

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: Scott R. Niehaus, Village Manager
DATE: May 12, 2015 (B of T) Date: May 21, 2015
TITLE: Downtown Improvement & Renovation Grant; 18 W. St. Charles Road
SUBMITTED BY: Department of Community Development *NS*

BACKGROUND/POLICY IMPLICATIONS:

Your Economic and Community Development Committee submits for your consideration its recommendation on the above referenced petition. The ECDC recommends that the Village Board adopt the attached resolution approving a Downtown Improvement and Renovation Grant for the property commonly known as 18 W. St. Charles Road. (DISTRICT #1)

The ECDC recommended approval of this grant request by a 5-0 vote.

Fiscal Impact/Funding Source:

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

DATE: May 21, 2015

SUBJECT: Downtown Improvement & Renovation Grant; 18 W. St. Charles Road (Marquette Kitchen & Tap)

Please find the following items for Village Board consideration as part of the May 21, 2015 Board meeting:

1. Economic and Community Development Committee (ECDC) memo; and
2. A Resolution Approving a Downtown Improvement and Renovation Grant for the Property Commonly Known As 18 W. St. Charles Road

The Community Development Department received an application for the Downtown Improvement and Renovation Grant Program (also known as the Facade Grant Program) for 18 W. St. Charles Road. The applicant is seeking to install exterior improvements: signage, windows, framing, and doors. The property is located in the Downtown TIF. The total cost of project is \$38,280.00 and is grant eligible up to \$19,140.00 (up to 50% of the eligible project costs; not to exceed \$50,000, unless specifically approved by the Village Board). The recommendation is subject to the following conditions:

1. The project must comply with the Illinois Prevailing Wage Act.
2. Permits must be applied for and received for all of the work.
3. Before the grant can be paid out, Marquette Kitchen & Tap will submit a final receipt (showing the project is paid in full) and waivers of lien from the contractors.
4. The projecting sign will need to meet the Village Sign Code.

The ECDC recommended approval of this grant request by a vote of 5-0, with one abstention. Please place this grant request on the May 21, 2015 Board of Trustees agenda.



MEMORANDUM

TO: Dennis McNicholas, Acting Chairperson
Economic and Community Development Committee

FROM: Jennifer Ganser, Assistant Director of Community Development *JG*

DATE: May 11, 2015

SUBJECT: **Downtown Improvement & Renovation Grant; 18 W. St. Charles Road (Marquette Kitchen & Tap)**

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for Marquette Kitchen & Tap located at 18 W. St. Charles Road. The applicant is seeking to install exterior improvements such as a signage, windows, framing, and doors. Marquette Kitchen & Tap leased the property at 18 W. St. Charles Road. The first floor is currently vacant.

The property is located in the Downtown TIF. The total cost of project is \$38,280.00 and is grant eligible up to **\$19,140.00** (up to 50% of the eligible project costs; not to exceed \$50,000.00, unless specifically approved by the Village Board).

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. Recommendations include buildings with fabric awnings containing signage and gooseneck lighting, and keeping with the character of downtown Lombard. Though this specific building is not called out in the Guidebook; this project is consistent with the Guidebook and will help in downtown revitalization efforts. Restaurants are a desired use in the downtown.

It should be noted that all grant requests paid for by Village of Lombard TIF dollars shall comply with the Illinois Prevailing Wage Act. Therefore, if the grant is approved by the Village Board of Trustees, the applicant shall sign an acknowledgement form indicating that they are aware that this project is subject to prevailing wages.

GRANT REQUEST ELEMENTS

Psenka Architects Inc. is the project architect and, per the Façade Grant Program, professional service fees can be included in a grant request. Psenka submitted an estimated invoice of \$5,800.00. The façade program will fund up to 25% of \$1,500, whichever is less, prior to approval of the architectural renderings. After the architectural renderings are approved, 50% of the fees can be granted. Architectural renderings are approved during the permitting process.

Should the permit be approved, the applicant is eligible to received **\$2,900.00**. Should the permit not be approved, the applicant is eligible to received **\$1,450.00**.

Marquette Kitchen & Tap has submitted three quotes for the exterior.

Contractor	Price Quote
Finney Decorating	\$47,800.00
William Horvath Carpentry, Inc.	\$44,100.00
Progress Construction & Development Inc.	\$24,000.00

Based on the lowest bid the applicant is eligible to **\$12,000.00**.

The applicant also submitted three quotes for exterior signage. The quotes consist of a projecting sign on the front of the building and a rear service door sign in the back. All signage will need to meet Village Code. Projecting signs are allowed in the B5 zoning district at twenty (20) square feet. The applicant has asked staff to remove the request for the rear service door.

Contractor	Price Quote
CN Sign and Awning	\$9,490.00
Best Neon Signs	\$8,480.00
Outdoor Neon Signs	\$10,662.50

Based on the lowest bid the applicant is eligible to **\$4,240.00**.

Staff is supportive of the request for the following reasons:

1. Consistent with the recommendations of the Lombard Downtown Revitalization Project Guidebook.
2. Consistent with past approval for other façade grant requests.
3. Support from Lombard Town Centre.

Conditions of Approval

Staff proposes the following conditions be placed on the grant, if approved by the Village Board of Trustees. The conditions would be incorporated into a Resolution, subject to approval from the Village Board of Trustees.

1. The project must comply with the Illinois Prevailing Wage Act. Since the project will be partially funded by grant (from the Downtown TIF) the project must comply with the Illinois Prevailing Wage Act.
2. Permits must be applied for and received for all of the work. Permits should be applied for with the Building Division and will be ready after the appropriate departments/divisions are able to sign off stating that the project meets code.

3. Before the grant can be paid out, the petitioner will submit a final receipt (showing it is paid in full) and waivers of lien from the contractors. This ensures that the project is paid in full before the Village remits the grant funds.
4. The projecting sign will need to meet the Village Sign Code.

COMMITTEE ACTION REQUESTED

This item is being placed on the May 11, 2015 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval to the Village Board for the requested Downtown Renovation and Improvement Grant being sought for the property at 18 W. St. Charles Road. The project total is \$38,280.00 and is grant eligible up to **\$19,140.00**. As this request is over \$10,000, it requires final approval from the Village Board of Trustees. Said recommendation is subject to the following conditions, by the Village Board of Trustees:

1. The project must comply with the Illinois Prevailing Wage Act.
2. Permits must be applied for and received for all of the work.
3. Before the grant can be paid out, Marquette Kitchen & Tap will submit a final receipt (showing the project is paid in full) and waivers of lien from the contractors.
4. The projecting sign will need to meet the Village Sign Code.



The Village of Lombard requested that the Lombard Town Centre Design Committee review the applications for a Downtown Restaurant Forgivable Loan and a Downtown Improvement and Renovation Grant for the property at 18 W. St. Charles Road.

Typically our Design Committee only provides comment on proposed improvements that are visible from the public right-of-way such as building facades, signage, streetscape features, landscaping, etc. After reviewing the application materials, it appears most of the proposed improvements are interior renovations that would not impact the aesthetics of the public right-of-way. Therefore, we are not comfortable providing support or opposition from a design standpoint.

We are excited about the potential addition of this business to our downtown and would welcome their future grant application for improvements more relevant to our scope of influence.

Should you have any questions, feel free to call me at the number below.

Sincerely,

Tom Runkle
Lombard Town Centre
Design Committee
630-334-0560

**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT
PROGRAM PRE-APPLICATION**

1. A. Building Address and Description: 18 W St. Charles Road

B. Property Identification Number: 0607206040
C. Legal Description of Property: Commercial storefront plus apartments

2. A. Owners Name: Irene-Don Tuchscherer

B. Owners Address: PO Box 61 Lombard, IL 60148

C. Phone (day time): (630) 279-3530 day

3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)

- A. None

B. _____

C. _____

4. Proposed Improvements and Renovations: See attached plans

5. Plans/Drawings prepared by:

A. Name: Paul Psotka

B. Address: 148 W. Station St Barrington, IL 60010

C. Phone (day time): 847-756-4700 day

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, and all contractors waivers of lien upon completion of work.
- C. The applicant, owners, and all contractors must comply with all federal and local regulations (see the attached list).

Business Owner Signature  (Date) 4-23-15

Property Owner Signature  (Date) 4-23-15

Return application to:

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

Psenka Architects Inc.

75 Blue Jay
Hawthorn Woods, IL 60047

Estimate

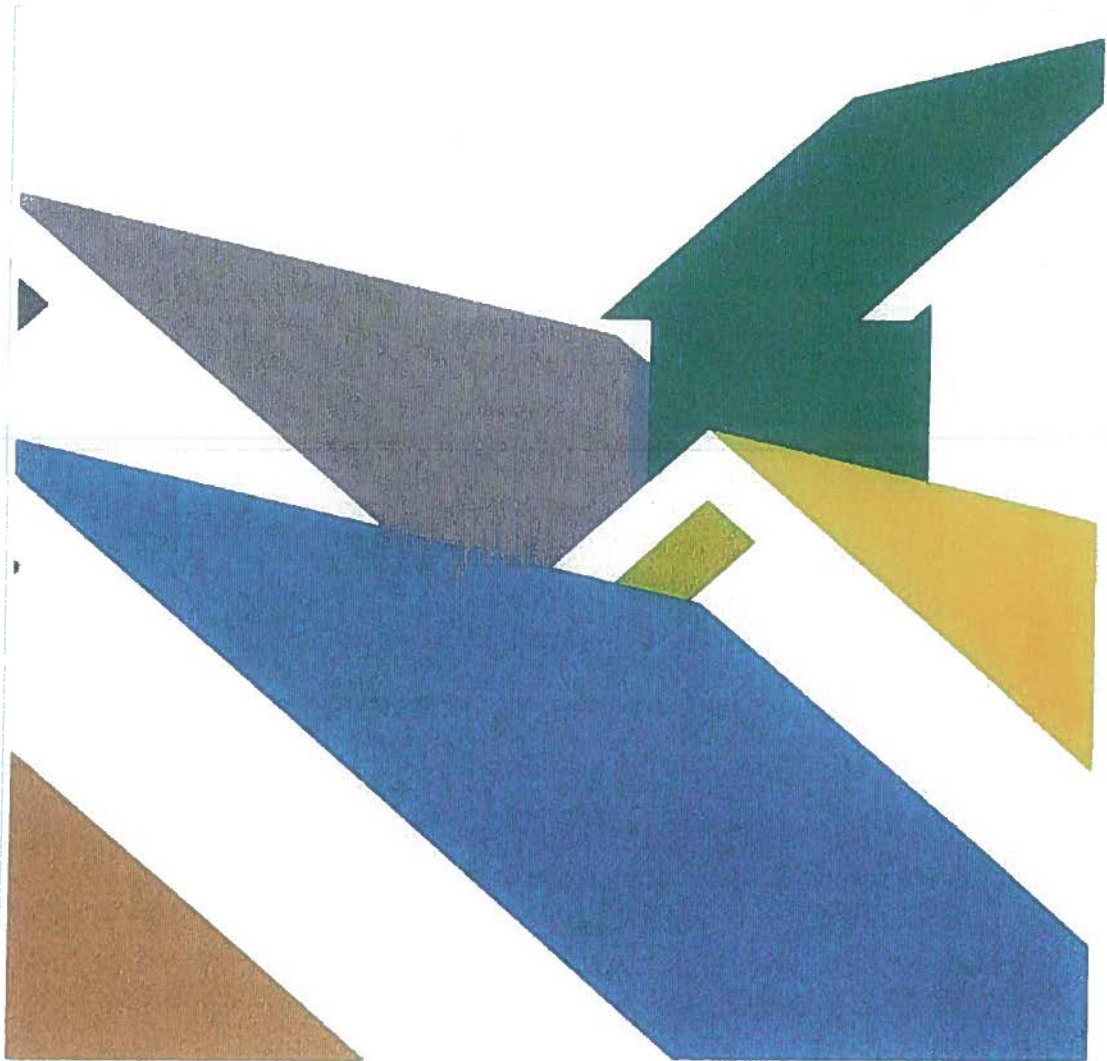
DATE	ESTIMATE NO.
4/27/2015	1

NAME / ADDRESS
John Dagnon

PROJECT

DESCRIPTION	QTY	COST	TOTAL
Provide Preliminary Design services for the future Marquette Kitchen & Tap located in Lombard, IL.	1	3,000.00	3,000.00
Provide Working Drawings for above referenced project.	1	2,800.00	2,800.00
TOTAL			\$5,800.00

FINNEY DECORATING - 9634 W. 194TH PLACE - MOKENA, IL (708)



Project Proposal

Prepared for: Marquette Tap

- Framing including all labor & materials. Interior and exterior.
 - Bar to be framed, and wrapped in a wood finish stained to customers color.
 - Electrical including all labor & materials. * Owner to purchase complete lighting packages, T.V.'s & mounts. *
 - Plumbing including all labor & materials. * We will purchase hot water tanks and in:
 - Bathrooms to stay existing,
 - Mechanical area to stay existing.
 - Install new gas lines to kitchen area.
 - Install new plumbing to bar & kitchen area.
 - Install all new glycol beer lines.
 - HVAC including, insulation all labor & materials for supply lines & diffusers into drop ceiling included. *
 - Install all new soundproofing material in front half.
 - Drywall & finish taping all labor & materials included.
 - Painting all labor & materials included.
 - Install new drop ceiling as needed thru out entire store.
 - Install all flooring. * Owner to provide flooring of own choice *
 - Install new cooler, grease trap & oven hood exhaust fan.
 - Not included in proposal bid : sprinkler system, fire alarm.
-

FINNEY DECORATING

Additional Information Pertaining To This Proposal

- We are fully licensed, insured & bonded.
- All work will be completed in a timely manner.
- Proposal is valid for 30 days.
- Approval of changes are needed.
- Job cost quoted does not include permit fees.

Conditions Of Proposal

- 1/3 Payment to start work.
- 1/3 Payment after drywall install.
- 1/3 Payment after final walk thru.

Total Job Cost : \$ 190,000.00

FINNEY DECORATING - 9634 W. 194TH PLACE - MOKENA, IL (708) 308-9901



Project Proposal

Prepared for: Marquette Tap - Front Facade

Prepared by: Mark Finney

April 21, 2015

Project Location

18 W. St. Charles Street

Lombard, IL

Project Outline

- Demo entire front of store, awning, glass, etc.
- Repair concrete as needed.
- Install all new aluminum frame.
- Install all new glass & doors according to print. * Architect fees not included *

Additional Information Pertaining To This Proposal

- We are fully licensed, insured & bonded.
- All work will be completed in a timely manner
- Proposal is valid for 30 days.
- Approval of changes are needed.
- Job cost quoted is for non-union.
- Job cost quoted does not include permit fees.
- Dumpster fees included.

FINNEY DECORATING

Conditions Of Proposal

- 1/2 Payment to start work.
- 1/2 Payment after final walk thru.

Total Job Cost : \$ 47,800.00

Authorized Signature  Date 1-21-15

Authorized Signature _____ Date _____

William Horvath Carpentry, Inc.

General Contractor
 406 Oak St.
 Mount Prospect, IL 60056

Estimate

Date	Estimate #
4/22/2015	305

Name / Address

Marquette Kitchen & Tap
 18 W St. Charles Street
 Lombard, IL 60148

Terms	Project
50% due upon accep...	

Item	Description	Cost	Total
contract	FRONT FACADE REMODEL for 18W St. Charles St Lombard	0.00	0.00
GC Fee	Provide safety barricades and proper signing where required to block off sidewalk in work zones	500.00	500.00
Demolition	Remove and haul away from site all existing wall material on the interior and exterior of the front wall	14,500.00	14,500.00
Concrete	Excavate and install new concrete trench where required as per plan	11,500.00	11,500.00
Carpentry	Construct new opening to accept new aluminum frame with specified glass and limestone as per plan	8,900.00	8,900.00
glass	Furnish and install all new glass and doors as per plan	8,700.00	8,700.00
contract	INTERIOR DEMOLITION for 18W St Charles		0.00
Demolition	Remove and haul away from site all interior finishes as per plan	6,900.00	6,900.00
Carpentry	Carpentry labor and material to build walls as per plan	7,500.00	7,500.00
plumbing	Furnish all labor and material for the plumbing as specified on plan including new gas lines where required No work with existing or remaining plumbing systems included. Any necessary rodding either by customer choice or as a result of construction debris on all existing waste and vent lines, will be done at an additional cost on a time and material basis. New hot water tank will be provided Existing restrooms to remain Existing mechanical room to remain Fire sprinkling not included	28,000.00	28,000.00
ANY ALTERATIONS FROM THE ABOVE SPECIFICATIONS WILL BE AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE		Total	

Signature _____

William Horvath Carpentry, Inc.

General Contractor
406 Oak St.
Mount Prospect, IL 60056

Estimate

Date	Estimate #
4/22/2015	305

Name / Address

Marquette Kitchen & Tap
18 W St. Charles Street
Lombard, IL 60148

Terms	Project
50% due upon accep...	

Item	Description	Cost	Total
electrical	Demo electrical as needed to accommodate new layout as per plan Provide correct piping for lighting and power per plan Provide exit and emergency lights as noted Provide exhaust fans for bathrooms, ducting by others Hang all customer supplied lighting All circuits to branch from existing panel No electrical engineering included No data stubs included No fire alarms included	18,860.00	18,860.00
HVAC	Furnish and supply branch takeoffs from existing trunk line to new ceiling mounted diffusers Kitchen exhaust hood ducting included with fire rated insulation	28,000.00	28,000.00
Insulation	Furnish and install insulation where required per plan	2,100.00	2,100.00
Drywall	Furnish and install new drywall per plan; taped and sanded to accept paint	6,900.00	6,900.00
Painting	Apply (2) coats of premium finish to all walls where required per plan Stain and seal new case work for bar area	5,560.00	5,560.00
Millwork	Furnish and install new doors and casing where required, with commercial door hardware Allowance of \$4900 to construct new bar included	15,000.00	15,000.00
Flooring	Furnish and install 2-1/4 x 3/4" Western Red Oak strip flooring per plan, to be finished on site with (2) coats of an anti slip finish. Labor only to install all new VCT & ceramic tile.	9,000.00	9,000.00
finish carpentry contract	Furnish and install new suspended ceiling as per plan Allowance for exhaust hoods with fire suppression	10,800.00 6,000.00	10,800.00 6,000.00
ANY ALTERATIONS FROM THE ABOVE SPECIFICATIONS WILL BE AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE		Total	

Signature _____

William Horvath Carpentry, Inc.

General Contractor
406 Oak St.
Mount Prospect, IL 60056

Estimate

Date	Estimate #
4/22/2015	305

Name / Address

Marquette Kitchen & Tap 18 W St. Charles Street Lombard, IL 60148

Terms	Project
50% due upon accep...	

Item	Description	Cost	Total
contract	Allowance for walk in cooler	5,800.00	5,800.00
plumbing	Allowance for Glycol Drat beer system	6,300.00	6,300.00
GC Fee	General Contracting fee 12%	20,400.00	20,400.00
ANY ALTERATIONS FROM THE ABOVE SPECIFICATIONS WILL BE AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE		Total	\$221,220.00

Signature _____



PROGRESS CONSTRUCTION & DEVELOPMENT, INC.

CONTRACT PROPOSAL 4.22.2015

PROGRESS CONSTRUCTION & DEVELOPMENT, INC. is hereby a Contract Proposal for the following owner: John Dangnon 18 W. St Charles St

Item	Description	Amount	Comments
A	Demolition	\$ 3,000.00	Includes removal of all existing structures and services ready to start construction
B	Framing	\$ 7,000.00	Kitchen, ceilings, partition walls, bars, exterior walls, also includes batt sound insulation in front half of restaurant and some insulation for restroom walls
C	Plumbing	\$ 18,000.00	All drainage for HVAC, kitchen sinks, floor drains, and bar sinks. All water supplies for kitchen equipment, bar equipment, and new restroom fixtures. This also includes an allowance of \$1,000 for decorative fixtures. Does not include purchase of kitchen equipment.
D	HVAC	\$ 6,000.00	5 ton unit to remain as existing. All new ductwork with supplies and all new duct work with returns included.
E	Electrical General lighting and outlets	\$ 18,000.00	This includes lighting control, all electrical for decorative lighting, installation of decorative lighting, includes track, cans, and general fluorescents as well as emergency lighting. Also includes all electrical for MEP's and kitchen requirements.
F	Electrical low voltage	\$ 1,000.00	This includes running cable for POS, sound system, video cameras, wifi, and telephone. Also includes terminating all ends ready to be plugged in or on.
G	Drywall	\$ 5,000.00	All drywall and FRP

H	Painting	\$ 3,000.00	This includes paint up to 3 colors on wall surfaces. Does not include any wood work refinishing.
I	Flooring	\$ 8,450.00	\$9.00 per square foot allowance for all flooring.
J	Black iron and hoods	\$ 15,000.00	All black iron from hood to above roof line per city code. This would also include hood and make up air unit.
K	Millwork General	\$ 15,000.00	This includes all baseboard, crown molding, door casing, weinscoating, die wall on bar, bar top, back bar, general shelving and server stations.
L	Millwork Doors	\$ 5,000.00	Allowance for doors. Swing doors for kitchen, fire rated doors, New entrance door on side of building
M	Storefront Windows	\$ 15,000.00	windows along East walls
N	Storefront Masonry	\$ 9,000.00	openings for black iron and ductwork and new front entrance and windows.
O	Tin ceiling	\$ 4,000.00	Copper or faux tin ceiling on 600 sq ft
P	Walk in cooler	\$ 8,000.00	6' X 6'5" walk in cooler. Condensor remoted to outside location to be determined.

Q	Glycol system	\$ 3,000.00	
R	decorative walls and finishes	\$ 4,000.00	Wallpaper, decorative tile, wood paneling, and curtains.
S	Water service	\$ -	Existing to be used
T	Electrical service	\$ -	Existing to be used
U	General conditions & Labor but not limited to; lifts, cranes, scaffolding, patching, caulking, temp barricades, alley and sidewalk obstruction permits, portable toilets, parking, loading, general labor, heating, etc.	\$ 7,372.50	
V	Decorative Lighting	By owner	
W	All permits and plans	by owner	
X	Outdoor Signage	by owner	
Y	GC profit, Overhead, & Supervision	\$ 23,223.38	
	TOTAL	\$ 178,045.88	TOTAL



PROPOSAL
BEST NEON SIGN CO.
6025 S. New England
Chicago, IL 60638
773-586-2700



Page 1 of 2

5/1/15

John Dagnon
Marquette Kitchen & Tap
18 W. St. Charles Rd.
Lombard, IL
(773)550-2684 email: dags1234@yahoo.com

Ref: New Custom Outdoor Signs for: 18 W. St. Charles Rd. Lombard, IL

A) Fabricate and install on building front wall with a plated & beam mount 1 custom display 3'-0" x 7'-0" neon sign display. Sign display to have a custom top-hat shape round ends and corners included to be fabricated from galvanized sheet metal and .080 aluminum with an internal welded double angle iron frame. Copy to read: Marquette Kitchen & Tap. Lettering to be in 12mm white double and single tube 12mm neon sign cabinet and face to have a black enamel finish. Layout and colors pending sketch approval.

Installed \$8480.00

B) Fabricate and install on rear wall of building 1 custom 18" x 50" single face neon sign display. Sign to be fabricated of .080 aluminum with curved ends and flat mounted on wall. Copy to read: ENTRANCE in 8" single tube 12mm white neon with white neon borders on top and bottom of sign face. Added vinyl graphics for end borders.

Installed \$3500.00

Terms:

A ½ deposit with the balance due upon installation as per page two Terms & Conditions of Agreement.

- Permit fee not included in the cost. Best Neon Sign to secure & obtain permit.
- Sketch layout included in the cost.
- Any electrical work is extra IF needed, such as power lines to sign locations.

All materials & construction as per U.L. National Standard Sign Code 48.

All unpaid balances shall bear interest at the rate of two percent (2 %) per month after 30 days.

Terms and conditions stated above and on page 2 hereof constitute this entire agreement.

The parties hereto agree that they have carefully read the foregoing agreement & fully understands the covenants & obligations of each of the parties hereto.

Hereto:

Approved:

Approved:

X

Best Neon Sign Company

X

Customer Date ___ / ___ / ___

Quality & Dependability Since 1934

"A Business with no sign is a sign of no Business"

TERMS & CONDITIONS OF AGREEMENT

1. Best Neon Sign Co. will furnish the necessary permit for each erection and electrical connection of display. The purchaser agrees to secure and furnish all private permission for the erection of said display and to furnish proof thereof when requested by Best Neon Sign Co.
2. During the period in which construction, erection and electrical connection of said display is in progress and for the term of this agreement, Best Neon Sign Co. agrees to have all their Workmen covered by Workman's Compensation Insurance; and further agrees to carry Public Liability Insurance covering injuries to or death of persons and damage to property as a result of accidents for which Best Neon Sign Co. is responsible - subject to a single limit of \$500,000 each occurrence applying to either bodily injury or property damage or both combined. Insurance Certificates will be furnished to the Customer on request.
3. All sizes, dimensions, and elevations as shown on sketch (es) are approximate only and are subject to plus and minus corrections when engineering drawings are completed, field measurements taken, and full size patterns completed.
4. Best Neon Sign Company will make necessary repairs to walls, roof, and roof covering removed or opened by Best Neon Sign Co. during the installation of display, but in making such repairs Best Neon Sign Co. does not assume any responsibility for re-bonding of said roof covering previously installed by others.
5. If display has been erected, but Best Neon Sign Co. has not completed installation and electrical connections due to the failure of Purchaser to furnish service wiring as provided in this agreement then Best Neon Sign Co. may commence billing according to the terms of this agreement.
6. The parties agree that time is the essence of this agreement.
7. The purchaser further agrees that in the event that an amount payable by purchaser hereunder becomes past due, Best Neon Sign Co. may declare all the amount to be due and payable immediately and may process to take legal action to secure the payment of the total amount hereof. To secure the payment of any amount due or which may become due under the term of this agreement, the Purchaser authorizes irrevocably any attorney of any court of Record to appear for the Purchaser in such court, in tenant time or vacation, at any time after default by Purchaser hereunder and confess a judgment, without process, in favor of Best Neon Sign Co. together with costs and reasonable attorney's fees and to waive and release all errors which may intervene in any such proceedings and to consent to immediate execution upon such judgment, hereby ratifying and confirming all that the Purchaser's said attorney may do by virtue hereof.
8. Purchaser agrees to pay all Federal, State and Municipal fees and excise, service, sales or use taxes now and hereafter payable in respect of any materials furnished or services rendered to purchaser.
9. This agreement is subject to final acceptance by Best Neon Sign Co. at its home office. The Purchaser acknowledges receipt of a copy of this agreement and waives notification of acceptance by Best Neon Sign Co.



SIGN & AWNING

DESIGN • FABRICATION • MAINTENANCE

CN SIGN AND AWNING
O: 630-656-1085
F: 630-660-9335
AWNINGS@COMETNEON.COM
WWW.CNSIGNANDAWNING.COM

QUOTE

SUBMITTED TO

MKT
John
773-550-2684

DATE: 4/27/2016
PROPOSAL #: 33579
CUSTOM SIGNAGE. EXPOSED NEON

DESCRIPTION

We Propose to Fabricate and Install (1) Double Sided Blade Sign and (1) Single Sided Flush Mount Sign. Exposed neon With the Following Specifications:

Double Sided Blade Sign: _____ **\$9,340.00 +Tax**

- Double sided blade sign, 20 sq ft per side.
 - Approximate size: 3.3' tall x 6' long (*exact dimensions TBD upon design development*).
 - Extruded aluminum custom cabinet fabrication. Shape and design as per picture supplied by customer.
 - High quality acrylic solvent painted cabinet, supports and exposed hardware (*color TBD*).
 - High performance vinyl graphics/ copy applied to finished sign face surface (*design and color TBD*).
 - Exposed neon art decoration and lettering (*outdoor neon and electrical components*).
 - Wall mounts and supports TBD upon surveying.
 - Installation included. Power to the sign will be supplied by customer near sign behind wall.
- All outdoor electrical components are to be housed inside of the weather tight sign cabinet and behind wall.

Single Sided Flush Mount Sign: _____ **\$4,180.00 +Tax**

- Single sided sign, 10 sq ft. single side.
 - Approximate size: 2' tall x 5' long (*exact dimensions TBD upon design development*).
 - Extruded aluminum custom cabinet fabrication. Shape and design as per picture supplied by customer.
 - High quality acrylic solvent painted cabinet, supports and exposed hardware (*color TBD*).
 - High performance vinyl graphics/ copy applied to finished sign face surface (*design and color TBD*).
 - Exposed neon text and Martini glass only, art decoration extra cost as per picture (*outdoor neon and electrical components*).
 - Wall mounts and supports TBD upon surveying.
 - Installation included. Power to the sign will be supplied by customer near sign behind wall.
- All outdoor electrical components are to be housed inside of the weather tight sign cabinet and behind wall.

Permitting: _____ **\$150.00 Each**

We the sign erector will procure permitting for all signage proposed. Comet Neon inc. Charges a procurement / processing and handling fee for each permit necessary. All actual permit fees by village/town/city. Are to be billed to customer as per invoice at the time of permit approval. This permit procurement fee is non refundable.

Warranty:
1 Year parts and labor, 2 year parts only.

PAYMENT TO BE MADE AS FOLLOWS

50% Deposit. Balance Due Upon Completion

ACCEPTANCE OF PROPOSAL

THE ABOVE SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. WE AUTHORIZE COMET NEON, INC. TO DO THE WORK SPECIFIED. PAYMENT WILL MADE AS OUTLINED ABOVE

ACCEPTANCE SIGNATURE: _____

ACCEPTANCE DATE: _____

Subject: Re: Outdoor Neon Signs - 18 W St. Charles in Lombard

From: Jack Menel (realneon@sbcglobal.net)

To: dags1234@yahoo.com;

Date: Wednesday, March 11, 2015 10:15 AM

1) Marquette Kitchen & Tap:
\$10,250.00 installed
+ \$412.50 tax

2) MKT:
\$1,475.00 installed
+ \$ 41.25 tax

From: John Dagnon
Sent: Monday, March 09, 2015 2:13 PM
To: realneon@sbcglobal.net
Subject: Outdoor Neon Signs - 18 W St. Charles in Lombard

Hi Jack, attached are two signs we would like to replicate.

- 1.) Change the Aladdin to Marquette and Fine Food to Kitchen & Tap and keep the Fine Food font all around. It's can't be larger than 20 sf. This will be a two sided blade sign.
- 2.) Change the colour to match the Aladdin sign (dark blue) and change entrance to MKT and add a martini glass. This sign will be one sided and attach flush to the outside wall.

I'd like a price estimate (including installation), time frame (we'd like it installed in early June) and warranty. I assume you also service your signs. Thanks.

John
773.550.2684

April 23, 2015

Sign Design Outline

Front Sign

- 20 square feet
- Replace Aladdin with Marquette
- Replace Fine Food with Kitchen & Tap
- Keep Fine Food font on entire sign
- Dual sided neon blade sign

Back Sign

- Five square feet
- Change colour to match front sign
- Change Entrance to MKT and add a martini glass
- One sided neon sign attached flush to the building

Front Façade

- Picture is for illustration purposes only to display similar look and materials used.

THE STAND

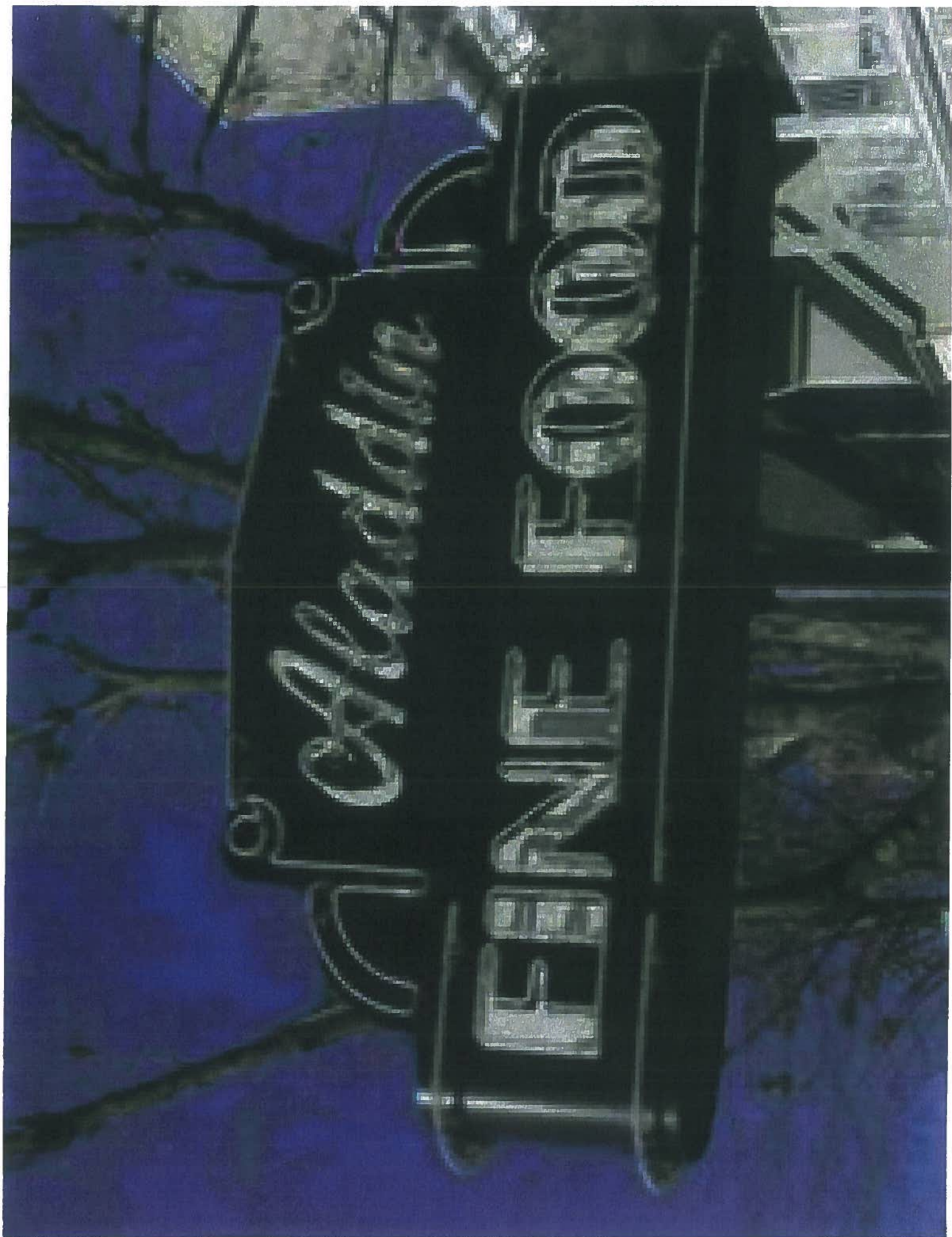
THE STAND
CANTAS

GYROS • BURGERS • HOT DOGS • BEEF

WALK
UP TO
CANTAS

THE STAND
CANTAS

58





RESOLUTION
R _____

**A RESOLUTION APPROVING A DOWNTOWN IMPROVEMENT AND
RENOVATION GRANT FOR THE PROPERTY COMMONLY KNOWN AS
18 W. ST. CHARLES ROAD**

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, John Dagnon (the "Applicant"), wish to participate in this Program for façade renovations to the building (the "Project") located at 18 W. St. Charles Road, Lombard, Illinois (the "Subject Property") and,

WHEREAS, the Owner of 18 W. St. Charles Road, Lombard, Illinois is Sndry Prpties 39-11 represented by Don & Irene Tuchscherer; and,

WHEREAS, the Project shall consist of those renovations to the façade of the building 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 Applicants grant of up to nineteen thousand, one hundred and forty and 00/100 dollars (\$19,140.00), pursuant to the Program (the "Grant"). Such grant monies shall be available to the Applicants 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 Applicants have paid all invoices for labor and materials in connection therewith.

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

- a. The project must comply with the Illinois Prevailing Wage Act.
- b. Permits must be applied for and received for all of the work.
- c. Before the grant can be paid out, Marquette Kitchen & Tap will submit a final receipt (showing the project is paid in full) and waivers of lien from the contractors.

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18 W. St. Charles Road

d. The projecting sign will need to meet the Village Sign Code.

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

SECTION 4: That the Downtown 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 Applicants, or any subsequent business or property owner, fails to comply with any of the terms of the Agreement. In the event of termination, the Applicants 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 _____, 2015.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2015.

Keith T. Giagnorio
Village President

ATTEST:

Sharon Kuderna
Village Clerk

Resolution No. _____
18 W. St. Charles Road

EXHIBIT A
Legal Description

PARCEL 1:

THE WESTERLY 48.12 FEET (AS MEASURED ALONG ST. CHARLES ROAD) OF LOT 5 IN BLOCK 11 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, MORE FULLY DESCRIBED BY COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE SOUTHERLY ON THE WESTERLY LINE OF LOT 5, 165.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5, WHICH IS THE NORTHERLY LINE OF ST. CHARLES ROAD, 48.12 TO A POINT IN THE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 5, 160.40 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 5; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 5, 47.88 FEET TO THE PLACE OF THE BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868, AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-206-040

PARCEL 2:

A STRIP OF LAND 33.0 FEET IN WIDTH LYING NORTHERLY OF AND ADJOINING BETWEEN THE EASTERLY AND WESTERLY LINES EXTENDED NORTHERLY OF THAT PART OF LOT 5 IN BLOCK 11, AFORESAID, IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-206-039

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18 W. St. Charles Road

**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT PROGRAM
AGREEMENT**

This Agreement is entered into this twenty-first day of May, 2015, by and between the Village of Lombard, Illinois, (hereinafter referred to as the “Village”), and John Dagnon (hereinafter referred to as “Applicants”) doing business at 18 W. St. Charles Road, Lombard, Illinois (said location being legally described on Exhibit “1” attached hereto and made part hereof – hereinafter referred to as the “Subject Property”), with personal property being secured at 18 W. St. Charles Road, Lombard, Illinois. The Village and the Applicants 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 Applicants wish to participate in this Program for proposed exterior renovations to be located at 18 W. St. Charles Road, Lombard, Illinois; Program Application No.: **15-03**; 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 Applicants with a grant under the Program in an amount not to exceed nineteen thousand, one hundred and forty and 00/100 dollars (\$19,140.00) (hereinafter referred to as the “Grant”). Such Grant shall be available to the Applicants upon the authorization of the Village's Director of Community Development, and after the Applicants 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 Applicants expending no less than thirty eight thousand, two

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18 W. St. Charles Road

hundred and eighty and 00/100 dollars (\$39,280.00) in relation to the Project. In the event that the Applicants' 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 Applicants in relation to the Project.

SECTION 2: The Applicants shall undertake the following in connection with the Project:

- a. The project must comply with the Illinois Prevailing Wage Act.
- b. Permits must be applied for and received for all of the work.
- c. Before the grant can be paid out, Marquette Kitchen & Tap will submit a final receipt (showing the project is paid in full) and waivers of lien from the contractors.
- d. The projecting sign will need to meet the Village Sign Code.

SECTION 3: Upon completion of the Project, the Applicants 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 Applicants 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 Applicants failing to comply with any of the terms of this Agreement, the Applicants shall be required to repay any amount of the Grant that has been disbursed by the Village. In the event said amount is not repaid, the Village shall have the right to record a lien against the Subject Property for said amount.

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

Resolution No. _____
18 W. St. Charles Road

Attest: Sharon Kuderna, Village Clerk

APPLICANTS

John Dagnon

OWNERS

Irene Tuchscherer

Don Tuchscherer

Resolution No. _____

18 W. St. Charles Road

STATE OF ILLINOIS)

)SS

COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that John Dagnon, 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 _____, 2015.

Commission expires _____, 20____.

Notary Public

Resolution No. _____

18 W. St. Charles Road

STATE OF ILLINOIS)

)SS

COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that Irene and Don Tuchscherer, 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 _____, 2015.

Commission expires _____, 20____.

Notary Public

Resolution No. _____
18 W. St. Charles Road

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18 W. St. Charles Road

EXHIBIT 2

The Community Development Department retains a copy of the submittal to the Economic and Community Development Committee. This submittal includes contractor's quotes and a description of the work to be completed. The Applicants propose to install exterior improvements: signage, windows, framing, and doors.