

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 : November 28, 2023 **(BOT) Date:** December 7, 2023

SUBJECT: 16 S. Park Avenue (Downtown Renovation & Improvement Grant)

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

BACKGROUND/POLICY IMPLICATIONS:

At the November 13, 2023 Economic & Community Development Committee (ECDC) meeting, they considered received a Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) request for the property located at 16 S. Park Avenue and within the Downtown Lombard TIF District. The application is being made by the property owner Five Leaf Clover Realty LLC/Brendan Fitzharris and is being requested as part of an overall rehabilitation of the existing building on the premises, which is estimated to be about \$139,375.

The ECDC unanimously recommended approval of a grant award of up to \$50,000 (maximum allowed by the Grant Program),

Please place this item on the December 7, 2023 Board of Trustees agenda, with a recommendation to approve the grant in an amount of up to \$50,000 for the requested Downtown Renovation & Improvement Grant for the proposed façade improvements at 16 S. Park Avenue.

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 *WJH*

MEETING DATE: December 7, 2023

SUBJECT: 16 S. Park Avenue (Downtown Renovation & Improvement Grant)

Please find the following items for Village Board consideration as part of the December 7, 2023 Village Board meeting:

1. Economic and Community Development Committee (ECDC) summary memo (i.e., without plans and cost estimates); and
2. A Resolution Approving a Downtown Renovation & Improvement Grant) for the property at 16 S. Park Avenue

At the November 13, 2023 Economic & Community Development Committee (ECDC) meeting, they considered received a Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) request for the property located at 16 S. Park Avenue and within the Downtown Lombard TIF District. The application is being made by the property owner Five Leaf Clover Realty LLC/Brendan Fitzharris and is being requested as part of an overall rehabilitation of the existing building on the premises, which is estimated to be about \$139,375.

The project consists of:

1. First floor exterior banding/moulding typical of exterior business signage found in Ireland.
2. Green Exterior Cladding to be placed on the east and south exterior elevations.
3. Faux Windows along the south building exterior to break up the building mass.
4. Bar rail moulding and ledge which is intended to be an architectural feature as opposed to a bar railing, given that the abutting area is a part of the public right-of-way.
5. The exterior east elevation along Park Avenue will be significantly modified, with the smaller glass windows being removed, the exterior masonry wall will be reduced so that new and larger exterior windows will be added. The proposed windows, which are intended to be removable, and with an air curtain to meet DuPage County Health Department requirements.

6. They will be removing the existing awning and incorporating wall signage as depicted on the plans. The Sign Ordinance does not provide for signs to be painted directly on the wall, so they will be using metal or wood sign letters affixed to the building with gooseneck lighting. The concept signage as depicted should meet size requirements.
7. The projecting “Old Style” sign is slated to be removed.

The ECDC unanimously recommended approval of a grant award of up to \$50,000 (maximum allowed by the Grant Program), subject to the following conditions:

1. Permits must be applied for and received for all work to be performed. Before any funds are released, the applicant must receive final inspection approvals from the Village.
2. Prior to the start of any applicable construction activity in which the applicant would be seeking grant funding, the applicant shall provide the Village with final contractor cost estimates for the project. The Village shall review the actual project quotes for reasonableness and completeness. If the Village deems the quotes to be acceptable the Village will provide the applicant with a Notice to Proceed letter. If they are not deemed to be reasonable in the Village’s sole discretion, the applicant can withdraw specific components of the grant from the project or seek additional quotes that are deemed by the Village to be reasonable.
3. Grant applicable work shall be completed within one year from the date of approval by the ECDC.
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 funds are paid, the applicant shall display the Village window sign acknowledging they received a grant.

ACTION REQUESTED

Please place this item on the December 7, 2023 Board of Trustees agenda, with a recommendation to approve the grant in an amount of up to \$50,000 for the requested Downtown Renovation & Improvement Grant for the proposed façade improvements at 16 S. Park Avenue.



MEMORANDUM

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

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

MEETING DATE: November 13, 2023

SUBJECT: **Improvement & Renovation Grant; 16 S. Park Avenue
(Punky's)**

The Community Development Department received an application for the Improvement and Renovation Grant Program (also known as the Façade Grant Program) for Punky's located at 16 S. Park Avenue. Brendan Fitzharris/Five Leaf Clover Realty LLC is the property owner and the business is known as Punky's.

ATTACHMENTS

1. Façade Grant Application
2. Concept Exterior Building Design Exhibits
3. Architect's Exterior Project Scope and Preliminary Cost Estimates

The Grant Program provides funding for selected exterior enhancements. The applicant is seeking to install exterior improvements as depicted on the submitted concept plans and includes the following elements:

1. First floor exterior banding/moulding typical of exterior business signage found in Ireland.
2. Green Exterior Cladding to be placed on the east and south exterior elevations.
3. Faux Windows along the south building exterior to break up the building mass.
4. Bar rail moulding and ledge which is intended to be an architectural feature as opposed to a bar railing, given that the abutting area is a part of the public right-of-way.
5. The exterior east elevation along Park Avenue will be significantly modified, with the smaller glass windows being removed, the exterior masonry wall will be reduced so that new and larger exterior windows will be added. The proposed windows, which are intended to be removable, and with an air curtain to meet DuPage County Health Department requirements.
6. They will be removing the existing awning and incorporating wall signage as depicted on the plans. The Sign Ordinance does not provide for signs to be painted directly on the wall,

so they will be using metal or wood sign letters affixed to be building with gooseneck lighting. The concept signage as depicted should meet size requirements.

7. Sign: The Old Style sign is slated to be removed

The estimated façade enhancement component is \$139,375 and is grant eligible up to \$50,000 (i.e., the lesser of 50% of the overall project costs, or \$50,000).

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. This building does not have specific design recommendations; however, this project is consistent with the Guidebook and will help in downtown revitalization efforts. This project includes improvements further enhancing downtown Lombard. Notable and defining elements being incorporated into the design includes the aforementioned wall signage and gooseneck lighting, and establishing a pedestrian scale exterior that is conducive to community gathering activities.

The architect for the applicant has completed the review of the premises and the cost estimates are intended to serve as an estimate of the project costs. The applicant would like to undertake the planned improvements in 2024. However, given the expiration of the TIF District in December, 2023, they are seeking approval of the project and funding request concept as a precursor step to securing actual contractor quotes for the project.

While the established Renovation and Improvement Grant does require three quotes for proposed work at the time of the grant application, staff can represent an alternate approach to the ECDC members in consideration of the particular grant request given the timing and funding constraints. Similar to the Business Retention Economic Incentive Agreement approved by the Village Board in 2022 and the pending incentive being contemplated by Prairie Food Co-op, those incentive requests were conceptually supported in the following manner:

1. Estimated eligible costs and a scope of work was provided;
2. The concept plans were favorably considered and/or approved;
3. Actual quotes and defined eligible costs were identified;
4. Applicable permits were approved;
5. Applicable construction work would be undertaken;
6. Final costs, based off of paid invoices, would be provided and reviewed by the Village;
7. Final building inspection approvals would be completed;
8. Waivers of lien and any supportive data would be submitted for review and approval; and
9. Upon approval. The Village could reimburse the applicant for the eligible and completed work in an amount not to exceed the lesser of \$50,000 or 50% of the eligible project costs.

Staff is supportive of the request and the policy deviation for the following reasons:

1. Consistent with the recommendations of the Lombard Downtown Revitalization Project Guidebook.
2. Consistent with past approval for other façade grant requests.
3. The improvements would create an aesthetic enhancement for the corridor.

COMMITTEE ACTION REQUESTED

This item is being placed on the November 13, 2023 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval to the Village Board for the requested Improvement and Renovation Grant being sought for the property at 16 S. Park Avenue up to the lesser of \$50,000 or 50% of the eligible project costs. As this request is over \$10,000, it requires final approval from the Village Board of Trustees. The recommendation is subject to the following conditions:

1. Permits must be applied for and received for all work to be performed. Before any funds are released, the applicant must receive final inspection approvals from the Village.
2. Prior to the start of any applicable construction activity in which the applicant would be seeking grant funding, the applicant shall provide the Village with final contractor cost estimates for the project. The Village shall review the actual project quotes for reasonableness and completeness. If the Village deems the quotes to be acceptable the Village will provide the applicant with a Notice to Proceed letter. If they are not deemed to be reasonable in the Village's sole discretion, the applicant can withdraw specific components of the grant from the project or seek additional quotes that are deemed by the Village to be reasonable.
3. Grant applicable work shall be completed within one year from the date of approval by the ECDC.
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 funds are paid, the applicant shall display the Village window sign acknowledging they received a grant.

**VILLAGE OF LOMBARD
DOWNTOWN IMPROVEMENT AND RENOVATION GRANT
PROGRAM PRE-APPLICATION**

1. A. Building Address and Description: 16 S. Park Ave. Lombard
IL. Punky's Pub
B. Property Identification Number (PIN): 06-07-209-014
C. Legal Description of Property: _____

2. A. Owners Name: Brendan Fitch Harris / Five Leaf
Claver Realty LLC
B. Owners Address: 174 N. Addison Ave. Elmhurst
IL 60126
C. Phone (daytime): (630) 688-4529

3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)
A. Business and building are owned
by Brendan Fitch Harris therefore there
are no lease terms.
B. Business is known as punky's pub and
operates as a bar/tavern.

4. Proposed Improvements and Renovations: new facade on
east and south side of the building.

5. Plans/Drawings Prepared by:

- A. Name: Jeff Budgell, Architects' Studio
B. Address: 257 N. West Ave Suite 100
E/mburst, IL 60126
C. Phone (daytime) (630) 617-5990 / (630) 935-4152-cell
D. Estimated Cost of the Improvement and Renovation: \$ _____

6. Statement of Understanding:

- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Downtown Improvement and renovation Grant Program and the specific design recommendation of the Director of Community Development.
- B. The applicant must submit detailed cost documentation, copies of building permits, prevailing wage acknowledgement form 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.

Business Owner Signature

 Date

10/24/23

Property Owner Signature

 Date

10/24/23

Please return application to:

Village of Lombard
Community Development Department
255 E. Wilson Ave., Lombard, IL 60148
630-620-5749

RESOLUTION
R _____

**A RESOLUTION APPROVING A DOWNTOWN IMPROVEMENT AND
RENOVATION GRANT FOR THE PROPERTY COMMONLY KNOWN AS
16 SOUTH PARK AVENUE**

WHEREAS, the Village disburses funds for the Downtown Improvement and Renovation 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, property owner Five Leaf Clover Realty LLC/Brendan Fitzharris (the “Applicant”), wish to participate in this Program for renovations to the property (the “Project”) located at 16 S. Park Avenue, Lombard, Illinois (the “Subject Property”) 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 fifty thousand dollars (\$50,000), pursuant to the Program (the “Grant”) for the proposed façade enhancements. 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 has 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 must be applied for and received for all work to be performed. Before any funds are released, the applicant must receive final inspection approvals from the Village.
2. Prior to the start of any applicable construction activity in which the applicant would be seeking grant funding, the applicant shall provide the Village with final contractor cost estimates for the project. The Village shall review the actual project quotes for reasonableness and completeness. If the Village deems the quotes to be

acceptable the Village will provide the applicant with a Notice to Proceed letter. If they are not deemed to be reasonable in the Village's sole discretion, the applicant can withdraw specific components of the grant from the project or seek additional quotes that are deemed by the Village to be reasonable.

3. Grant applicable work shall be completed within one year from the date of approval by the ECDC.
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 funds are paid, the applicant 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 all necessary licenses and permits required relative thereto.

SECTION 4: That the Downtown Improvement and Renovation 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 _____, 2023.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2023.

Keith T. Giagnorio

Resolution No. _____
16 S. Park Avenue

Village President

ATTEST:

Elizabeth Brezinski
Village Clerk

Resolution No. _____
16 S. Park Avenue

EXHIBIT A
Legal Description

THAT PART OF LOT 1 IN BLOCK 19 IN TOWN OF LOMBARD, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 1, 29.16 FEET, THE SAME BEING AT THE CENTER OF A BRICK WALL; THENCE SOUTHWESTERLY IN A STRAIGHT LINE THROUGH THE CENTER OF THE BRICK WALL TO THE WEST LINE OF SAID LOT AT A POINT 27.62 FEET NORTHERLY (AS MEASURED ALONG SAID WEST LINE) FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 1; 27.62 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 1, 1.21 CHAINS TO THE PLACE OF BEGINNING, IN THE TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTION 5,6,7,8, AND 18 TOWNSHIP 39, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-209-014

ADDRESS: 16 SOUTH PARK AVENUE, LOMBARD, IL

EXHIBIT B

**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT PROGRAM
AGREEMENT**

This Agreement is entered into this twenty first day of September, 2023, by and between the Village of Lombard, Illinois, (hereinafter referred to as the “Village”), and property owner Five Leaf Clover Realty LLC, signed by agent Brendan Fitzharris (hereinafter referred to as “Applicant”) for the property at 16 S. Park Avenue, Lombard, Illinois (said location being legally described on Exhibit “1” attached hereto and made part hereof – hereinafter referred to as the “Subject Property”). 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 Improvement and Renovation 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 exterior renovations; and

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

WHEREAS, exterior 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 exterior renovations to be located at 16 South Park Avenue, Lombard, Illinois; with said exterior 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 fifty thousand dollars (\$50,000), (hereinafter referred to as the “Grant”) for the proposed façade enhancements.

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 one hundred thousand and 00/100 dollars (\$100,000) on the proposed façade modifications. 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 must be applied for and received for all work to be performed. Before any funds are released, the applicant must receive final inspection approvals from the Village.
2. Prior to the start of any applicable construction activity in which the applicant would be seeking grant funding, the applicant shall provide the Village with final contractor cost estimates for the project. The Village shall review the actual project quotes for reasonableness and completeness. If the Village deems the quotes to be acceptable the Village will provide the applicant with a Notice to Proceed letter. If they are not deemed to be reasonable in the Village's sole discretion, the applicant can withdraw specific components of the grant from the project or seek additional quotes that are deemed by the Village to be reasonable.
3. Grant applicable work shall be completed within one year from the date of approval by the ECDC.
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 funds are paid, the applicant 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.

Resolution No. _____
16 S. Park Avenue

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

Attest: Elizabeth Brezinski, Village Clerk

APPLICANT

Five Leaf Clover Realty LLC/Brendan Fitzharris

Resolution No. _____
16 S. Park Avenue

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 _____, 2023.

Commission expires _____, 20____.

Notary Public

Resolution No. _____
16 S. Park Avenue

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 Brendan Fitzharris, 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 _____ day of _____, 2023.

Commission expires _____, 20____.

Notary Public

EXHIBIT 1
Legal Description

THAT PART OF LOT 1 IN BLOCK 19 IN TOWN OF LOMBARD, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 1, 29.16 FEET, THE SAME BEING AT THE CENTER OF A BRICK WALL; THENCE SOUTHWESTERLY IN A STRAIGHT LINE THROUGH THE CENTER OF THE BRICK WALL TO THE WEST LINE OF SAID LOT AT A POINT 27.62 FEET NORTHERLY (AS MEASURED ALONG SAID WEST LINE) FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 1; 27.62 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 1, 1.21 CHAINS TO THE PLACE OF BEGINNING, IN THE TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTION 5,6,7,8, AND 18 TOWNSHIP 39, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-209-014

ADDRESS: 16 SOUTH PARK AVENUE, LOMBARD, IL

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. As set forth in the attached building plans, The Applicant consists of:

1. First floor exterior banding/moulding typical of exterior business signage found in Ireland.
2. Green Exterior Cladding to be placed on the east and south exterior elevations.
3. Faux Windows along the south building exterior to break up the building mass.
4. Bar rail moulding and ledge which is intended to be an architectural feature as opposed to a bar railing, given that the abutting area is a part of the public right-of-way.
5. The exterior east elevation along Park Avenue will be significantly modified, with the smaller glass windows being removed, the exterior masonry wall will be reduced so that new and larger exterior windows will be added. The proposed windows, which are intended to be removable, and with an air curtain to meet DuPage County Health Department requirements.
6. They will be removing the existing awning and incorporating wall signage as depicted on the plans. The Sign Ordinance does not provide for signs to be painted directly on the wall, so they will be using metal or wood sign letters affixed to the building with gooseneck lighting. The concept signage as depicted should meet size requirements.
7. The projecting "Old Style" sign is slated to be removed.

The estimated façade enhancement component is \$139,375 and is grant eligible up to \$50,000 (i.e., the lesser of 50% of the overall project costs, or \$50,000).

DATE: 08/15/2018
 DRAWN BY: [blank]
 CHECKED BY: [blank]

SCALE: AS NOTED
 DRAWING TITLE: EXISTING ELEVATIONS

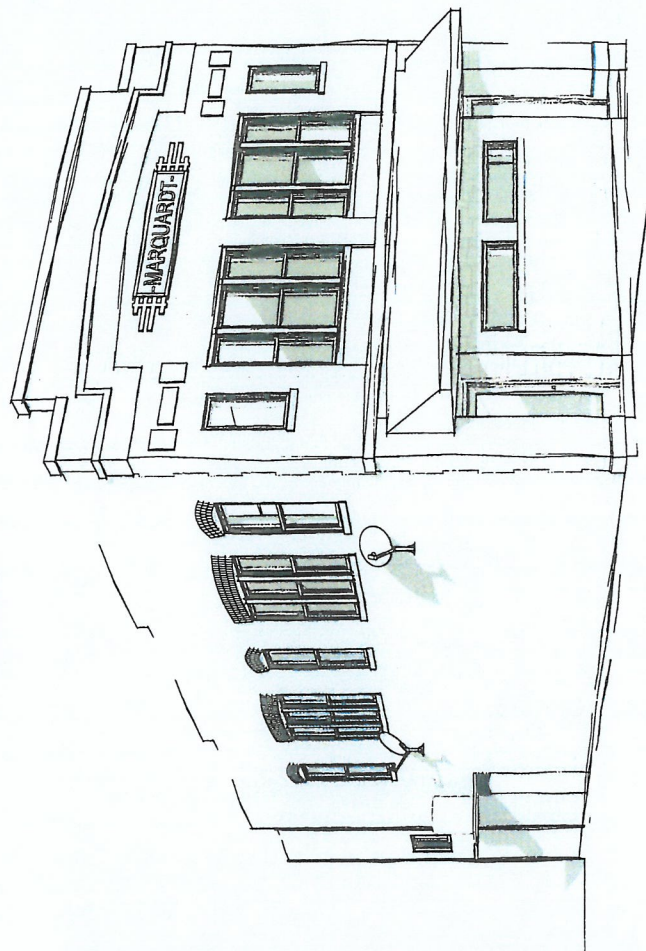
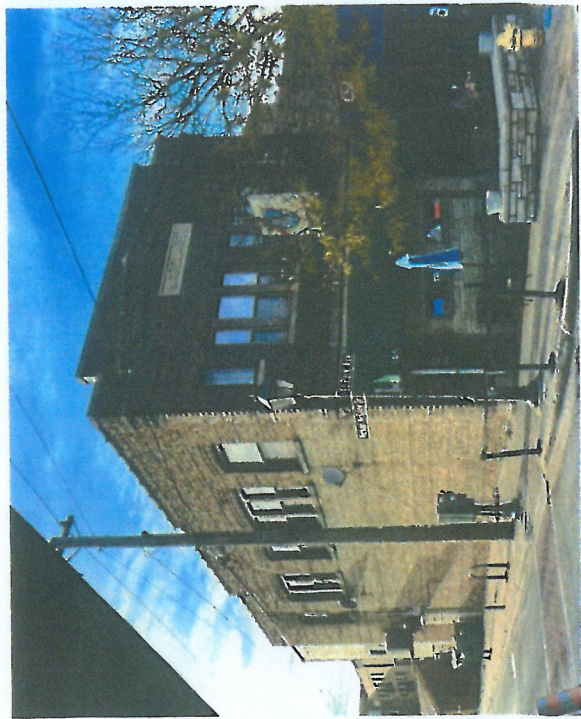
CLIENT: TENANT IMPROVEMENT
 PROJECT: 16A S PARK AVE
 ADDRESS: LOMBARD, IL 60148

FOR REVIEW

architects' studio
 217 WEST ADAMS STREET 100
 CHICAGO, IL 60606
 TEL: 312.467.1100

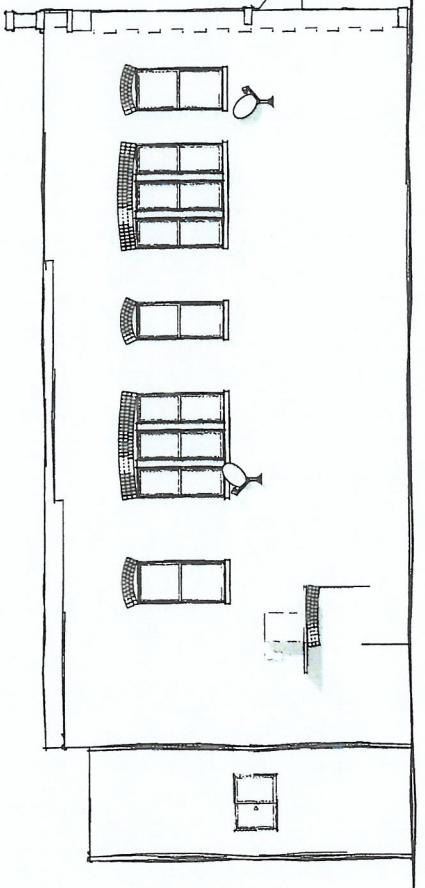
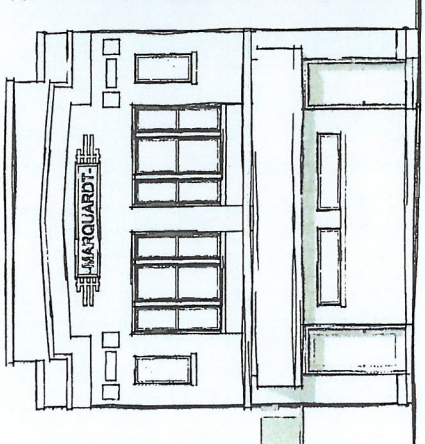
PRELIMINARY
 NOT FOR CONSTRUCTION

EXISTING PERSPECTIVE

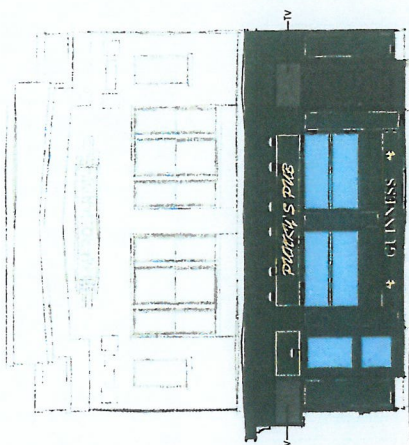


EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"

EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

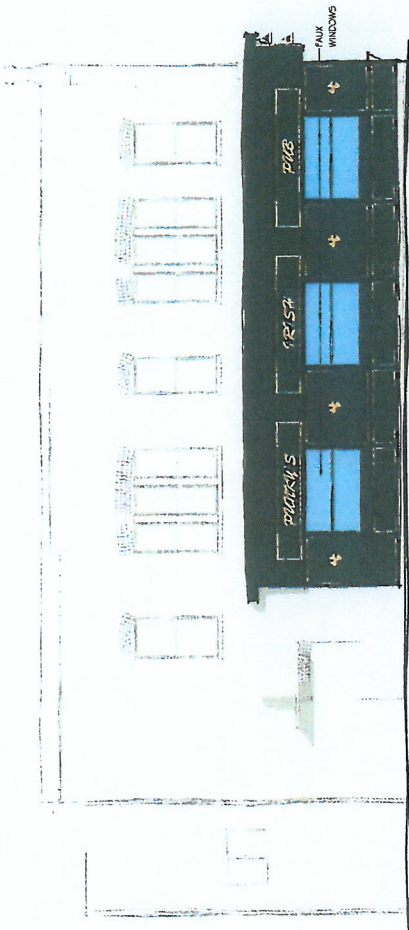


PRELIMINARY
 NOT FOR CONSTRUCTION



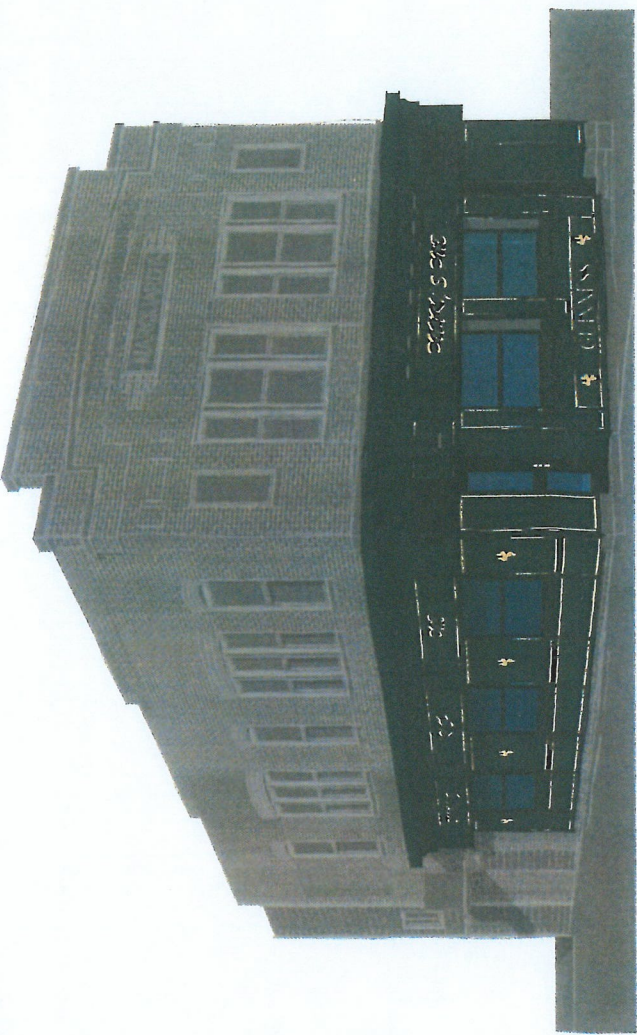
PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"

TOTAL SQUARE SQUARE
 FOOTAGE: 12,500.00 FT.



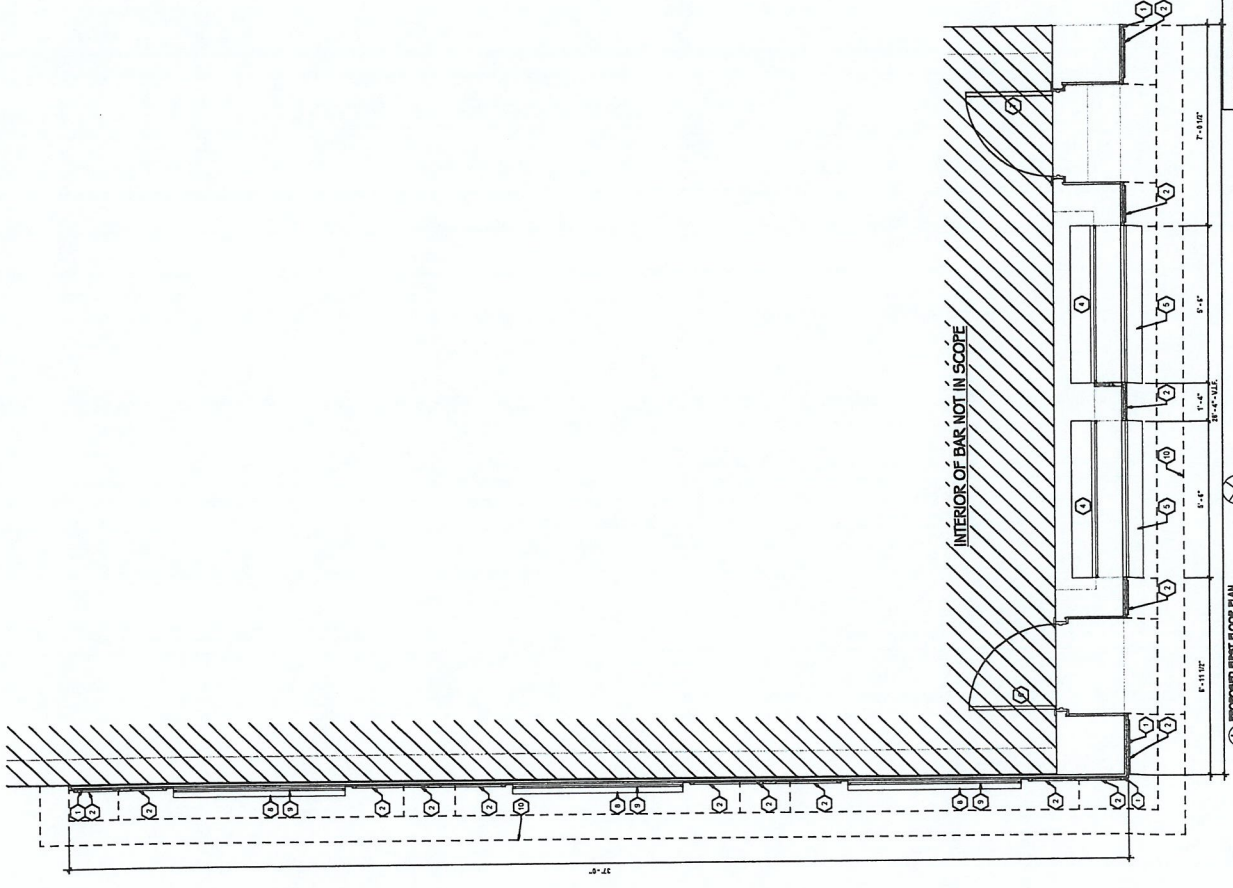
PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

TOTAL SQUARE SQUARE
 FOOTAGE: 11,500.00 FT.



PERSPECTIVE
 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



- FLOOR PLAN NOTES SHOWN THIS**
1. ALL EXISTING PARTS ATTACHED TO THIS MAJOR...
WALL WITH 1/2" PLASTER CORNICES, VENT COATS
 2. REV. 1-12-13 FLOOR FINISH CLIP WITH CORNER
 3. REV. 1-12-13 CORNER CORNICES TO ROOMS
 4. REV. 1-12-13 CORNER CORNICES TO ROOMS
 5. REV. 1-12-13 CORNER CORNICES TO ROOMS
 6. REV. 1-12-13 CORNER CORNICES TO ROOMS
 7. REV. 1-12-13 CORNER CORNICES TO ROOMS
 8. REV. 1-12-13 CORNER CORNICES TO ROOMS
 9. FLOOR FINISH ATTACHED TO REV. 1-12-13 CORNICES
 10. CORNER CORNICES REV. 1-12-13 CORNER CORNICES TO ROOMS

**SWORN OWNER'S STATEMENT
PRELIMINARY**

STATE OF *Illinois*
) *ss*
COUNTY OF *Dupage*

Owner's Name: Punky's Pub
Property Address: 16 S. Park Street, Lombard

Draw: Preliminary

Contractor or Material Supplier	Kind of Work	Total Contract	Amount Previously Paid	Amount to Be Paid Now	Balance To Complete
To-Be-Let	Baracades/Scaffolding/fencing	\$8,500.00	\$0.00	\$0.00	\$8,500.00
To-Be-Let	Clean-up / Demo	\$2,000.00	\$0.00	\$0.00	\$2,000.00
To-Be-Let	Install new Steel Beams	\$3,000.00	\$0.00	\$0.00	\$3,000.00
To-Be-Let	Masonry rework/repair	\$10,000.00	\$0.00	\$0.00	\$10,000.00
To-Be-Let	Framing Labor (Rough & Trim)	\$20,000.00	\$0.00	\$0.00	\$20,000.00
To-Be-Let	Framing / Wood Materials	\$20,000.00	\$0.00	\$0.00	\$20,000.00
To-Be-Let	Electric	\$7,500.00	\$0.00	\$0.00	\$7,500.00
To-Be-Let	Signage	\$1,500.00	\$0.00	\$0.00	\$1,500.00
To-Be-Let	Painting	\$7,500.00	\$0.00	\$0.00	\$7,500.00
To-Be-Let	Windows (2)	\$15,000.00	\$0.00	\$0.00	\$15,000.00
To-Be-Let	Air Curtains (2)	\$10,000.00	\$0.00	\$0.00	\$10,000.00
To-Be-Let	Metal Fabricator (cornice top)	\$5,000.00	\$0.00	\$0.00	\$5,000.00
To-Be-Let	Faux window painting/murals	\$2,500.00	\$0.00	\$0.00	\$2,500.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
Contractor overhead/profit		\$16,875.00			\$16,875.00
Contingency		\$10,000.00			\$10,000.00
					\$0.00
TOTAL		\$139,375.00	\$0.00	\$0.00	\$139,375.00

Signed _____
Address _____

Described and sworn to before me this ____ day of _____, 2020

State of Illinois
County of Residence: _____

_____ Notary Public