



## MEMORANDUM

**TO:** Peter Breen, Chairperson  
Economic and Community Development Committee

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

**DATE:** January 14, 2013

**SUBJECT:** **Downtown Improvement & Renovation Grant; 104 W. St. Charles Road (Fringe)**

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Facade Grant Program) for Fringe, located at 104 W. St. Charles Road. The applicant is seeking to install a new awning over the front window.

### GRANT REQUEST

The property owner is seeking to install a new awning over the front window. The applicant has submitted three bids for the proposed work:

Vendor	Price Quote
Shine-Awn	\$1,495
Thatcher Oaks Inc.	\$1,487
Chesterfield Awning Co., Inc.	\$1,114

The proposed awning would be brown in color and constructed of fabric with graphics on both the face and the valance. The valance lettering would be 3.5" high and the sign on the face of the awning would be 5 sq. ft., both of which would be in compliance with the Sign Ordinance. The permit would cost \$143.

Based on the lowest bid, the applicant is eligible to receive up to \$628.50 from the Improvement and Renovation Grant program. Because the request is under \$10,000, it does not require approval from the Board of Trustees and can be approved by the ECDC.

It should be noted that the subject property received a \$350 façade grant in 2012 for a similar awning over the front door. The program does not preclude multiple grant applications.

Staff is supportive of the request for the following reasons:

1. Consistent with the recommendations of the Downtown Lombard Revitalization Project Guidebook.
2. Strong visual enhancement.
3. Consistent with past approvals for other façade grant requests.

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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, the applicant and property owner shall sign an acknowledgement form indicating that they are aware that this project is subject to prevailing wages.

**COMMITTEE ACTION REQUESTED**

Staff requests that the Economic and Community Development Committee approve the application request approving the grant disbursement in the amount of \$628.50.

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

1. A. Building Address and Description: 104 W St Charles Road  
Lombard IL

B. Property Identification Number: \_\_\_\_\_

C. Legal Description of Property: Retail Space - 1000 sq ft

2. A. Owners Name: John Vlahos / Sam Vlahos

B. Owners Address: 4N602 Mountain Ash Dr.  
Wayne IL 60184

C. Phone (day time): (630) 670-0956

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

A. Fringe a Boutique Salon, Michelle Potvin  
104 W St Charles Rd

B. lease 11/11 - 1/15

C. Salon

4. Proposed Improvements and Renovations: Awning over front window

5. Plans/Drawings prepared by:

A. Name: Thatcher Oaks Kevin Eltoft

B. Address: 118 Industrial Dr

C. Phone (day time): 6308335700

D. Estimated Cost of the Improvement and Renovation: \$ 1487.00

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 Michelle McPhee (Date) 12/15/12

Property Owner Signature Samuel White (Date) 12/18/12

Return application to:

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

QUOTATION

# THATCHER OAKS INC

## AWNINGS AND SIGNS

718 Industrial Drive  
 Elmhurst, IL 60126  
 (630) 833-5700 Fax (630) 833-5795

COMMERCIAL-INDUSTRIAL  
 CUSTOM DESIGNED FABRIC AWNINGS & SIGNS  
 COMMERCIAL CLEANING AND MAINTENANCE

**TO:** Fringe A Botique Salon  
 104 W. St. Charles  
 LOMBARD, IL  
 60148

**Date:** 11/08/2012

**Quote #:** 21881

**Delivery:**

**Terms 1/2 Deposit Balance on Completion**

DESCRIPTION	AMOUNT
<p>Proposal is to manufacture and install one Bullnose shaped awning for Fringe, A Botique Salon, 104 W. St. Charles Rd., Lombard, IL 60148. Approximate size 12'-8" wide, by 2'-3" high, by 2'-9" projection.</p> <p>All frames to be made of galvanized steel and will be completely welded. All welds will be ground smooth and primed silver. All frames are covered by our LIFETIME TigerFrame Warranty.</p> <p>Fabric to be #4621 True Brown Sunbrella 100% Solution Dyed Acrylic. This material carries a ten (10) year warranty. Includes scalloped valance with "Toast" colored binding.</p> <p>White graphics to include logo and descriptors on the body, and will be applied using the Sunbrella Graphics system.</p> <p>Proposal is \$1,587 less previous customer discount minus \$100 equals adjusted total \$1,487.00.</p> <p>Price includes taxes and installation.                      Any permit requirement will include an additional fee.</p> <p>Thank You for your interest in Thatcher Oaks Awning Company.                      Kevin Eltoft (630) 452-1720</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <b>\$1,487.00</b> </div>
<p><b><u>Total Cost for Items on Quotation.....</u></b></p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <b>\$1,487.00</b> </div>

It is the intent of the Seller to deliver to Buyer the products so stated in this contract, within the time frame so stated, subject to our ability to produce materials, and is subject to labor disputes, acts of God, and other delays beyond our control.

**CUSTOMER DEPOSIT IS NON REFUNDABLE 5 DAYS AFTER ACCEPTANCE OF CONTRACT.**

For the purpose of securing payment and performance of the obligation hereunder, Seller shall have, and Buyer hereby grants to Seller, a purchase money security interest in said property. The property and all of the apparatus, appliances, supplies, accessories and parts remain the property and security of Seller for said indebtedness until this contract is paid in full. In the event Seller has to remove property due to nonpayment, any monies paid on account shall remain the property of Seller as liquidated damages, and any reinstallation shall be subject to renegotiation.

**All new installations are guaranteed against defect in material or workmanship for three years after installation.**

ACCEPTED *Michelle M. Patrick* DATED \_\_\_\_\_ BY \_\_\_\_\_

BUYER SELLER

DEPOSIT \$500.00 We May Withdraw this proposal if not accepted within \_\_\_\_\_ days.

# Shine-Awn

6631 W. 16th Street

Berwyn, IL 60402

(708) 484-0551

(708) 484-0558 (fax)

shineawn@sbcglobal.net

# Estimate/Proposal

DATE	ESTIMATE NO.
12/11/2012	5125

NAME / ADDRESS
Fringe Salon Michelle 104 W. St. Charles Rd. Lombard IL 60148 630 519 4027



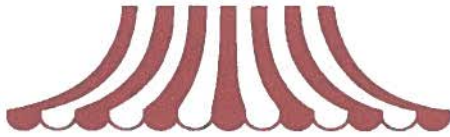
<b>THIS ESTIMATE INCLUDES STANDARD LABOR AND INSURANCE. THIS ESTIMATE DOES NOT INCLUDE: Lights, electric, eggerating, bottom covers, special shop drawings, or any city, village or town permits, including public way.</b>	P.O. NO.	TERMS	REP	JOB LOCATION
		20% plus cod	Jerry	

ITEM	DESCRIPTION	TOTAL
Custom Awning	<p>Per proposal, excluding extras/permitting. Permit from the city will be pulled and added at the back end of billing.</p> <p>We propose to make a welded aluminum frame awning that is 156" wide by 2'4" tall plus a 7" valance and 2'4" projection. This awning will be made using the beat of industry standards.</p> <p>The fabric will be made in the same material Sunbrella True brown as the existing and made to fit perfectly to the frame. This will be a convex style awning with a loose valance. Graphics will be painted NOT sticker like the existing. The logo and name on the front body with the wording on the valance area in white.</p> <p>If you wanted to add a detail in a design silhouette like your card please add \$350.00 to the price on the right.</p> <p>This bid does include installation on site.</p> <p>I will match or beat any quality company with this bid. I hope to hear from you soon, Jerry.</p>	1,495.00

Thank you for your interest.	<b>TOTAL</b>	\$1,495.00
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After the company goes into production of the above mentioned work, the contract cannot be cancelled and the purchaser is responsible for the whole amount contracted herein. The merchandise is the property of Shine Awn, Inc. until the whole amount of the contract is paid in full, whether on the truck, in the shop, or installed at location. A service charge of 1-1/2 percent monthly will be added to any unpaid balance beginning 30 (thirty) days after the date of installation.

SIGNATURE \_\_\_\_\_



# Chesterfield Awning Co.

16999 Van Dam Road South Holland, IL 60473 Website: [www.chesterfieldawning.com](http://www.chesterfieldawning.com)  
Phone (708) 596-4434 Fax: (708) 596-9469

Name: Fringe  
Address: 104 W. St. Charles Rd.  
City: Lombard, IL. 60148  
Phone: 630-519-4027 (Michelle or Debbie)  
Email: [hairiam2@hotmail.com](mailto:hairiam2@hotmail.com)

Date: December 17, 2012

## CONTRACT / ESTIMATE

### One (1) canvas awning made and installed.

Style: Convex style

Sizes: 1 @ 13'-0" wide x 2'-0" projection x 2'-0" drop

Material: Sunbrella #4621 True Brown (to be confirmed)

Frame: 1" sq. aluminum – standard mill finish

Graphics: Fringe logo (on main cloth) A Boutique Salon (on border)

Method: paint to match binding - #19 beige (confirm color)

Border: 8" wave/even (to match existing door awning)

Binding: #19 Beige (to match existing door awning)

Does not include: Lights, electric, eggcrating, bottom covers, special shop drawings (engineered approved) or any city permits, including public way.

- Chesterfield Awning Co. not responsible for any permits.

Total Price.....**\$1,114.00**

Down Payment ....\_\_\_\_\_

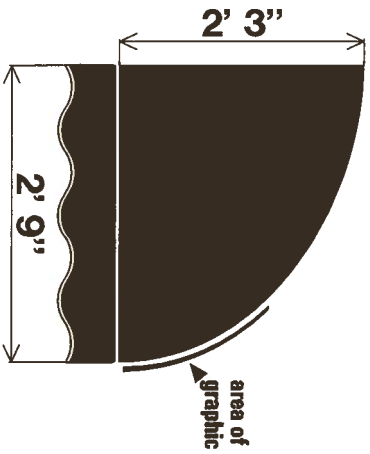
Balance due .....\_\_\_\_\_

Installation: Approx. 4 to 6 weeks upon down payment, pending permits

Terms: 50% down, balance upon installation

Customer \_\_\_\_\_ Date: \_\_\_\_\_ Sales: Russell Boersma

After the company goes into production on this merchandise, this contract cannot be canceled and the purchaser is responsible for the whole amount contracted herein. The merchandise is the property of the Chesterfield Awning Company, Inc. until the whole amount of the contract is paid in full. A service charge of 1 ½ percent monthly will be added to any unpaid balance after 30 days from installation. This is an effective annual rate of 18 percent.



Fringe - 16" h X 42.25" w  
 A Boutique Salon - 3.5" h X 28.6" w

**THATCHER OAKS**  
**AWNINGS & SIGNS**  
 630-833-5700 voice  
 630-833-5795 fax  
 718 Industrial Dr.  
 Elmhurst, IL 60126

CLIENT		DRAWINGS		AWNING MATERIAL		FILE NAME	
Fringe Boutique Salon		DESCRIPTION		COVER COLOR:	SUNBRELLA	Fringe Boutique Salon	
Graphic Approval Layout		DATE		GRAPHIC APPLICATION:	TRUE BROWN	NO.	REVISION BY:
CLIENT APPROVAL		12/19/12		GRAPHIC COLOR:	SGS TRI VINYL	DATE:	
ORDER #: 722744	SALESMAN: Kevin Etkoft	SCALE: Not To Certain Scale	DRAWN BY: af.				