

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR.06,2008 3:30 PM
OTHER 06-05-427-001
013 PAGES R2008-036391

ORDINANCE 5790

**AUTHORIZING A DOWNTOWN FAÇADE
IMPROVEMENT GRANT**

PIN: 06-05-427-001

ADDRESS: 506 E. Charles Place, Lombard, IL

Return To:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE. NO 5790

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

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

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

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

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

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

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

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

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

- a. Comply with all regulations and standards of the Program and all applicable building codes of the Village.
- b. Take all reasonable action to assure completion of the Project within six (6) months from the date of the adoption of this Ordinance. Failure to complete the Project within six (6) months from the date of the adoption of this Ordinance shall result in forfeiture of the Grant.
- c. Allow inspection of the Project by authorized employees of the Village to assure compliance with federal, state, and local regulations related to the Grant, as well as compliance with applicable building codes of the Village.
- d. Maintain the financial records that pertain to the Project, and allow access thereto by authorized employees of the Village. At a minimum, all contracts, change order, bills, invoices, receipts, cancelled checks and partial and final waivers of liens shall be maintained and made available to the authorized employees of the Village.
- e. Submit copies of all final waivers of lien, cancelled checks and invoices related to the Project to the Department of Community Development.

SECTION 4: The Owner agrees to maintain the business at 506 E. St. Charles Place Avenue in accordance with all Village codes and ordinances and agrees not to substantially change the use of the interior space of the building for which this Grant was received for a period of not less than three (3) years from the date of this Ordinance. Failure to maintain the business in accordance with all Village codes and ordinances, changing the use of the interior space within said three (3) year period, other than with the prior written authorization of the Village, or failing to otherwise fully comply with the terms and conditions of this Ordinance will require the Owner to make pro rated repayment of the Grant funds received by the Owner to the Village based on the following formula:

$$\begin{array}{rcccl} \text{Grant} & & \text{Number of Days from Ordinance adoption} & & \\ \text{Amount} & \times & \text{to event triggering repayment obligation} & = & \text{Repayment} \\ & & 1096 & & \text{Amount} \end{array}$$

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

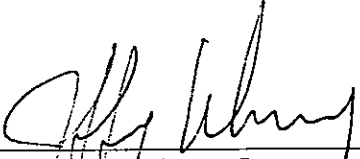
Ordinance No. 5790

506 E. St. Charles Place

Page 3

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

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



Jeffrey Weinberg, Owner

SUBSCRIBED and SWORN to
before me this 16th day of
March, 2006.





NOTARY PUBLIC

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

First reading waived by action of the Board of Trustees this 5th day of January, 2006.

Passed on second reading this 5th day of January, 2006.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Nays: None

Absent: None

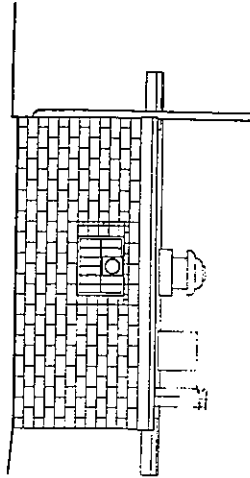
Ordinance No. 5790
506 E. St. Charles Place
Page 4

Approved this 5th day of January, 2006.


William J. Mueller, Village President

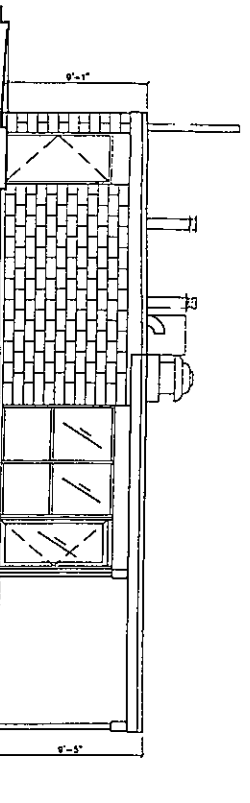
ATTEST:


Brigitte O'Brien, Village Clerk



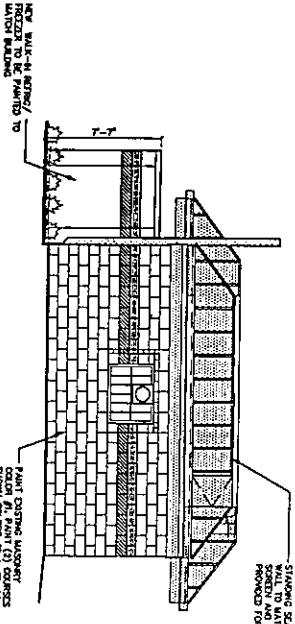
EXISTING EAST ELEVATION
 SCALE: 1/8" = 1'-0"

1



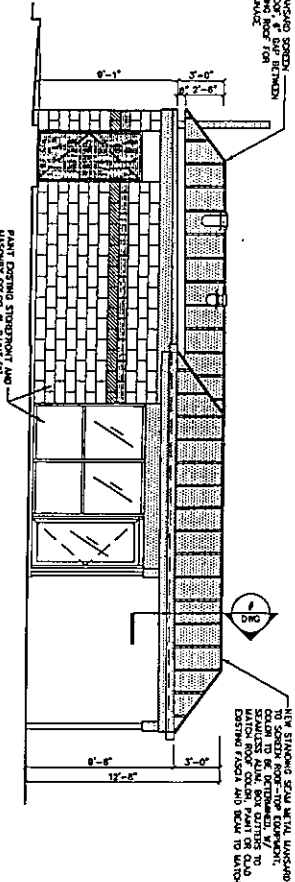
EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

4



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

3



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

4

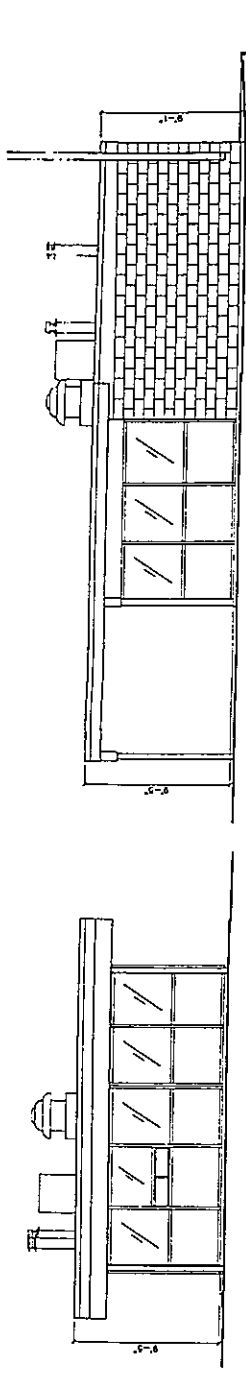
NEW HALF-INCH BRICK/ROCKER TO BE PAINTED TO MATCH BUILDING

PAINT EXISTING MASONRY COLOR IN PAINT (3) COATERS TO BE EXTENDED THROUGH LOBBY ESCAPE

STAINING SCUM WASHING SPIDER WALL TO MATCH ROOF 2" BUT BETWEEN PROVIDED FOR FINISH

PAINT EXISTING STRUCTURE AND MASONRY COLOR IN PAINT (3) COATERS TO BE EXTENDED THROUGH LOBBY ESCAPE

NEW STAINING SCUM WITH WASHING TO COVER ROOF-TOP EXHAUST. STAINING SCUM SHALL BE PAINTED TO MATCH ROOF COLOR. PAINT OR OLD EXISTING ROOF AND BACK TO BRICK



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

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

PROPOSED WEST ELEVATION
 SCALE: 3/8" = 1'-0"

PROPOSED SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"



S. T.

CHARLES ROAD

221-12' MEAS.
220.3' DEED

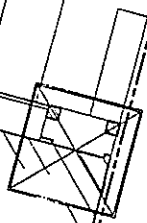
EXISTING ASPHALT PARKING LOT

NEW WALK-IN REFRIG. / FREEZER ADDITION

EXISTING BLDG.

331.3' DEED & MEAS.

EXISTING ASPHALT PARKING LOT



138.33' MEAS.

138.2' DEED

EXISTING LOMBARDO HOBBIES BLDG.

64.51' MEAS 62.6' DEED

S. T. CHARLES PLACE

SITE PLAN

SCALE 1" = 30'-0"



POOLSIDE DOGS
FORMER SCOPERS
506 EAST ST. CHARLES PLACE
LOMBARD, ILLINOIS
10/27/05

AGREEMENT TO CREATE LIEN

I, WILLIAM T. LICHTER, Village Manager of the Village of Lombard, DuPage County, Illinois, hereby certify that pursuant to the provisions of Ordinance No. 5790, Authorizing a Downtown Façade Improvement Grant for the Property located at 506 E. St. Charles Place, Lombard, approved by the Village of Lombard Board of Trustees on January 5, 2006, and approved by Jeffrey Weinberg, Owner of the following described real estate, on _____, 2006, a certified copy of which is attached hereto as Exhibit A and made part hereof, in particular SECTION 6 of said Ordinance, a lien in the amount of \$23,345 is hereby declared, in favor of the Village of Lombard, against the following described real estate:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE) WHICH IS 726.1 FEET EAST OF THE EAST LINE OF GRACE STREET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE HIGHWAY (NOW KNOW AS EAST ST. CHARLES ROAD), MAKING AN ANGLE OF 26 DEGREES 2 MINUTES WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 220.3 FEET TO AN IRON STAKE; WHICH IS ON THE SOUTH RIGHT OF WAY OF CHICAGO GREAT WESTERN RAILRIAD; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RAILROAD FOR A DISTANCE OF 138.2 FEET TO A STAKE; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF

75 DEGREES 26 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 62.6 FEET TO A STAKE ON THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE); THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE) A DISTANCE OF 331.3 FEET, TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-05-427-001
Address: 506 E. St. Charles Place, Lombard, IL

Dated this ____ day of _____, 2006

VILLAGE OF LOMBARD

By: _____
William T. Lichter
Village Manager

SUBSCRIBED and SWORN to
before me this ____ day of
_____, 2006

Notary Public

PROPOSAL



Date 11-30-05

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



| Proposal Submitted To | Work To Be Performed At |
|--|------------------------------|
| Name <u>POOLSIDE DOGS / O MIKE</u> | Street <u>SAME</u> |
| Street <u>506 N. ST CHARLES PL.</u> | City <u>SAME</u> State _____ |
| City <u>LOMBARD</u> | |
| State <u>IL.</u> | |
| Telephone Number <u>(630) 439-5030</u> | |

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

PERMIT EXTRA
\$50.00 OVER COST

* ILLUMINATED CHANNEL LETTERS:

BURGER BARK HOT DOGS FRIES 1/2"

* ILLUMINATED CABINET SIGN: 36" X 8"

PLATE GLASS FACES 3/16" - LETTERING TO MATCH DRAWING

* REFACE POLA SIGN FACES + BULBS WITH BALLAST
(PAINT POLA)

* ILLUMINATED OUTSIDE NEON - 100'

(PRICE INCLUDES INSTALLATION)

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

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

All material property of Bright Signs until paid in full. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work.

Respectfully submitted, [Signature]

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

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature [Signature]

Date [Signature] Signature _____

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

**JOHN BOUDREAU INC.
336 W NAPERVILLE RD
WESTMONT ILLINOIS
60559
847-514-4999
JTBHOMES @ COMCAST.NET**

PROPOSAL

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

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

SCOPE OF WORK

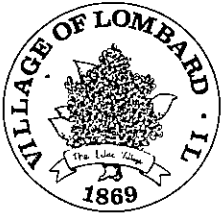
- *Prepare roof for mansard construction
Leveling and demolition as necessary**
- *Install metal framing for mansard parapet per plans**
- *Install metal roof on mansard and parapet mechanically fastened
(MBCI or equiv.)**
- *Install seamless gutters with flashing, color coordinated**
- *Install new modified bitumen rubber roof with flashing**
- *Install steel door with steel frame in masonry construction**
- *Install approx. 100' of 42" fencing around seating perimeter per plans**
- *Patch, repair or replace approx. 500' of asphalt in seating area
\$26800.00**

WARRANTY

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

TERMS

50% down payment, balance will be upon completion



I, Barbara A. Johnson, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

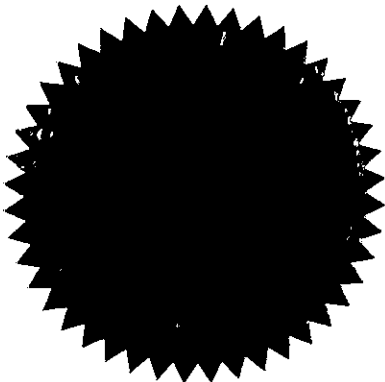
I further certify that attached hereto is a
copy of ORDINANCE 5790

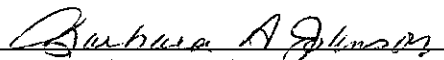
AUTHORIZING A DOWNTOWN FAÇADE
IMPROVEMENT GRANT FOR THE PROPERTY
LOCATED AT 506 E. ST. CHARLES PLACE,
LOMBARD, IL

PIN: 06-05-427-001

of the said Village as it appears from the official records of
said Village duly approved January 5, 2006.

In Witness Whereof, I have hereunto affixed my official signature and the
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this
26th day of October, 2007




Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois