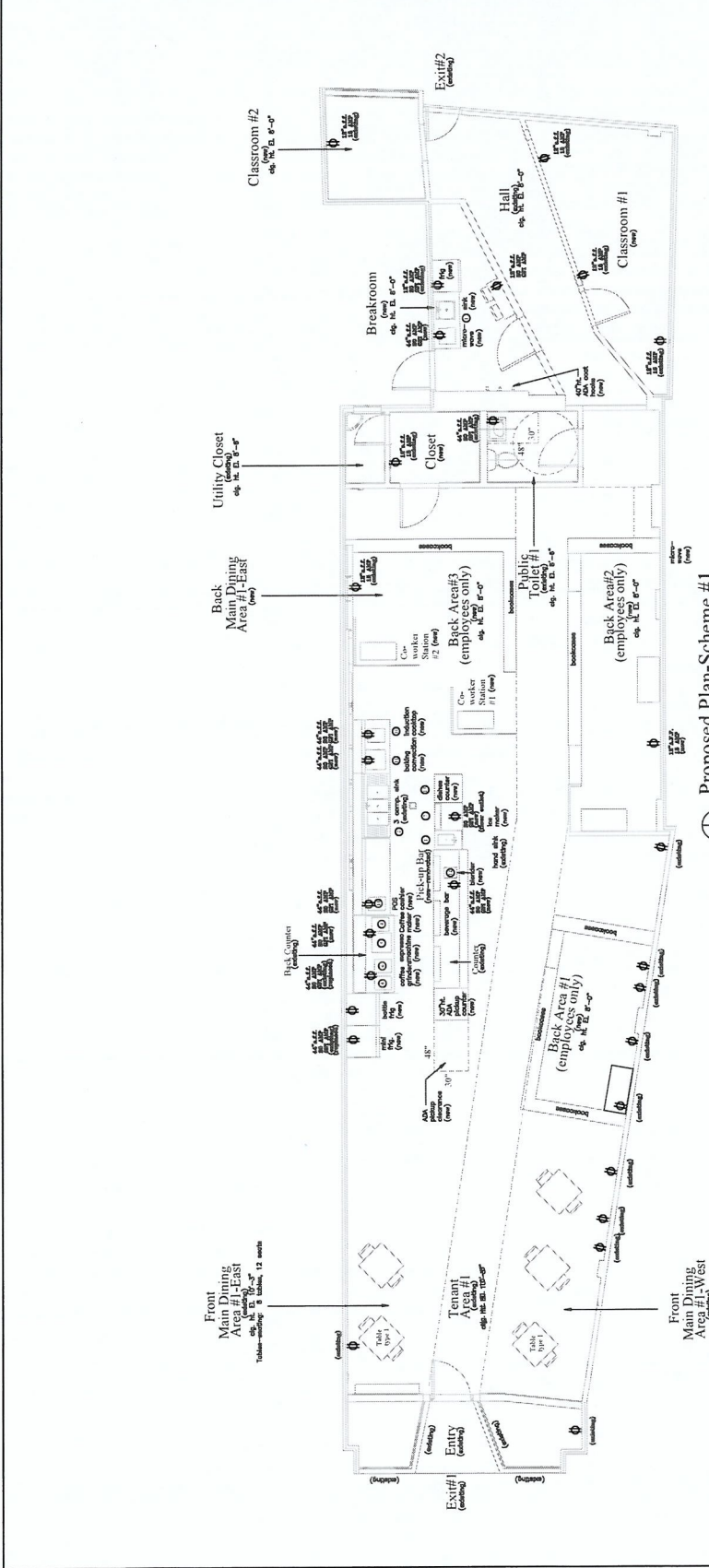
I hereby certify that, to the best of my knowledge and belief, the portions of plans prepared by me and the work shown thereon comply with the applicable provisions of the municipal code of the Village of Lombard, and the applicable provisions of the Illinois Electrical Code, as of this date.

Issued for: _____ date: _____
 preliminary 11-25-2024
 bidding 11-25-2024
 permit 11-25-2024
 construction rev. _____
 drawn by: AJW
 checked by: AJW
 client: _____

Tenant Remodeling
 New Coffee Shop
 22 W. St. Charles Rd.
 Lombard, IL

Allen Ward, Inc.
 1000 S. W. 10th St.
 Fort Lauderdale, FL 33304
 Phone: 954-571-1111
 Fax: 954-571-1112

Sheet: **E1**
 8 of 13 sheets
 11/25/2024



Proposed Plan-Scheme #1
 Scale: 1/4" = 1'-0"

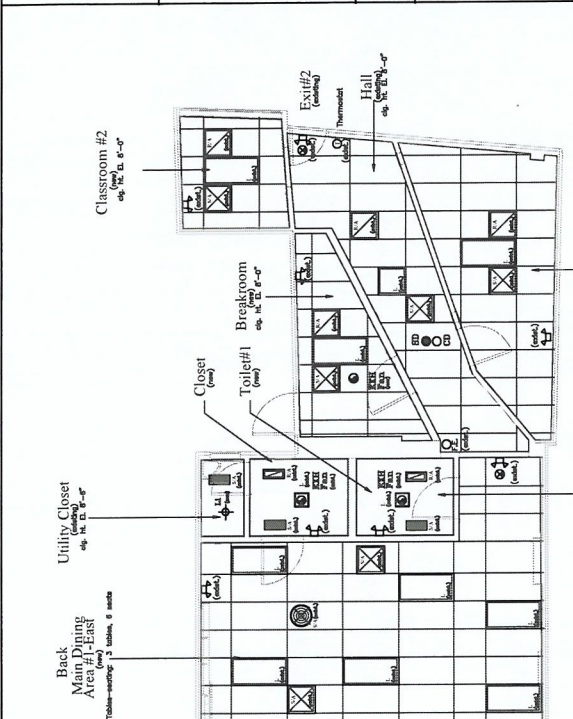
Symbol	Description	Notes
⊕	Duplex outlet (new)	
⊕	Ground Fault Interrupter (GFI) Duplex outlet	
⊕	Duplex outlet	
⊕	Floor duplex outlet	
⊕	Call light fixture	
⊕	1-way switch	
⊕	Dimmer Switch	
⊕	Smoke detector	
⊕	Carbon Monoxide detector	
⊕	CEI-mounted light-fluorescent	
⊕	Call light pull switch type	
⊕	Call light	
⊕	Recessed incandescent downlamp	
⊕	Exhaust Fan	
⊕	Phone Jack	
⊕	Track Lighting	
⊕	Modem Phone Jack	
⊕	Coaxial cable outlet	
⊕	Floor duplex outlet w/ phone jack outlet fan	
⊕	Detector spotlighting	

Fix	Fixture	Brand	Model	Size (LxWxH)	Remark
1	Single Ball Ball	Energy	1000000000	1000000000	
2	Single Ball Ball	Energy	1000000000	1000000000	
3	Single Ball Ball	Energy	1000000000	1000000000	
4	Single Ball Ball	Energy	1000000000	1000000000	
5	Single Ball Ball	Energy	1000000000	1000000000	
6	Single Ball Ball	Energy	1000000000	1000000000	
7	Single Ball Ball	Energy	1000000000	1000000000	
8	Single Ball Ball	Energy	1000000000	1000000000	
9	Single Ball Ball	Energy	1000000000	1000000000	
10	Single Ball Ball	Energy	1000000000	1000000000	
11	Single Ball Ball	Energy	1000000000	1000000000	
12	Single Ball Ball	Energy	1000000000	1000000000	

Fix	Fixture	Brand	Model	Size (LxWxH)	Remark
1	Single Ball Ball	Energy	1000000000	1000000000	
2	Single Ball Ball	Energy	1000000000	1000000000	
3	Single Ball Ball	Energy	1000000000	1000000000	
4	Single Ball Ball	Energy	1000000000	1000000000	
5	Single Ball Ball	Energy	1000000000	1000000000	
6	Single Ball Ball	Energy	1000000000	1000000000	
7	Single Ball Ball	Energy	1000000000	1000000000	
8	Single Ball Ball	Energy	1000000000	1000000000	
9	Single Ball Ball	Energy	1000000000	1000000000	
10	Single Ball Ball	Energy	1000000000	1000000000	
11	Single Ball Ball	Energy	1000000000	1000000000	
12	Single Ball Ball	Energy	1000000000	1000000000	

I hereby certify that, to the best of my knowledge and belief, the portions of plans prepared by me and the work shown thereon conform with the applicable edition of the municipal code of the Village of Lombard, Illinois, and the applicable federal laws or regulations in effect at the date of this date.

License Expiration Date: 11/30/2036



based on: preliminary 11-22-2024
 bidding 11-22-2024
 permit 11-22-2024
 construction rev.
 drawn by: AM
 checked by: AM
 client:

Tenant Remodeling
 New College Shop
 22 W. St. Charles Rd.
 Lombard, IL

Sheet: **E2**
 9 of 13 sheets
 11/22/2024

Electrical Light Legend (w/fixtures noted - by owner)

Fixtures	Description	Brand/Model	Qty	Location
U1	UL1-Ceiling Pendant Light-Pratt Display W/...	Commercial Electric		
U2	UL2-Ceiling Pendant Light-Dubery Conicals	Commercial Electric		
U3	UL3-Ceiling Track Lights	Commercial Electric		
U4	UL4-LED recessed downlighting 1.0	Commercial Electric	11	Nide, Restroom Room, Office #2
U5	UL5-LED recessed pendant lighting 2.0	Commercial Electric	18	Restrooms
U6	UL6-LED recessed pendant lighting 2.0	Commercial Electric	400	Restroom/utility
U7	UL7-Ceiling mounted-LED Sensor Light-L1	Commercial Electric	18	Restroom/utility
U8	UL8-LED recessed lighting 2.0	Commercial Electric		Class
U9	UL9-Ceiling mounted-LED Sensor Light-L1	Commercial Electric	40	Front Theater
U10	UL10-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U11	UL11-Ceiling mounted-LED Sensor Light-L1	Commercial Electric	40	Front Theater
U12	UL12-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U13	UL13-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U14	UL14-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U15	UL15-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U16	UL16-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U17	UL17-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U18	UL18-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U19	UL19-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U20	UL20-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U21	UL21-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U22	UL22-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U23	UL23-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U24	UL24-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U25	UL25-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U26	UL26-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U27	UL27-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U28	UL28-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U29	UL29-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U30	UL30-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U31	UL31-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U32	UL32-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U33	UL33-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U34	UL34-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U35	UL35-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U36	UL36-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U37	UL37-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U38	UL38-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U39	UL39-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U40	UL40-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U41	UL41-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U42	UL42-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U43	UL43-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U44	UL44-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U45	UL45-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U46	UL46-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U47	UL47-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U48	UL48-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U49	UL49-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U50	UL50-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U51	UL51-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
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U68	UL68-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U69	UL69-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U70	UL70-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U71	UL71-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U72	UL72-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U73	UL73-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U74	UL74-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U75	UL75-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U76	UL76-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U77	UL77-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U78	UL78-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U79	UL79-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U80	UL80-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U81	UL81-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U82	UL82-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U83	UL83-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U84	UL84-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U85	UL85-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U86	UL86-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U87	UL87-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U88	UL88-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U89	UL89-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U90	UL90-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U91	UL91-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U92	UL92-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U93	UL93-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U94	UL94-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U95	UL95-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U96	UL96-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U97	UL97-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U98	UL98-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U99	UL99-LED recessed lighting 2.0	Commercial Electric	40	Front Theater
U100	UL100-LED recessed lighting 2.0	Commercial Electric	40	Front Theater

Light Fixture & Emergency Light Schedule

4"x6" 2/4" Supply air register	4"x6" 2/4" Supply air register
2"x2" 2/4" Supply air register	2"x2" 2/4" Supply air register
4"x6" 2/4" Return Air Register	4"x6" 2/4" Return Air Register
2"x2" 2/4" Return Air Register	2"x2" 2/4" Return Air Register
2"x4" Fluorescent light fixture	2"x4" Fluorescent light fixture
2"x2" Fluorescent light fixture	2"x2" Fluorescent light fixture
2"x4" Fluorescent fixture w/night	2"x4" Fluorescent fixture w/night
recessed fluorescent downlamp	recessed fluorescent downlamp
light switch	light switch
3-way switch	3-way switch
Smoke detector	Smoke detector
Carbon Monoxide detector	Carbon Monoxide detector
120V battery backup-handheld, interconnected	120V battery backup-handheld, interconnected
Exit	Exit
2"x4" A.C.T. (ceiling only 1/4") (1 1/4" rating, UL-1487)	2"x4" A.C.T. (ceiling only 1/4") (1 1/4" rating, UL-1487)
Emergency Lighting	Emergency Lighting
recessed "Scan Light"	recessed "Scan Light"
UL180V, 100 lumens, 100 hours, 100 hours	UL180V, 100 lumens, 100 hours, 100 hours
normal mode, (2) 2.0W, 6 lumens, 100 hours	normal mode, (2) 2.0W, 6 lumens, 100 hours
emergency mode	emergency mode

Smoke Detector Legend

●	Smoke Detector
○	120 Volt-Handheld connected
○	Carbon Monoxide detector
○	120 Volt-Handheld connected

Notes:

1. All lights to have emergency power for all connected lights.
2. All lights to be furnished by owner and maintained by O.C. except where noted.

Electrical-Specifications Sheet



License expires 11-30-2026

Arlene J. Warda



THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF ARLENE J. WARDA, P.E. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF ARLENE J. WARDA, P.E. IS STRICTLY PROHIBITED. ANY VIOLATION OF THIS STATEMENT SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT AND THE PENALTIES THEREOF SHALL APPLY.

Energy Code Compliance:
This project does not need to comply with the Energy Conservation of the International Energy Conservation Code (IECC) as it is a non-residential building. The design and construction of this project shall comply with the applicable energy code of the Village of Lombard. Any applicable state or federal energy code shall also apply.

License Expiration Date: 11/30/26

Issued for: _____ date: _____

preliminary 11-25-2024

holding 11-25-2024

permit 11-25-2024

construction

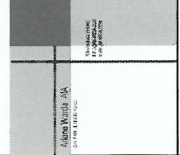
construction rev.

drawn by: _____ AM

checked by: _____ AM

client: _____

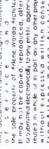
Tenant Remodeling
New Coffee Shop
22 W. St. Charles Rd.
Lombard, IL



Sheet: **E3**
10 of 13
sheets



license expires 11/30/2024
 Address: *Chicagoland*



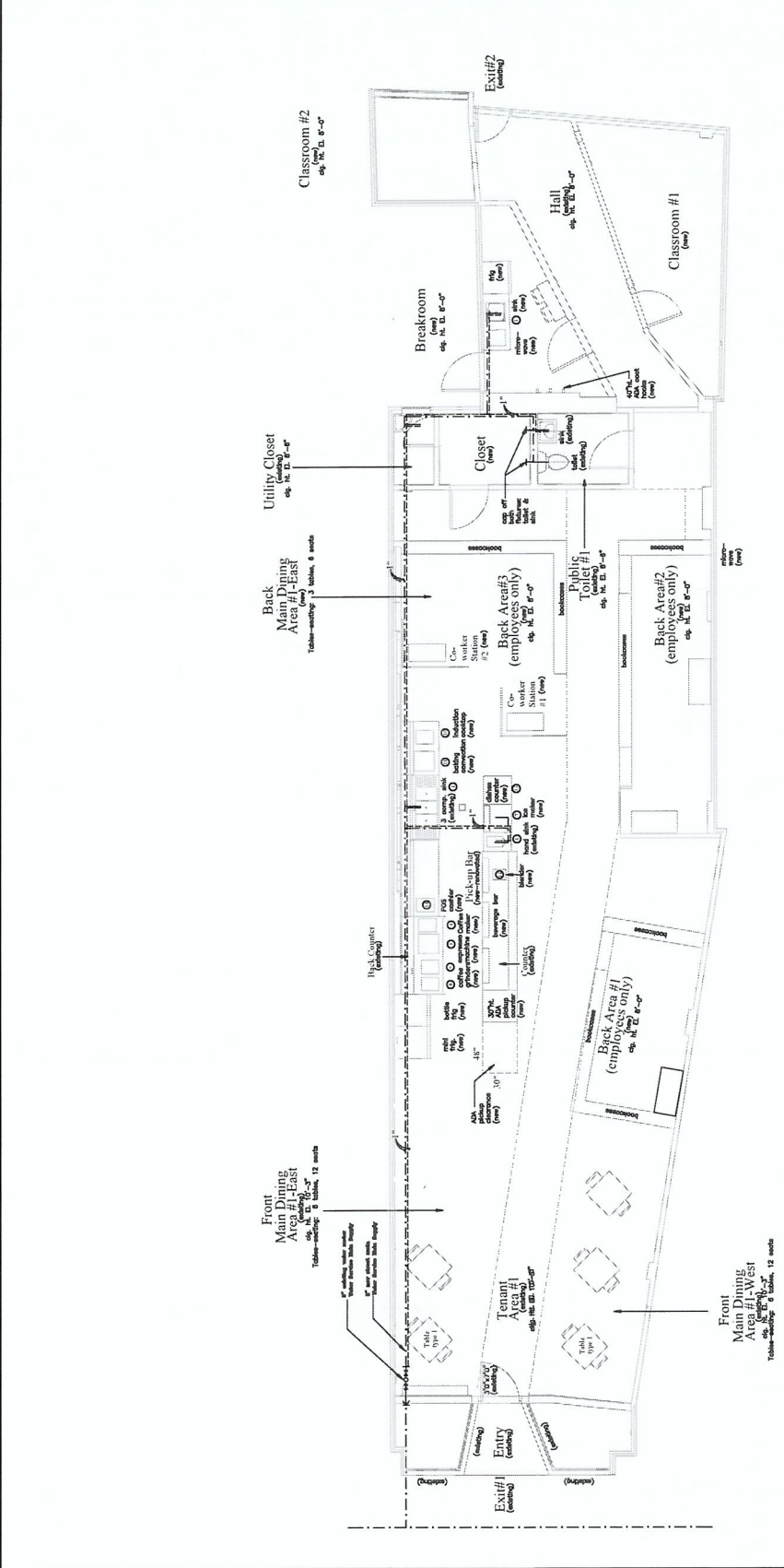
Energy Code Compliance:
 This project does not need to comply with the Energy Code of the City of Chicago. The project is exempt from the City of Chicago Energy Code of the City of Chicago.
 I hereby certify that, to the best of my knowledge and belief, the portions of plans prepared by me with the applicable edition of the municipal code of the Village of Lombard, Illinois, and the federal laws as of the date of preparation of these plans are in compliance with the applicable laws.
 License Expiration Date: 11/30/24

based for: preliminary 11-20-2024
 holding 11-20-2024
 permit
 construction
 construction rev.
 drawn by: AM
 checked by: AM
 client:

Tenant Remodeling
 New Coffee Shop
 22 W. St. Charles Rd.
 Lombard, IL

Adrian Vignati, AIA
 1100 N. Dearborn St.
 Suite 100
 Chicago, IL 60610
 Tel: 773.334.1111
 Fax: 773.334.1112
 Email: avignati@adrianvignati.com

Sheet:
PI
 11 of 13 sheets
 www.adrianvignati.com
 1100 N. Dearborn St. Suite 100 Chicago, IL 60610



Proposed Plan-Scheme #1
 Scale: 1/4" = 1'-0"

- plumbing CW cold water supply line
- - - - - plumbing HW hot water supply line
- plumbing waste line

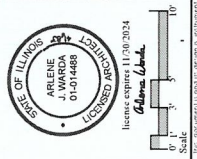


Front Counter-Fixture Legend
 Front Dining Counter & Bar for Counter

Id	Fixture	Brand	Model	Size (LxWxH)	Remarks
1	Break Bar	Empire	1875/1875/42"	1875/1875/42"	
2	J. Stone Sink	Empire	1875/1875/18"	1875/1875/18"	
3	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
4	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
5	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
6	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
7	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
8	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
9	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
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13	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
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15	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
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19	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
20	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
21	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
22	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
23	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
24	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
25	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
26	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
27	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
28	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
29	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
30	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
31	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
32	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
33	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
34	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
35	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
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99	Table	Empire	30" x 48" x 30"	30" x 48" x 30"	
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Breakroom-Fixtures Legend

Id	Fixture	Brand	Model	Size (LxWxH)	Remarks
1	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
2	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
3	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
4	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
5	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
6	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
7	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
8	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
9	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
10	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
11	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
12	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
13	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
14	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
15	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
16	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
17	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
18	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
19	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
20	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
21	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
22	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
23	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
24	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
25	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
26	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
27	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
28	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
29	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
30	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
31	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
32	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
33	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
34	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
35	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
36	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
37	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
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39	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
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42	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
43	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
44	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
45	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
46	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
47	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
48	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
49	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
50	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
51	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
52	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
53	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
54	Breakroom	Empire	1875/1875/18"	1875/1875/18"	
55	Breakroom	Empire	1875/1875/18"	1875/1875/18"	



Scale: 1" = 10'

1 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

11-25-2024

11-25-2024

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Client:

Tenant Remodeling
New Coffee Shop
22 W. St. Charles Rd.
Lombard, IL

based for:

● preliminary

● holding

○ permit

○ construction

○ construction rev.

drawn by:

checked by:

date:

11-25-2024

11-25-2024

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Client:

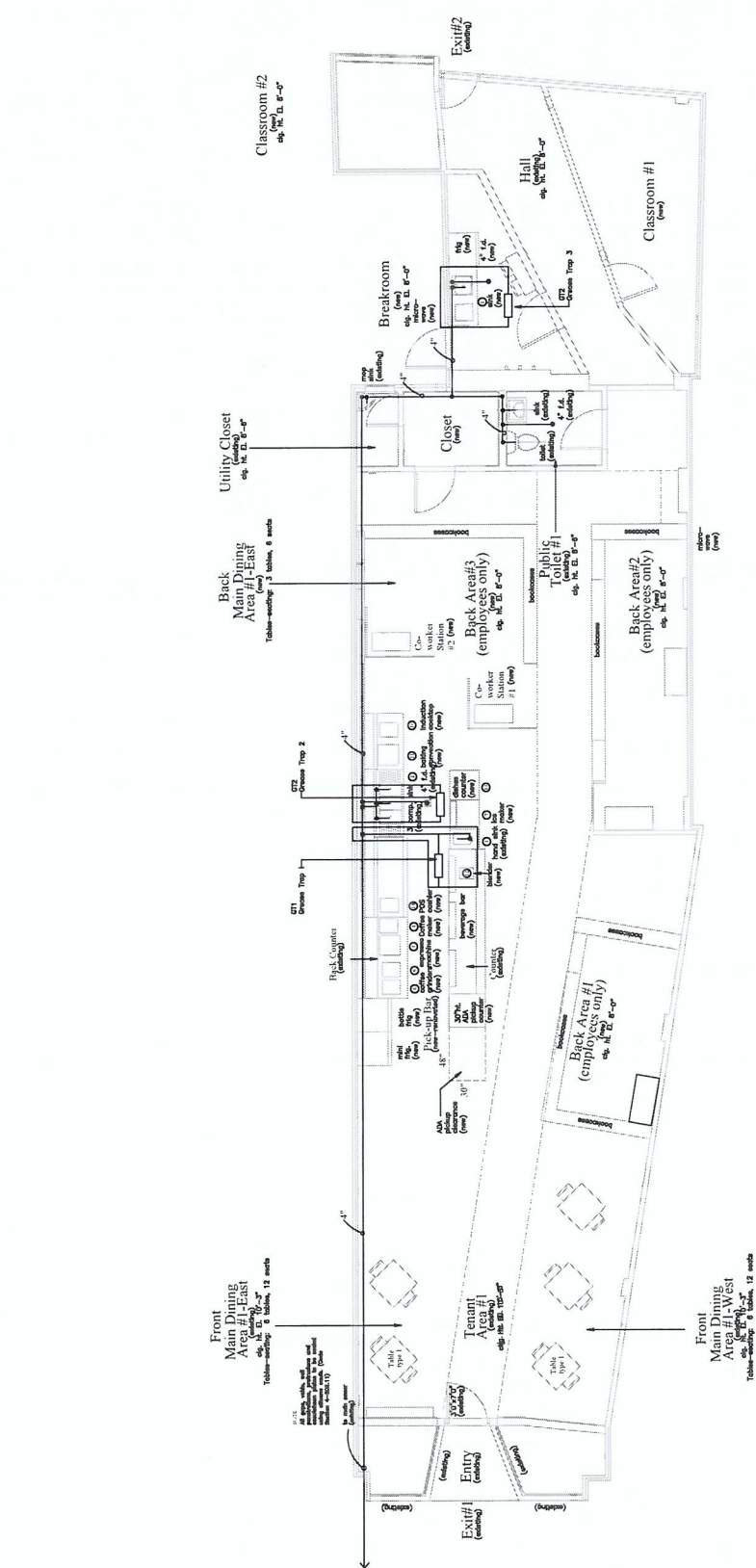
Tenant Remodeling
New Coffee Shop
22 W. St. Charles Rd.
Lombard, IL

Sheet:

P2

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11/25/2024 10:48:00 AM



Proposed Plan
Scale: 1/4" = 1'-0"

Front Counter-Fixture Legend

Item	Counter	Brand	Model	Size (LxWxH)	Remarks
1	Breakfast Bar	Empire	1800502	180" x 42" x 36"	
2	J.1 Dining Table	Empire	1800502	180" x 42" x 36"	
3	Table	Empire	1800502	180" x 42" x 36"	
4	Table	Empire	1800502	180" x 42" x 36"	
5	Table	Empire	1800502	180" x 42" x 36"	
6	Table	Empire	1800502	180" x 42" x 36"	
7	Table	Empire	1800502	180" x 42" x 36"	
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9	Table	Empire	1800502	180" x 42" x 36"	
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13	Table	Empire	1800502	180" x 42" x 36"	
14	Table	Empire	1800502	180" x 42" x 36"	
15	Table	Empire	1800502	180" x 42" x 36"	
16	Table	Empire	1800502	180" x 42" x 36"	
17	Table	Empire	1800502	180" x 42" x 36"	
18	Table	Empire	1800502	180" x 42" x 36"	
19	Table	Empire	1800502	180" x 42" x 36"	
20	Table	Empire	1800502	180" x 42" x 36"	

Breakroom-Fixtures Legend

Item	Fixtures	Brand	Model	Size (LxWxH)	Remarks
1	Breakroom	Empire	1800502	180" x 42" x 36"	
2	Breakroom	Empire	1800502	180" x 42" x 36"	
3	Breakroom	Empire	1800502	180" x 42" x 36"	
4	Breakroom	Empire	1800502	180" x 42" x 36"	
5	Breakroom	Empire	1800502	180" x 42" x 36"	
6	Breakroom	Empire	1800502	180" x 42" x 36"	
7	Breakroom	Empire	1800502	180" x 42" x 36"	
8	Breakroom	Empire	1800502	180" x 42" x 36"	
9	Breakroom	Empire	1800502	180" x 42" x 36"	
10	Breakroom	Empire	1800502	180" x 42" x 36"	
11	Breakroom	Empire	1800502	180" x 42" x 36"	
12	Breakroom	Empire	1800502	180" x 42" x 36"	
13	Breakroom	Empire	1800502	180" x 42" x 36"	
14	Breakroom	Empire	1800502	180" x 42" x 36"	
15	Breakroom	Empire	1800502	180" x 42" x 36"	
16	Breakroom	Empire	1800502	180" x 42" x 36"	
17	Breakroom	Empire	1800502	180" x 42" x 36"	
18	Breakroom	Empire	1800502	180" x 42" x 36"	
19	Breakroom	Empire	1800502	180" x 42" x 36"	
20	Breakroom	Empire	1800502	180" x 42" x 36"	

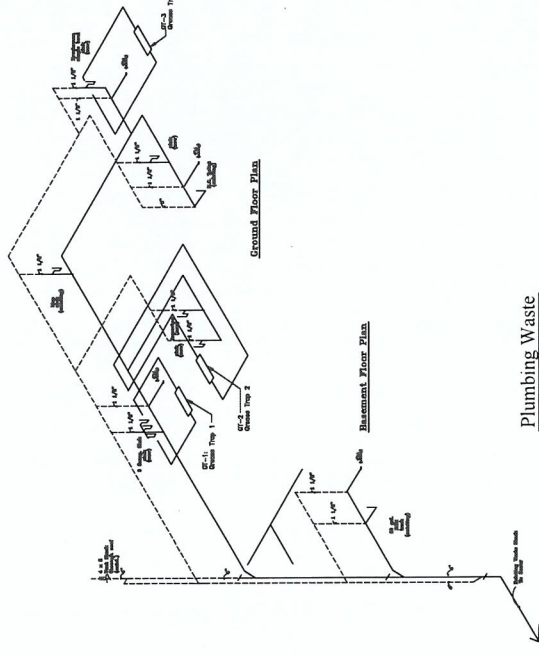
SCHEDULE OF MATERIALS

DOMESTIC WATER 2" & SMALLER
TYPE T, COPPER
SANITARY WASTE & VENT
TYPE M, COPPER
2-1/2" & LARGER
SERVICING WGT. C1
BELL & SPIGOT

COMMERCIAL

PLUMBING FIXTURES QTY.

TYPE	QTY.
Ground Plan-Tenant #1	
SINK	
WATER CLOSET (Toilet)	1
Bar Counter	
(1) 3 Comp. Sinks	1
(1) Single Bowl Sinks	1
Utility Closet	
Temp sink	
Breakdown	
(1) Single Bowl Sink	1
Total Units	7
Total Fixture Units FHS -	7



PLUMBING LEGEND:

plumbing HW hot water supply line
plumbing CW cold water supply line
plumbing waste line

Plumbing Supply

Plumbing Fixture Units (F.U.)

Fixture	Flow	Code	CU	F.U.
1. Single Bowl Sink	1.5	1	1.5	1.5
2. Double Bowl Sink	3.0	2	3.0	3.0
3. 3 Comp. Sink	4.5	3	4.5	4.5
4. Water Closet	1.5	4	1.5	1.5
5. Bar Counter	0.5	5	0.5	0.5
6. Utility Closet	0.5	6	0.5	0.5
7. Temp Sink	0.5	7	0.5	0.5
8. Breakdown	0.5	8	0.5	0.5
9. Single Bowl Sink	1.5	9	1.5	1.5
TOTAL				7.0

Water Supply Fixture Units (W.S.F.U.)

Fixture	Flow	Code	W.S.F.U.
1. Single Bowl Sink	1.5	1	1.5
2. Double Bowl Sink	3.0	2	3.0
3. 3 Comp. Sink	4.5	3	4.5
4. Water Closet	1.5	4	1.5
5. Bar Counter	0.5	5	0.5
6. Utility Closet	0.5	6	0.5
7. Temp Sink	0.5	7	0.5
8. Breakdown	0.5	8	0.5
9. Single Bowl Sink	1.5	9	1.5
TOTAL			7.0

Plumbing Fixtures/Finishes Schedule & Legend

Fixture	Manufacturer	Model	Finish	Notes
1. Single Bowl Sink	AMERICAN	AM-100	SS	
2. Double Bowl Sink	AMERICAN	AM-200	SS	
3. 3 Comp. Sink	AMERICAN	AM-300	SS	
4. Water Closet	AMERICAN	AM-400	SS	
5. Bar Counter	AMERICAN	AM-500	SS	
6. Utility Closet	AMERICAN	AM-600	SS	
7. Temp Sink	AMERICAN	AM-700	SS	
8. Breakdown	AMERICAN	AM-800	SS	
9. Single Bowl Sink	AMERICAN	AM-100	SS	

Water Supply Fixture Loss (ELR)

Fixture	Flow	Code	ELR
1. Single Bowl Sink	1.5	1	1.5
2. Double Bowl Sink	3.0	2	3.0
3. 3 Comp. Sink	4.5	3	4.5
4. Water Closet	1.5	4	1.5
5. Bar Counter	0.5	5	0.5
6. Utility Closet	0.5	6	0.5
7. Temp Sink	0.5	7	0.5
8. Breakdown	0.5	8	0.5
9. Single Bowl Sink	1.5	9	1.5
TOTAL			7.0

Front Counter-Fixture Legend

Code	Symbol	Notes
1	Single Bowl Sink	
2	Double Bowl Sink	
3	3 Comp. Sink	
4	Water Closet	
5	Bar Counter	
6	Utility Closet	
7	Temp Sink	
8	Breakdown	
9	Single Bowl Sink	

Breakdown-Fixture Legend

Code	Symbol	Notes
1	Single Bowl Sink	
2	Double Bowl Sink	
3	3 Comp. Sink	
4	Water Closet	
5	Bar Counter	
6	Utility Closet	
7	Temp Sink	
8	Breakdown	
9	Single Bowl Sink	



I hereby certify that, to the best of my knowledge and belief, the portions of these plans prepared by me and the work shown thereon comply with the applicable provisions of the Uniform Building Code of the State of Illinois. Any applicable code or ordinance is indicated on the drawings. Construction Date: 1/25/25

Design Code Compliance: I certify that the design complies with the provisions of the applicable code or ordinance.

Checked by: [Signature]

Date: 1/25/25

Project: Tenant Remodeling, New Coffee Shop, 22 W. 5th, Chicago, IL

P3

13 of 13 sheets

