



MEMORANDUM

TO: Peter Breen, Chairperson
Economic and Community Development Committee

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

DATE: July 6, 2011

SUBJECT: Downtown Improvement & Renovation Grant; 6-8 S. Park Ave.

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the facade Grant Program) for the property located at 6-8 S. Park Avenue. The property owner is seeking to replace the existing awning across the front of the tenant space. Due to several new members being on the Economic and Community Development Committee, staff has attached the program brochure and requirements and the full application for the Downtown Improvement and Renovation Grant Program to allow the new members to familiarize themselves with the program and approval process.

Grant Request

The property owner is seeking to replace the existing awning across the front of the tenant space. The applicant has submitted three bids for the proposed work:

Vendor	Price Quote
Thatcher Oaks Inc.	\$2,250
All Style Awning Corp.	\$2,340
Chesterfield Awning Co., Inc.	\$2,722

The proposed replacement awning would be similar to the existing awning; however it would be entirely black. The property owner is seeking to replace the existing fabric, while still maintaining the existing frames. According to the property owner, the awning would display only the address of the space on the front valence. The photo provided shows the names of the previous businesses only as an example. Staff does note that the tenant space at 6 S. Park is occupied with Red Wall Photo/Cynthia Sally Salon not the "Tax Specialist" as shown in the photo. The other tenant space at 8 S. Park is vacant. Based on the lowest bid, the applicant is eligible to receive up to \$1,125 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 has received two other Improvement and Renovation Grants (2005 & 2006) totaling \$2,337.40. Both those grants were for work related to replacing a door and windows and dryvit repair. The grant program, as currently adopted, does not preclude multiple grant applications.

As part of the Downtown Lombard Revitalization Project Guidebook, recommendations were provided for façade enhancements (section attached). While the recommendations in the plan did not specifically cover the subject property, they are still applicable and should be used as a reference for future grant requests. Staff finds that the plans are consistent with the recommendations within the Downtown Plan as it is providing new fabric materials with a strong visual impact. Staff would encourage the property to consider some type of “Gooseneck” lighting in the future as an enhancement to the proposed improvements. This would also be eligible for the grant. The applicant did meet with the Lombard Town Centre prior to submitting their application. The Lombard Town Centre is supportive of the improvements.

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. Replaces a weathered and deteriorating awning.
4. Consistent with past approvals for other façade grant requests (Punky’s, Tom Masterson & Co).

Action Requested

Staff requests that the Economic and Community Development Committee approve the application request approving the grant disbursement in the amount of \$1,125.

Façade Enhancement Strategies

SECTION 4

The first two sections of this plan focused on the redevelopment concepts proposed for Downtown Lombard and the East St. Charles Road area. However, in conjunction with or in advance of more significant redevelopment projects, many modest improvements can be made to existing properties and buildings that will contribute to Downtown revitalization. The Village's current commitment to landscape improvements as a result of the Landscape Enhancement Plan approved in 2009 is an example of modest, short term efforts that will enhance redevelopment potential and customer interest.

To illustrate the range and types of improvements that can be made to existing buildings and properties in the short term, a façade enhancement study was undertaken for a select number of sites in the downtown area. This section provides façade enhancement strategies for specific properties, as shown in Figures 4.1 through 4.3. While these strategies are site-specific, many of the design recommendations can be applied to other properties in Downtown Lombard. Improving multiple façades simultaneously could have a dramatic visual impact.

The façade enhancement strategies shown on the next three pages focus on the following areas:

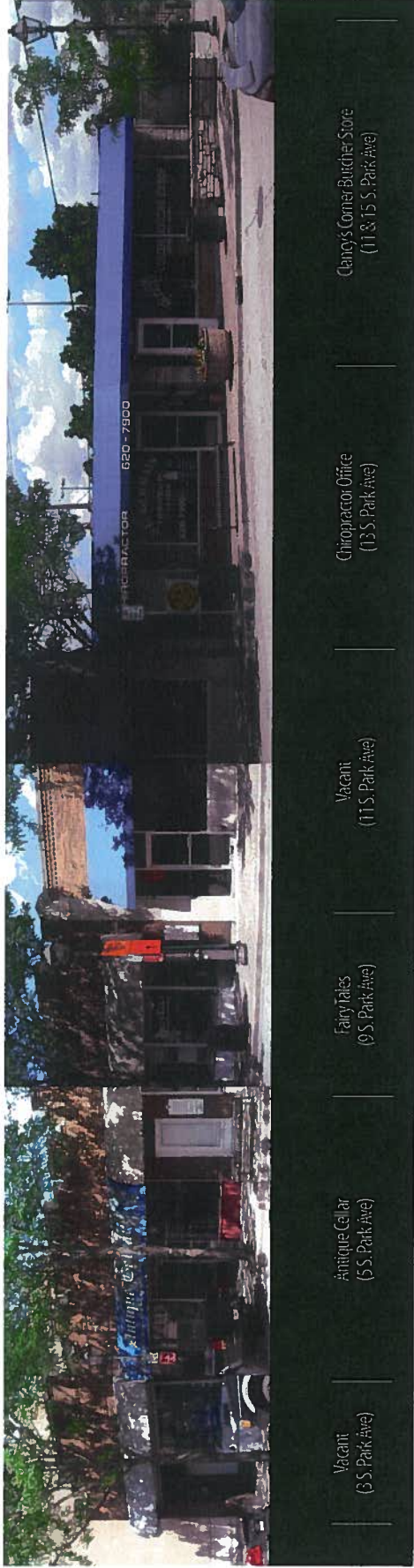
- » East side of Park Ave (between St. Charles Rd & the railroad)
- » Building Additions on North Side of St. Charles Rd (between Park Ave and Main St)
- » Building consolidation of 104-106 W. St. Charles Rd Properties (at northwest corner of Park Ave and St. Charles Rd)



Casey's Market in Downtown Western Springs serves as an example of how façade enhancements can improve a property through fairly simple improvements. In this case, adding gooseneck lighting above the store sign and extending the awning across the entire storefront help frame the façade. Casey's Market is also a consolidation of multiple adjacent buildings, which is similar to the proposed consolidation for the 104-106 W. St. Charles Road properties in Downtown Lombard (see Figure 3.3 for façade enhancements for the consolidated building).

FIGURE 4.1
Façade Enhancement Strategies - East Side of Park Ave (Between St. Charles Rd & the Railroad)

Existing Conditions



Vacant
 (3 S. Park Ave)

Antique Cellar
 (5 S. Park Ave)

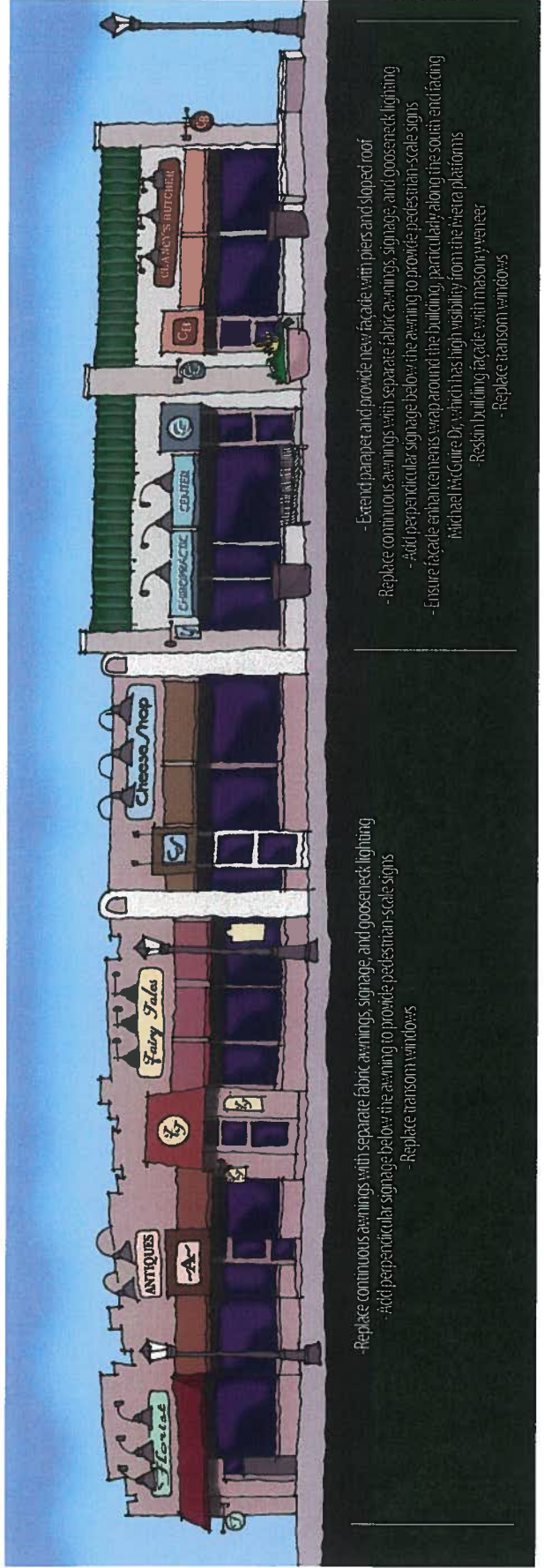
Fairy Tales
 (9 S. Park Ave)

Vacant
 (11 S. Park Ave)

Chiropractor Office
 (13 S. Park Ave)

Canopy Corner Butcher Store
 (11 & 15 S. Park Ave)

Proposed Strategies

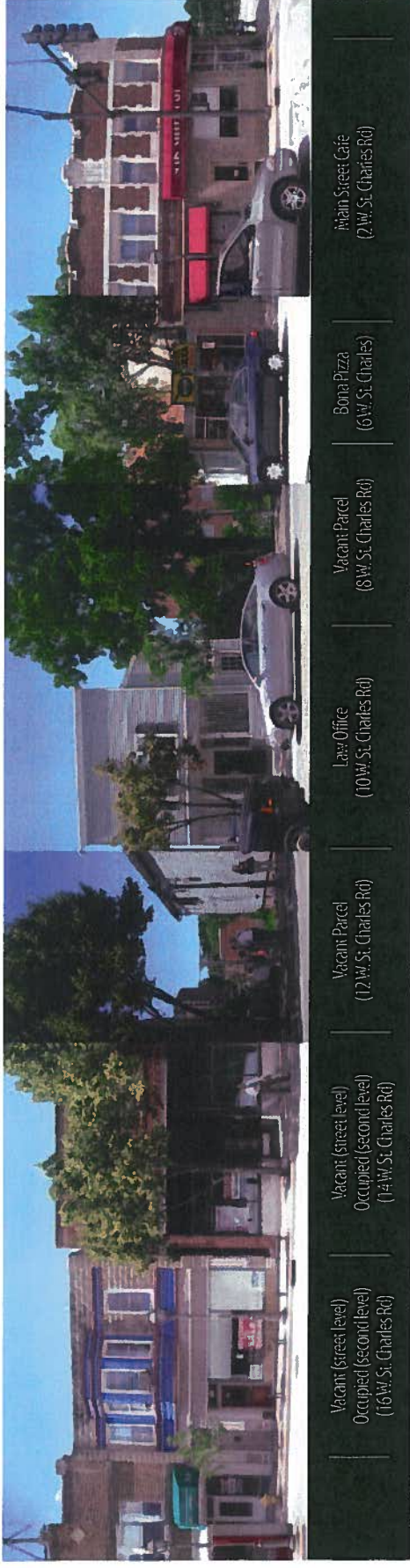


- Replace continuous awnings with separate fabric awnings, signage, and goose-neck lighting
- Add perpendicular signage below the awning to provide pedestrian-scale signs
- Replace transom windows

- Extend parapet and provide new facade with piers and sloped roof
- Replace continuous awnings with separate fabric awnings, signage, and goose-neck lighting
- Add perpendicular signage below the awning to provide pedestrian-scale signs
- Ensure facade enhancements wrap around the building, particularly along the south and facing Michael McCutcheon Dr, which has high visibility from the Metra platforms
 - Reskin building facade with masonry veneer
 - Replace transom windows

FIGURE 4.2
Facade Enhancement Strategies - Buildings Additions on North Side of St. Charles Rd (Between Park Ave & Main St)

Existing Conditions



Vacant (street level)
 Occupied (second level)
 (16 W. St. Charles Rd)

Vacant (street level)
 Occupied (second level)
 (14 W. St. Charles Rd)

Vacant Parcel
 (12 W. St. Charles Rd)

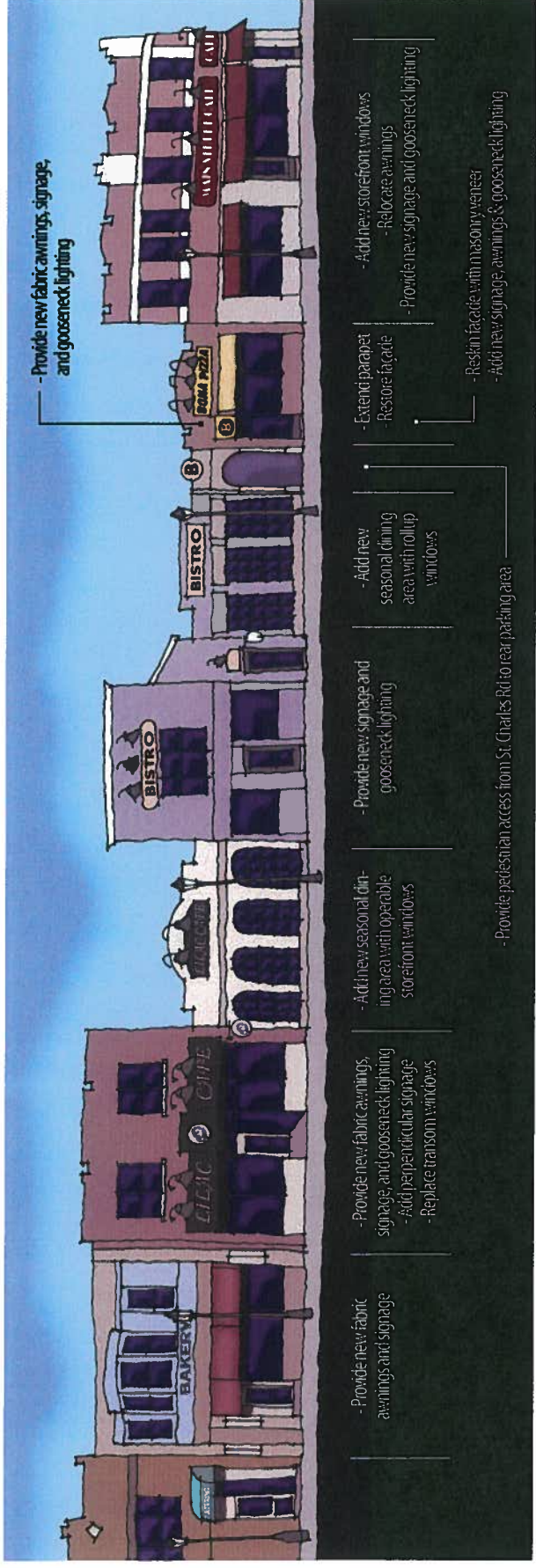
Law Office
 (10 W. St. Charles Rd)

Vacant Parcel
 (8 W. St. Charles Rd)

Bona Pizza
 (6 W. St. Charles)

Main Street Cafe
 (2 W. St. Charles Rd)

Proposed Strategies



- Provide new fabric awnings and signage

- Provide new fabric awnings, signage, and goose-neck lighting
 - Add perpendicular signage
 - Replate transom windows

- Add new seasonal dining area with operable storefront windows

- Provide new signage and goose-neck lighting

- Add new seasonal dining area with roll-up windows

- Extend parapet
 - Restore facade

- Provide new fabric awnings, signage, and goose-neck lighting

- Add new storefront windows
 - Relocate awnings
 - Provide new signage and goose-neck lighting

- Reskin facade with masonry veneer
 - Add new signage, awnings & goose-neck lighting

- Provide pedestrian access from St. Charles Rd to rear parking area

FIGURE 4.3
Façade Enhancement Strategies - Building Consolidation of 104-106 W. St. Charles Rd Properties

Existing Conditions



Proposed Strategies



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

1. A. Building Address and Description: 6-8 S. PARK AVENUE

B. Property Identification Number (PIN): 06-07-209-018

C. Legal Description of Property: _____

2. A. Owners Name: JANDRLIK FAMILY LLP

JIM & EDLYN ANDRLIK

B. Owners Address: 65 E. WASHINGTON BLVD

LOMBARD, IL 60148

C. Phone (daytime): (630) 495-4570

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

A. MY PERSONAL TOUCH - BEAUTY SHOP - 1 YEAR LEASE

ENDING - 10/31/11 THEY HAVE BEEN HERE ABT 8 YRS

B. REDWALL PHOTOGRAPHY - CYNTHIA SALLY - PHOTOGRAPHER'S

MAKE UP ARTIST - 1 YEAR LEASE ENDING 2/28/12

C. _____

4. Proposed Improvements and Renovations: NEW AWNING

QUOTATION
THATCHER OAKS INC
AWNINGS AND SIGNS

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

CHICAGOLAND'S FULL SERVICE AWNING & SIGNS COMPANY
 COMMERCIAL-INDUSTRIAL
 CUSTOM DESIGNED FABRIC AWNINGS & SIGNS
 COMMERCIAL CLEANING AND MAINTENANCE

TO: Edlyn Andriik
 65 E. Washington Blvd.
 LOMBARD, IL
 60148

Date: 05/21/2011

Quote #: 20584

Delivery:

Terms 1/2 Deposit Balance on Completion

DESCRIPTION	AMOUNT
<p>Price is for recovering three awnings for 6-8 Park Ave.</p> <p>We will first remove the frames from the building. We will recondition the frames. We then will custom fit the frames with Sunbrella material. This material carries a ten year warranty. We will apply the same graphics as they appear now. We then will reinstall the awning on the bulding. If permits are needed we will apply for them and add the cost to the final bill.</p>	<p>Total Cost for Items on Quotation.....</p> <div style="border: 1px solid black; width: 100px; text-align: center; margin: 0 auto; padding: 2px;">\$2,250.00</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 _____ DATED _____ BY _____
BUYER SELLER

DEPOSIT _____ We May Withdraw this proposal if not accepted within ___ days.

ALL STYLE AWNING CORPORATION
 2100 Lake Street
 Melrose Park, IL 60160
 PH 708-343-2323
 FX 708-343-2343

PROPOSAL/CONTRACT

DATE	ESTIMATE #
6/1/2011	1834

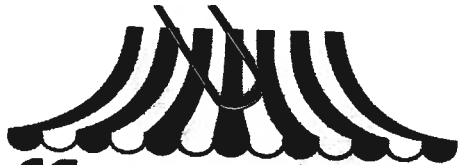
TO
Andriik Edlyn 65 E. Washington Blvd Lombard, IL 60148 630-495-4570 630-373-5788 cell

JOB SITE
6 South Park Ave. Lombard, IL

DESCRIPTION	AMOUNT
Per proposal, excluding extras, we will remove, recover and reinstall existing awning.	0.00
Size: 26' wide x 38" tall x 30" projection Style: Convex	2,340.00
This awning will be covered in Sunbrella fabric of your choice.	0.00
We require a 50% deposit upon acceptance of proposal. Balance is due on completion.	0.00
There are no graphics quoted on this job.	0.00

All materials are to remain property of All Style Awning Corp. until payment is made in full. Customer responsible for permit shall any be required.
 Accepted by _____ Date _____

Total	2,340.00
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Chesterfield Awning Co.

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

Edlyn Andriik
65 E. Washington
Lombard, IL 60148
Phone: 630-495-4570

Install at: 2-8 S. Park Avenue
Lombard, IL 60148

May 19, 2011

CONTRACT / ESTIMATE

One (1) Canvas Awning(s) recovered and installed
Style: Convex
Size: Match existing
Material: Sunbrella or equal
Border: Modern or equal
Binding:
Frame: Reuse as is
Graphics: 2-8 S. Park Avenue Color: White ^{dk}

Misc: Does Include: Standard Chesterfield labor
Does not include: Lights, bottom cover, special
shop drawings (structural eng. approved), or
city permit(s)

Total Price.....\$2,722.00__
Down Payment_____
Balance due_____

Installation: Approx. 5 to 6 weeks
Terms: 50% down, balance upon installation

Customer _____ Date: _____ Sales: David Ausema

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 1/2 percent monthly will be added to any unpaid balance after 30 days from installation. This is an effective annual rate of 18 percent.

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2010

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: treasurer.dupagoco.org
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

ON OR BEFORE: SEPT 1, 2011	PAY: \$1,820.24
PAYING DATE: SEP 2 THRU 30 OCT 1 THRU 31 NOV 1 THRU 18	PAY THIS AMOUNT: 1,847.54 1,874.85 1,912.15
*INCLUDES \$10 COST-SEE BACK OF BILL FOR EXPLANATION	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY
 PAYMENT OF THIS 2010 TAX BILL AFTER OCTOBER 31, REQUIRES A CASHIER'S CHECK OR MONEY ORDER.
 CHANGE OF NAME/ADDRESS

06-07-209-018
ANDRLIK FAMILY PARTNER
C/O EDLYN ANDRLIK
65 E WASHINGTON
LOMBARD IL 60148

2

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 16, 2011

2060720901836191000018202402

Rate 2009	Tax 2009	Taxing District	Rate 2010	Tax 2010
		** COUNTY **		
		COUNTY OF DU PAGE	.0997	23.83
.0932	22.28	PENSION FUND	.0215	5.14
.0203	4.85	COUNTY HEALTH DEPT	.0323	7.72
.0314	7.50	PENSION FUND	.0124	2.96
.1005	2.51	FOREST PRESERVE DIST	.1215	29.05
.1138	27.20	PENSION FUND	.0106	2.53
.0079	1.88	DU PAGE AIRPORT AUTH	.0158	3.77
.0148	3.53	** LOCAL **		
		DU PAGE WATER COMM	NO LEVY	
NO LEVY		YORK TOWNSHIP	.0345	8.24
.0308	7.36	PENSION FUND	.0028	0.66
.0026	0.62	YORK TWP ROAD	.0348	8.32
.0312	7.45	PENSION FUND	.0016	0.38
.0014	0.33	VLG OF LOMBARD	.1857	44.40
.1486	35.53	PENSION FUND	.3196	76.41
.3171	75.81	NO LEVY		
.1654	39.54	VLG LOMBARD LIBR	.3188	76.22
.2927	69.98	LOMBARD PARK DIST	.0274	6.55
.0238	5.69	PENSION FUND	.2024	48.39
NEW		HELEN PLUM LIBRARY		
		** EDUCATION **		
		GRADE SCHOOL DIST 44	3.0919	739.27
2.7710	662.54	PENSION FUND	.0848	20.27
.0780	18.64	HIGH SCHOOL DIST 87	1.7958	429.37
1.6388	391.83	PENSION FUND	.0420	10.04
.0361	8.63	COLLEGE DU PAGE 502	.2349	56.16
.2127	50.85	** TIF DISTRICT **		
		VLG LOMBARD TIF 1		
	2,082.83	TOTALS	6.6908	2,040.80
6.0421	<u>3,527.38</u>			<u>3,640.48</u>

Mail To:
 ANDRLIK FAMILY PARTNER
 C/O EDLYN ANDRLIK
 65 E WASHINGTON
 LOMBARD IL 60148

Property Location:
 6-8 S PARK AVE
 LOMBARD, 60148

Township:
 YORK
 630-627-3354

Tax Code:
 6191

Property Index Number:
 06-07-209-018

Back Taxes: NO

TIF Frozen Value	23
Fair Cash Value	
Land Value	10
+ Building Value	43
= Assessed Value	54
x State Multiplier	1
= Equalized Value	5
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veterans Exemption	
- Housing Abatement	
= Net Taxable Value	
x Tax Rate	
= Total Tax Due	3

CHANGE OF NAME/ADDRESS:
 COUNTY CLERK 630-407-5540



2010 DuPage County Real Estate
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm
 Telephone - (630) 407-5900



Awnings will be BLACK WITH WHITE LETTERING



THATCHER OAKS **AWNINGS**

Client: 6-8 S. Park Avenue

Description: Concept Picture

Salesperson: Jim Patten

Date: 6/29/2011