



MEMORANDUM

TO: Trustee Puccio, Chairperson
Economic and Community Development Committee

FROM: Jennifer Ganser, Assistant Director of Community Development 

DATE: May 23, 2022

SUBJECT: Downtown Retail Business Grant; 100 W. St. Charles Road (Gnarly Knots)

The Community Development Department has received an application for the Downtown Retail Business Grant for Gnarly Knots located at 100 W. St. Charles Road. They were previously located in Winfield and recently closed that location. This new location offers them the opportunity to continue to grow their business.

The property has received past grants.

Business	Year	Grant	Amount
Just Be Boutique	2009	Retail Business Grant	\$7,300.00
Fringe Salon	2012	Façade Grant – signage	\$350.00
Fringe Salon	2013	Façade Grant – signage	\$628.50
Fringe Salon	2015	Façade Grant – signage	\$900.00

The applicant is seeking to do interior renovations such as demolition, plumbing, electric, HVAC, fire safety, and interior remodeling. All work consists of interior improvements. A permit has been issued. Gnarly Knots has represented increased construction costs, not unlike other tenant buildouts.

The property is located in the Downtown TIF. The project is grant eligible up to \$20,000 (up to 50% of the eligible project costs; not to exceed \$20,000.00, unless specifically approved by the Village Board).

Retail businesses who receive the Retail Business Grant dollars shall be subject to a lien on the property in an amount equal to their proportionate share of capital costs paid upfront by the Village for the following five (5) years. One-fifth (1/5) of the lien shall be forgiven for each full year that the business operates at the project location. If the space is legally occupied with a new tenant (retail or service), each remaining year(s) left on the lien shall be forgiven for each full year that the new business(es) remain open.

Gnarly Knots leased the property at 100 W. St. Charles Road. A copy of the lease was provided to show they meet the three-year lease provision set forth by the guidelines.

This grant request deviates from requests in the past in the following aspects. A business plan is not included. Staff recommends waiving this requirement as Gnarly Knots is an established business, being open since 2013. Similar to the Brust Funeral Home grant in 2021, only one quote is provided. Gnarly Knots has represented that it is difficult to find contractors to not only do the work, but also provide a quote. This is something staff has been hearing from many businesses, and residents, regarding construction projects. Staff recommends waiving this requirement due to the nature of today's construction market. Last, staff recommends the allowance of Gnarly Knots having their permit and starting construction. This relates back to the nature of today's construction market and difficulty finding a contractor. Also, Gnarly Knots has left their Winfield location and can't open in Lombard until the permitted work is complete.

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.

GRANT REQUEST ELEMENTS

The applicant has submitted one bids for the proposed work and based on the bid the applicant is eligible to receive up to **\$20,000**.

<u>Contractor</u>	<u>Price Quote</u>
Streamline Craftsman	\$273,430.00

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 retail business grant requests.
3. The new interior would create a wanted business for the corridor and improve the building's interior.

Conditions of Approval

Staff proposes the following conditions be placed on the grant, if approved by the Village Board.

1. Permits shall be applied for and received. Any required inspections shall pass.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, Gnarly Knots shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.
4. After the grant money is paid, Gnarly Knots shall display the Village window sign acknowledging they received a grant.

COMMITTEE ACTION REQUESTED

This item is being placed on the May 23, 2022 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval of the requested Downtown Retail Business Grant of **\$20,000** being sought for the property at 100 W. St. Charles Rd, with a waiver of the business plan and multiple quotes as well as work starting and the permit being issued. Said recommendation is subject to the following conditions, by the ECDC:

1. Permits shall be applied for and received. Any required inspections shall pass.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, Gnarly Knots shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.
4. After the grant money is paid, Gnarly Knots shall display the Village window sign acknowledging they received a grant.

INTERIOR RENOVATION OF EXISTING COMMERCIAL SPACE, FOOD SERVICE ESTABLISHMENT, FOR NEW TENANT. NO CHANGE IN USE.

100 W ST CHARLES RD LOMBARD, IL 60148

Sheet Number	Sheet Name
A1.00	TITLE SHEET
A1.01	MEASUREMENTS
A1.02	PROPOSED FLOOR PLAN
A1.03	FLOOR PLAN
A1.04	MEASUREMENTS
A1.05	MEASUREMENTS
A1.06	MEASUREMENTS
A1.07	MEASUREMENTS
A1.08	MEASUREMENTS
A1.09	MEASUREMENTS
A1.10	MEASUREMENTS
A1.11	MEASUREMENTS
A1.12	MEASUREMENTS
A1.13	MEASUREMENTS
A1.14	MEASUREMENTS
A1.15	MEASUREMENTS
A1.16	MEASUREMENTS
A1.17	MEASUREMENTS
A1.18	MEASUREMENTS
A1.19	MEASUREMENTS
A1.20	MEASUREMENTS
A1.21	MEASUREMENTS
A1.22	MEASUREMENTS
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A1.27	MEASUREMENTS
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A1.29	MEASUREMENTS
A1.30	MEASUREMENTS
A1.31	MEASUREMENTS
A1.32	MEASUREMENTS
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A1.35	MEASUREMENTS
A1.36	MEASUREMENTS
A1.37	MEASUREMENTS
A1.38	MEASUREMENTS
A1.39	MEASUREMENTS
A1.40	MEASUREMENTS

ARCHITECT
Studio BE
Design, Inc.
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630.261.0000
DONALD WATKINS

THESE DRAWINGS HAVE BEEN PREPARED BY AND/OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES.



EXPIRES: 1/1/2022

SIGNATURE: *Dorota E. Betancur*

GARLY KNOTS PRETZEL COMPANY
100 W. ST CHARLES RD.
LOMBARD, IL 60148

NO.	DATE	REVISIONS

DRAWING TITLE
TITLE SHEET

JOB No. 100-2021
DRAWN BY: D.ROMAN
ISSUE DATE: Issue Date

SHEET No.

A100



GENERAL NOTES
1. DO NOT SCALE THE DRAWINGS
2. CHECK ALL DIMENSIONS AND LOCATIONS AGAINST THE CURRENT AS-BUILT DRAWINGS AND RECORDS OF THE PROJECT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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MEASUREMENTS AND DIMENSIONS
1. ALL DIMENSIONS SHALL BE TAKEN FROM THE EXISTING STRUCTURE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS.
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STRUCTURAL LOADS	ZONING ANALYSIS
DEAD LOAD 10 LB/SQ FT	DISTRICT TYPE B-5
WIND LOAD 30 LB/SQ FT	OCCUPANCY RESTAURANT
SNOW LOAD 15 LB/SQ FT	FIRE RISK FIRE SPRINKLER NOT REQUIRED
DRIFT LOAD	

PLUMBING FIXTURE REQUIREMENT	REQUIRED	ACTUAL
FIXTURES	MALE	FEMALE
LAVATORY	1	1
URNAL	0	0
WATER CLOSET	1	1

REGION NAME	AREA	CLASSIFICATION	AREA PER OCCUPANT	OCCUPANT LOAD ALLOWED	OCCUPANT LOAD PROVIDED
BACKROOM	400	2018 IBC	200	2	2
BACK OF HOUSE	400	2018 IBC	200	2	2
CHEF BAR	300	2018 IBC	150	2	2
DINING	543	2018 IBC	15	36.2	37
T.O. FLOOR SUBFER					43

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 NATIONAL FIRE CODE
NFA 13 - 2016 FIRE SPRINKLER CODE
2018 ILLINOIS ACCESSIBILITY CODE
2015 IFA 101 LIFE SAFETY CODE
2009 IBCS 117 FIRE SAFETY CODE
ACCESSIBILITY REQUIREMENTS OF FLOOR FINISHING ACT
2018 ILLINOIS BUILDING CODE
LOMBARD MUNICIPAL CODE CHAPTER 151 - SUBDIVISION & DEVELOPMENT ORDINANCE
LOMBARD MUNICIPAL CODE CHAPTER 152 - SIGN ORDINANCE

DEMOLITION NOTES

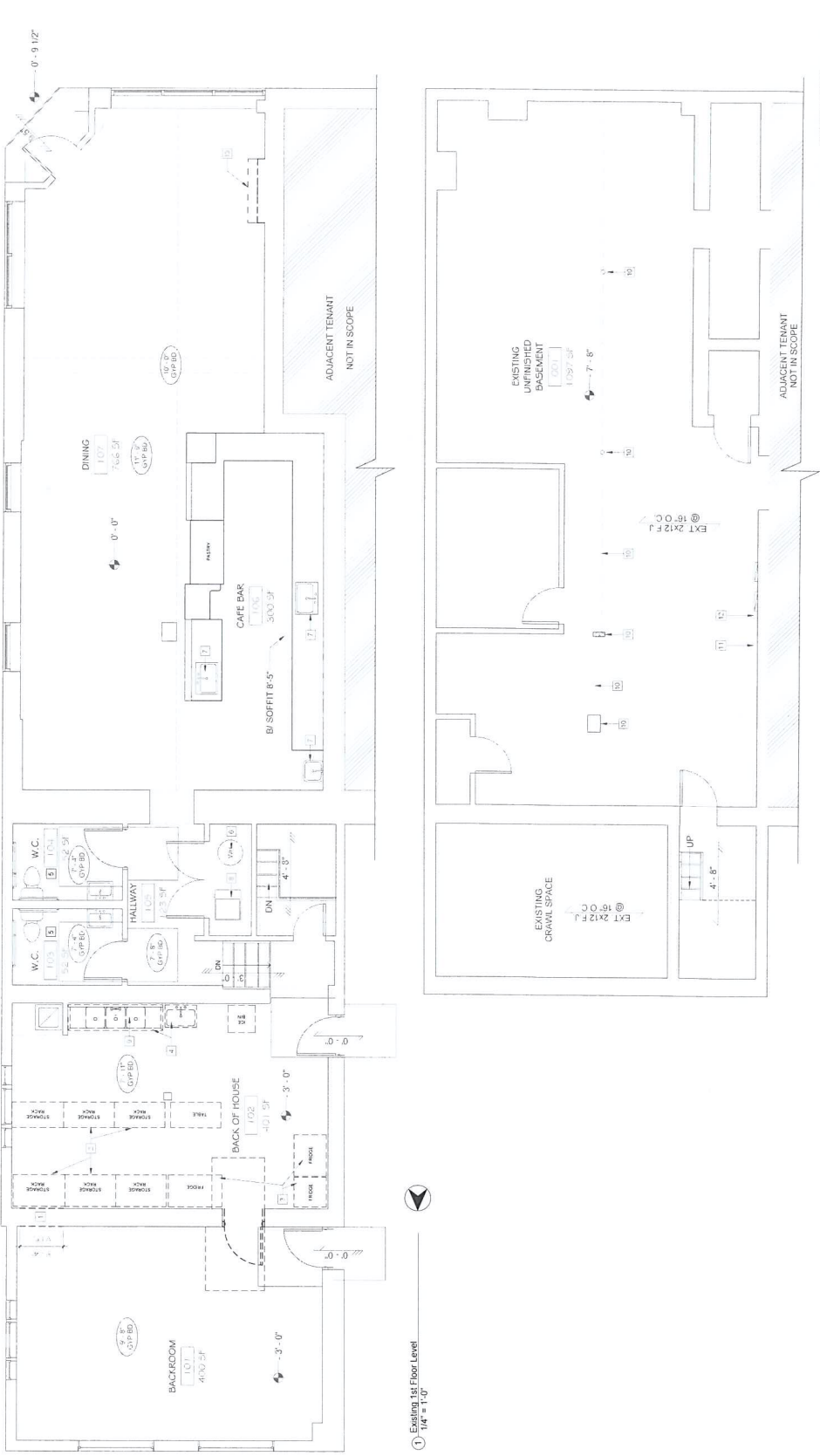
1. DEMOLITION CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, STANDARDS, RULES & REGULATIONS FOR THE PROTECTION OF THE PUBLIC INCLUDING THE POSTING OF DANGER & OTHER WARNING SIGNS AGAINST HAZARDS.
2. DEMOLITION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR THE DURATION OF THE DEMOLITION PHASE. DEMOLITION CONTRACTOR SHALL ALSO PROVIDE A CURRENT CERTIFICATE OF INSURANCE TO COVER GENERAL LIABILITY AND WORKMAN'S COMPENSATION COVERAGE.
3. DEMOLITION SHALL BE ACCOMPANIED WITH APPROPRIATE TOOLS AND OR EQUIPMENT SO AS NOT TO CREATE DAMAGE TO AREAS THAT ARE INTENDED TO REMAIN INTACT. ANY DAMAGE CAUSED BY DEMOLITION SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
4. IN THE EVENT OF THE REMOVAL OF ANY LOAD BEARING PARTITIONS OR STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF TEMPORARY BRACING OR SHORING TO SUPPORT THE FULL LOADS SUPERIMPOSED ON THE REMAINING STRUCTURE. SHORING SHALL BE DESIGNED WITH THE APPROPRIATE SAFETY FACTORS.
5. THE DEMOLITION CONTRACTOR SHALL COORDINATE THIS WORK WITH ALL OTHER APPROF TRADES.
6. DEMOLITION CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES TO OBTAIN INFORMATION FOR EXACT LOCATIONS FOR U.G. SERVICES FOR GAS, ELECTRIC, WATER & SEWER ETC.
7. ALL MATERIALS, RUBBISH & DEBRIS SHALL BE PROPERLY REMOVED FROM SITE. PREMISES TO BE SWEEP & CLEANED DAILY.
8. ALL OPENINGS IN EXTERIOR WALLS DURING DEMOLITION TO BE COVERED AND TO BE SECURED AGAINST FORCED ENTRY DURING CONSTRUCTION.
9. ABANDONED PLUMBING PIPES TO BE CAPPED AT SOURCE. ABANDONED ELECTRIC CONDUITS TO HAVE WRAP REMOVED FROM CONDUITS.

DEMOLITION LEGEND

[Symbol]	EXISTING TO BE DEMOLISHED
[Symbol]	EXISTING TO REMAIN

DEMOLITION SCHEDULE

1. NEW MASONRY R.O.
2. RELOCATE EXISTING STORAGE RACKS AS NEEDED
3. RELOCATE FRIDGE PER PLANS
4. RELOCATE EXISTING PLUMBING FIXTURES
5. EXISTING ADA PLUMBING BATHROOMS TO REMAIN
6. EXISTING WH TO REMAIN
7. EXISTING PLUMBING FIXTURES TO REMAIN
8. EXISTING (SIZED) FURNACE TO REMAIN
9. EXISTING GREASE TRAP TO REMAIN, 75 GALLON, 3FT DEEP - 25" Ø CAP
10. TENANT TO SERVICE PER HEALTH DEPT. REQUIREMENTS
11. EXISTING COLUMN AND BEAM TO REMAIN
12. EXISTING ELECTRICAL PANEL
13. EXISTING ELECTRICAL PANEL
14. REMOVE EXISTING FIRE PLACE. CAP ANY EXISTING GAS LINES
15. NOT USED
16. NOT USED



1 Existing 1st Floor Level
1/4" = 1'-0"

2 Existing Basement Level
1/4" = 1'-0"



ARCHITECT
Studio BE
Design, Inc.
111 N. 7th Ave
Suite 200
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TEL: 312.467.1111
WWW.STUDIOBEDESIGN.COM
CONSULTANTS

THESE DRAWINGS HAVE BEEN PREPARED AT AND/OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL OF THE CITY OF CHICAGO AND COUNTY OF COOK ORDINANCES AND BUILDING CODES AND ORDINANCES.



EXPIRES: 1/31/2022
SIGNATURE: *Dorota E. Betancour*

GARLY KNOTS PRETZEL COMPANY
100 W. ST CHARLES RD.
LOMBARD, IL 60148

NO.	DATE	REVISIONS	REMARKS

DRAWING TITLE
EXISTING PLANS

JOB No. 100-2021
DRAWN BY: D.ROMAN
ISSUE DATE: Issue Date
SHEET No.

A110

THESE DRAWINGS HAVE BEEN PREPARED AT AND/OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH ALL OF THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL BUILDING CODES AND ORDINANCES.



ENGINEER: J. USKREZ
 SIGNATURE: *J. Uskrez*

GARLY KNOTS PRETZEL COMPANY
 100 W. ST CHARLES RD.
 LOMBARD, IL 60148

NO.	DATE	REMARKS

DRAWING TITLE
PROPOSED PLANS

JOB No. 100-2021
 DRAWN BY:
 ISSUE DATE: Issue Date

SHEET No.
A120

WALL TYPES

1	NEW INTERIOR WALL PARTITION	1/2" GYP BOARD ON 2x4 @ 16" O.C.
2	EXISTING INTERIOR WALL PARTITION	1/2" GYP BOARD ON 2x4 @ 16" O.C.
3	NEW 2x4 STUD WALL PARTITION	1/2" GYP BOARD ON 2x4 @ 16" O.C.
4	NEW 2x4 STUD WALL PARTITION	1/2" GYP BOARD ON 2x4 @ 16" O.C.

DOOR SCHEDULE

Mark	Count	Operation	Phase Created	Width	Height	Comments
1	2	Swing	Existing	3'-0"	6'-8"	
2	2	Swing	Existing	3'-0"	6'-8"	
3	1	Swing	Existing	3'-0"	6'-8"	BATHROOM
4	1	Swing	Existing	3'-0"	6'-8"	BUTT HINGE, CLOSER, LEVER TYPE EXT HARDWARE
5	1	Swing	Existing	2'-6"	6'-8"	
6	1	Swing	Existing	2'-6"	6'-8"	
7	4	Swing	Existing	2'-10"	6'-8"	

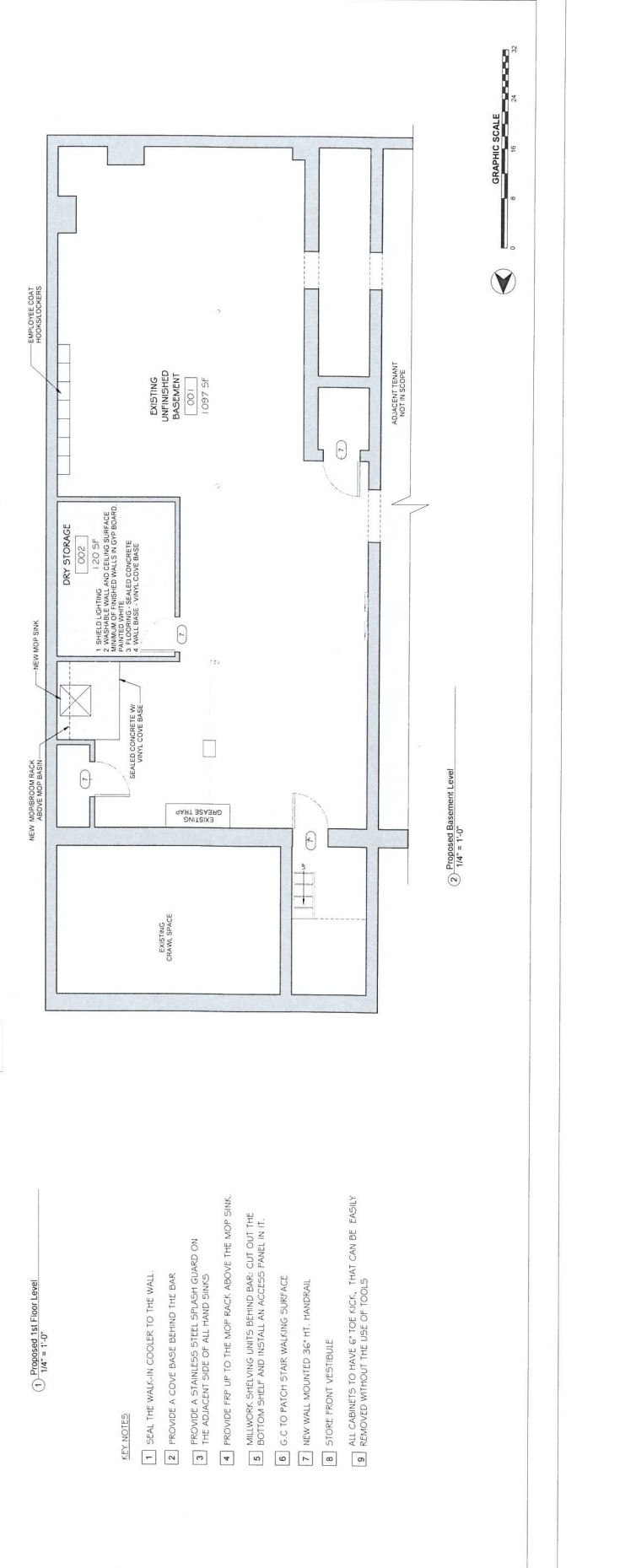
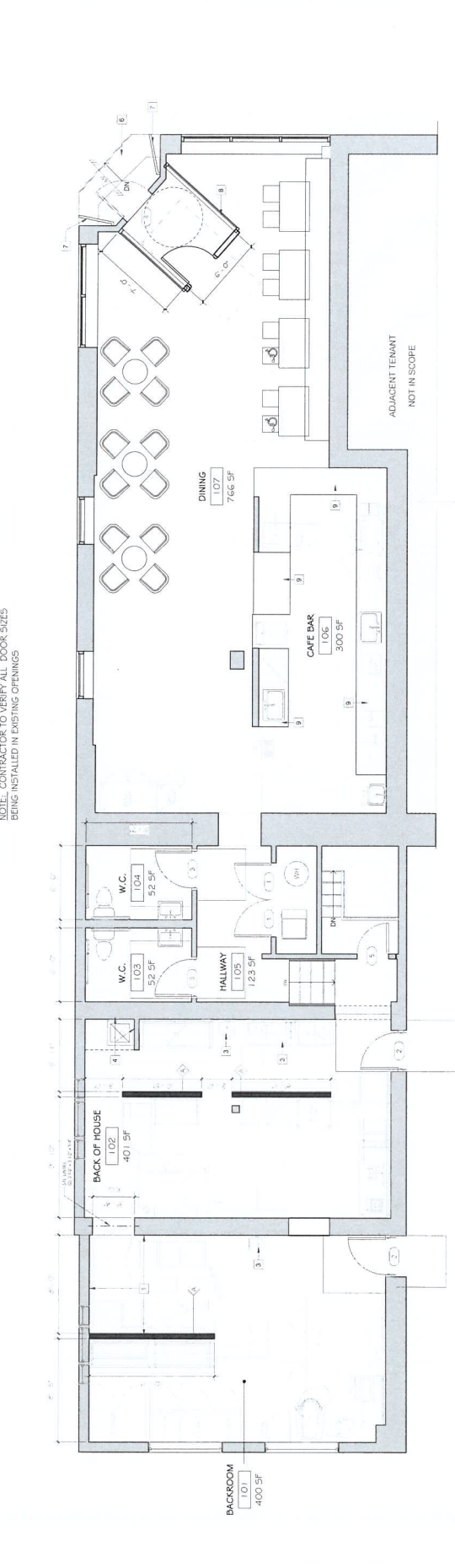
NOTE: CONTRACTOR TO VERIFY ALL DOOR SIZES BEING INSTALLED IN EXISTING OPENINGS

GENERAL NOTES

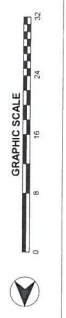
- ALL SUBCONTRACTORS SHALL VERIFY THAT THEY HAVE THE CORRECT PERMITS AND APPROVALS FOR ALL WORK PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC.
- ALL INTERIOR FINISHES SHALL BE AS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
- ALL WOOD BLOCKING TO BE KID PROOF.
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FIREFLOORING NOTES

- FIREFLOORING SHALL BE IN THE DIRECTION OF EGRESS AND SHALL BE INSTALLED IN ALL AREAS WHERE FLOORING IS TO BE INSTALLED.
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- KEY NOTES**
- SEAL THE WALK-IN COOLER TO THE WALL.
 - PROVIDE A COVE BASE BEHIND THE BAR.
 - PROVIDE A STAINLESS STEEL SPLASH GUARD ON THE ADJACENT SIDE OF ALL HAND SINKS.
 - PROVIDE FRP UP TO THE MOP BACK ABOVE THE MOP SINK.
 - MILLWORK SHELVING UNITS BEHIND BAR: CUT OUT THE BOTTOM SHELF AND INSTALL AN ACCESS PANEL IN IT.
 - G.C TO PATCH STAR WALKING SURFACE.
 - NEW WALL MOUNTED 36" HT. HANDRAIL.
 - STORE FRONT VESTIBULE.
 - ALL CABINETS TO HAVE 6" TOE KICK THAT CAN BE EASILY REMOVED WITHOUT THE USE OF TOOLS.



2 Proposed Basement Level
 1/4" = 1'-0"

THESE DRAWINGS HAVE BEEN PREPARED AT AND/OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY CONFORM AND COMPLY WITH ALL OF THE APPLICABLE ORDINANCES OF LOMBARD, ILLINOIS BUILDING CODES AND ORDINANCES



EXPIRES: 1/25/22
SIGNATURE: *Dorota E. Betancur*

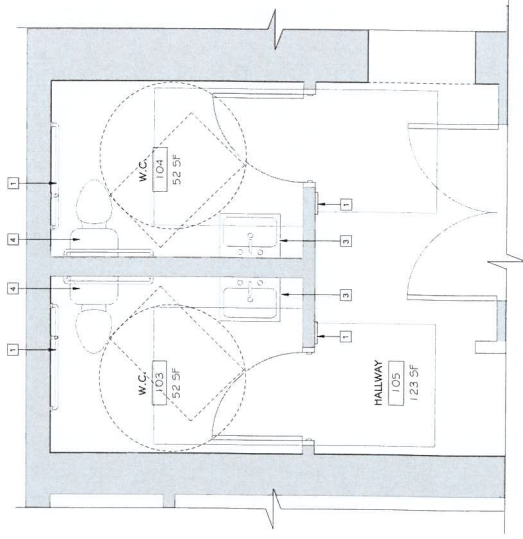
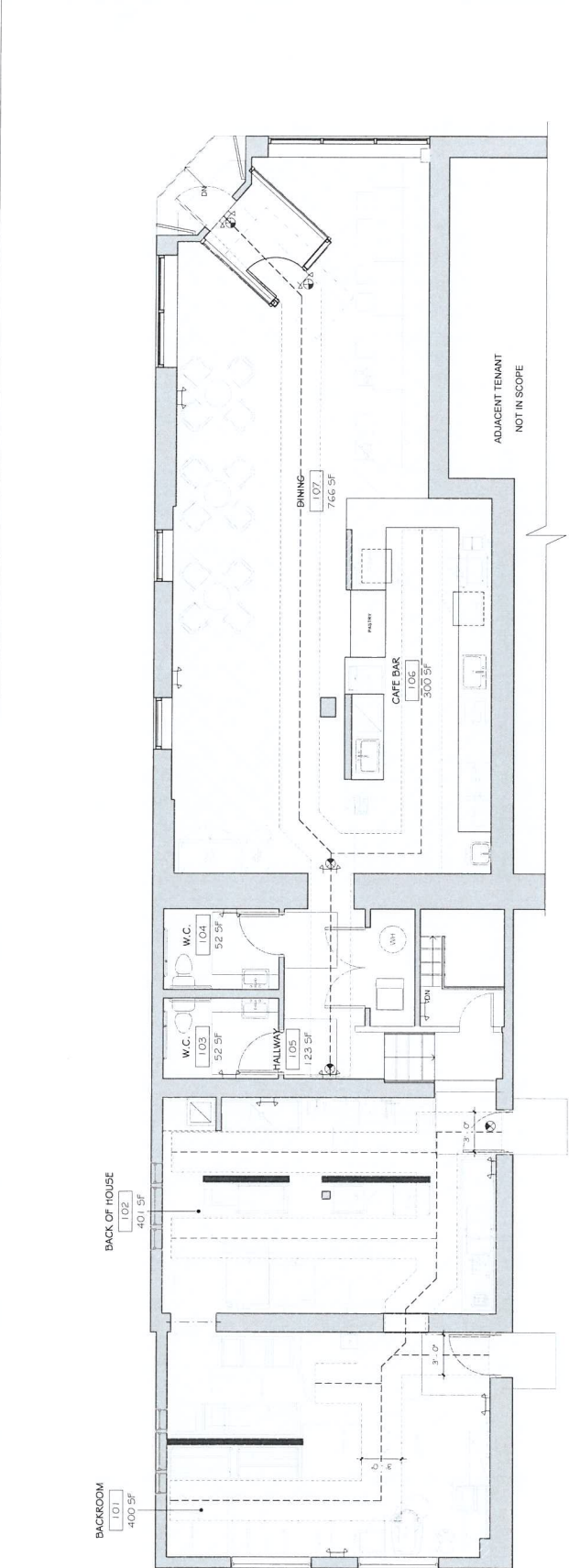
GARLY KNOTS PRZEL
COMPANY
100 W. ST CHARLES RD.
LOMBARD, IL 60148

NO.	DATE	REMARKS

DRAWING TITLE
EGRESS PLAN

JOB No. 100-20321
DRAWN BY: AHTW
ISSUE DATE: Issue Date
SHEET No.

A121



KEY NOTES

- ADA COMPLIANT GRAB BARS RE-ABOVE FOR MOUNTING LOCATION
- ADA SIGNAGE
- EXISTING ADA COMPLIANT SINK IN EXISTING LOCATION TO REMAIN
- EXISTING ADA COMPLIANT TOILET IN EXISTING LOCATION TO REMAIN
- NOT USED
- NOT USED
- NOT USED
- NOT USED
- NOT USED

OCCUPANCY TYPE LEGEND

- IBC FIXED SEATING
- IBC BUSINESS
- NOT IN SCOPE

FLOOR OCCUPANT LOAD CALCULATIONS

REGION NAME	AREA	CLASSIFICATION	AREA PER OCCUPANT	GROSS/NET AREA	OCCUPANT LOAD ALLOWED	OCCUPANT LOAD PROPOSED
BACKROOM	400	2018 IBC	200	NET	2	2
BACK OF HOUSE	400	2018 IBC	200	NET	2	2
CAFE BAR	300	2018 IBC	200	NET	1.5	2
DINING	543	2018 IBC	15	NET	36.2	37
					T.O. FLOOR SUBIRL	43

1 Egress 1st Floor Level
1/4" = 1'-0"

2 Bathroom ADA
1/2" = 1'-0"

THESE DRAWINGS HAVE BEEN PREPARED AT AND/OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY CONFORM AND COMPLY WITH ALL OF LOMBARD, ILLINOIS BUILDING CODES AND ORDINANCES



EXPIRES: 1/31/2022
 SIGNATURE: *[Signature]*

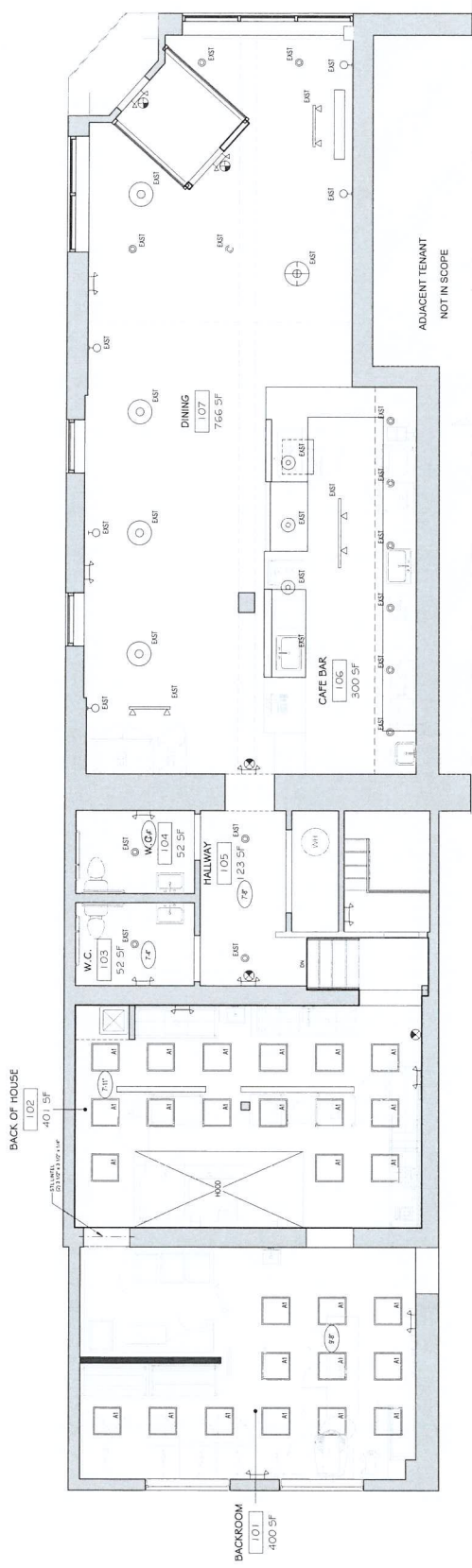
GARLY KNOTS PRETZEL COMPANY
 100 W. 57 CHARLES RD.
 LOMBARD, IL 60148

NO.	DATE	REMARKS

DRAWING TITLE
RCP

JOB No: 100-20021
 DRAWN BY: AUPHRY
 ISSUE DATE: Issue Date
 SHEET No

A122



SYMBOL	MARK	DESCRIPTION	MANUF	MODEL	LAMP	NO. OF WOLTS	LENS HEIGHT	NOTES
⊙	EST	FUNCTIONAL LIGHT			PAR 38	120V	100"	
○	EST	TRUCK LIGHT FIXTURE	BY OWNER		PAR 38	120V	100"	
□	A1	SURFACE MOUNTED TRACK LAMP			PAR 38	120V	100"	
○	EST	WALL MOUNT LUMINAIRE			PAR 38	120V	100"	
▽	EST	TRUCK LIGHT LUMINAIRE			PAR 38	120V	100"	

① RCP - 1st Floor Level
 1/4" = 1'-0"

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EXPERIENCE: 11/25/2022
SIGNATURE: *Robert E. Betancour*

GARLY KNOTS PRETZEL COMPANY
100 W. ST CHARLES RD.
LOMBARD, IL 60148

NO.	DATE	REVISIONS

DRAWING TITLE
ADA DETAILS

JOB No. 1000-2021
DRAWN BY: [Blank]
ISSUE DATE: [Blank] Issue Date

SHEET No. **A140**

STARWELL SONS

NOTE: STARWELL SONS ARE REQUIRED TO PROVIDE ACCESSIBLE TOILETS AND STAIRS TO ALL LEVELS OF THE BUILDING. STARWELL SONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

INSIDE STARWELL (AREA OF RESCUE ASSISTANCE)

NOTE: INSIDE STARWELL AREAS ARE REQUIRED TO BE ACCESSIBLE TO ALL PERSONS WITH PHYSICAL, VISUAL, AND HEARING IMPAIRMENTS. INSIDE STARWELL AREAS SHALL BE DESIGNED TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO ALL AREAS OF THE BUILDING.

OUTSIDE STARWELL (AREA OF RESCUE ASSISTANCE)

NOTE: OUTSIDE STARWELL AREAS ARE REQUIRED TO BE ACCESSIBLE TO ALL PERSONS WITH PHYSICAL, VISUAL, AND HEARING IMPAIRMENTS. OUTSIDE STARWELL AREAS SHALL BE DESIGNED TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO ALL AREAS OF THE BUILDING.

TYPICAL SIGN REQUIREMENTS

NOTE: TYPICAL SIGN REQUIREMENTS SHALL BE AS SHOWN. ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 5'0" TO 6'0" ABOVE FINISHED FLOOR LEVEL. SIGNS SHALL BE CONTRASTING AND EASY TO READ.

MISCELLANEOUS

NOTE: MISCELLANEOUS DETAILS SHALL BE AS SHOWN. ALL DETAILS SHALL BE DESIGNED TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO ALL AREAS OF THE BUILDING.

TOILETS AND TOILET COMPARTMENTS

FIG. 604.8.2 & 604.8.5 PER ICC (ANSI) A117.1 (2003) & CBC 18-11-109.17

LAVATORIES AND SINKS

FIG. 309.2.306 & 600.3 PER ICC (ANSI) A117.1 (2003) & CBC 18-11-109.5 (2011)

TOILET SIDE VIEW

FIG. 604.4, 604.5.1 & 604.79 PER ICC (ANSI) A117.1 (2003) & CBC 18-11-109.2 (2011)

TOILET FRONT VIEW

FIG. 604.4, 604.5.1 & 604.79 PER ICC (ANSI) A117.1 (2003) & CBC 18-11-109.2 (2011)

TOILET REAR VIEW

FIG. 604.4, 604.5.1 & 604.79 PER ICC (ANSI) A117.1 (2003) & CBC 18-11-109.2 (2011)

TOILET REAR VIEW

FIG. 604.4, 604.5.1 & 604.79 PER ICC (ANSI) A117.1 (2003) & CBC 18-11-109.2 (2011)

REACH RANGES

FIG. 308.3.1, 308.3.2, 308.3.3 & 308.3.4 PER ICC (ANSI) A117.1 (2003)

DOOR CLEARANCES

FIG. 404.2.3.1 PER ICC (ANSI) A117.1 (2003)

605 - LAVATORIES

IF A CABINET IS PROVIDED UNDER THE LAVATORY IT SHALL PROVIDE OR SHALL BE REMOVABLE TO PROVIDE THE REQUIRED CLEARANCE PER ANSI 606 AND LOCAL FIRE DEPARTMENT.

606 - LAVATORIES

IF A CABINET IS PROVIDED UNDER THE LAVATORY IT SHALL PROVIDE OR SHALL BE REMOVABLE TO PROVIDE THE REQUIRED CLEARANCE PER ANSI 606 AND LOCAL FIRE DEPARTMENT.

607 - BUILDING ELEMENTS

IF A CABINET IS PROVIDED UNDER THE LAVATORY IT SHALL PROVIDE OR SHALL BE REMOVABLE TO PROVIDE THE REQUIRED CLEARANCE PER ANSI 606 AND LOCAL FIRE DEPARTMENT.

608 - LAVATORIES

IF A CABINET IS PROVIDED UNDER THE LAVATORY IT SHALL PROVIDE OR SHALL BE REMOVABLE TO PROVIDE THE REQUIRED CLEARANCE PER ANSI 606 AND LOCAL FIRE DEPARTMENT.

301 - CHANGES IN LEVEL

1) VERTICAL: 1/2" MAX AT 1.2 SLOPE
2) BEVELLED: 1/2" MAX AT 1.2 SLOPE
3) 1/4" MAX AT 1.2 SLOPE
4) 1/4" MAX AT 1.2 SLOPE

302 - FLOOR SURFACES

1) SLIP RESISTANCE: ALL FLOOR SURFACES SHALL BE SLIP RESISTANT TO THE DEGREE OF FRICTION AS INDICATED IN FIGURE 302.2. CARPET SHALL BE AS INDICATED IN FIGURE 302.2. CARPET SHALL BE AS INDICATED IN FIGURE 302.2. CARPET SHALL BE AS INDICATED IN FIGURE 302.2.

303 - GENERAL APPLICABILITY

1) GENERAL APPLICABILITY BASED ON THE OCCUPANCY CLASSIFICATION AS NOTED ON FIGURE 303.1.

401 - ACCESSIBLE ROUTE

1) MINIMUM CONTINUOUS CLEARANCE (E.G. CORRIDOR) IS 36" MINIMUM SHORT-LENGTH CLEARANCE (UP TO 24" TRAVEL LENGTH) IS 32" WIDE
2) MINIMUM SHORT-LENGTH CLEARANCE (UP TO 24" TRAVEL LENGTH) IS 32" WIDE
3) ALL DOORS AND PARTS OF DOORS SHALL BE OPENED TO A MINIMUM CLEAR WIDTH OF 32" FOR ANY FUTURE USE WHEN IN THE BATHROOM
4) ALL DOORS AND PARTS OF DOORS SHALL BE OPENED TO A MINIMUM CLEAR WIDTH OF 32" FOR ANY FUTURE USE WHEN IN THE BATHROOM

402 - DETECTABLE WARNINGS

1) DETECTABLE WARNINGS SHALL BE PROVIDED AT ALL CHANGES IN LEVEL AND AT ALL CHANGES IN SURFACE MATERIALS.
2) DETECTABLE WARNINGS SHALL BE PROVIDED AT ALL CHANGES IN LEVEL AND AT ALL CHANGES IN SURFACE MATERIALS.

403 - BUILDING ELEMENTS

IF A CABINET IS PROVIDED UNDER THE LAVATORY IT SHALL PROVIDE OR SHALL BE REMOVABLE TO PROVIDE THE REQUIRED CLEARANCE PER ANSI 606 AND LOCAL FIRE DEPARTMENT.

404 - BUILDING ELEMENTS

IF A CABINET IS PROVIDED UNDER THE LAVATORY IT SHALL PROVIDE OR SHALL BE REMOVABLE TO PROVIDE THE REQUIRED CLEARANCE PER ANSI 606 AND LOCAL FIRE DEPARTMENT.

405 - BUILDING ELEMENTS

IF A CABINET IS PROVIDED UNDER THE LAVATORY IT SHALL PROVIDE OR SHALL BE REMOVABLE TO PROVIDE THE REQUIRED CLEARANCE PER ANSI 606 AND LOCAL FIRE DEPARTMENT.

406 - BUILDING ELEMENTS

IF A CABINET IS PROVIDED UNDER THE LAVATORY IT SHALL PROVIDE OR SHALL BE REMOVABLE TO PROVIDE THE REQUIRED CLEARANCE PER ANSI 606 AND LOCAL FIRE DEPARTMENT.

Streamline Craftsman
32433 N Forest Dr
Grayslake, IL 60030
mark@streamlinecraftsman.com
www.streamlinecraftsman.com



ADDRESS

Gnary Knots
100 W St. Charles Rd
Lombard, IL 60148

Estimate 199

DATE 03/28/2022

EXPIRATION DATE 04/18/2022

JOB DESCRIPTION

Restaurant Renovation

SERVICE	ACTIVITY	QTY	RATE	AMOUNT
Demolition	Site Prep, Debris Removal & Haul off			9,500.00

SERVICE	ACTIVITY	QTY	RATE	AMOUNT
Plumbing	<ul style="list-style-type: none"> - Camera existing plumbing main & provide report - Disconnect & make-safe for relocation: All Fixtures referenced in P200 - Remove existing grease trap & associated piping - Provide & Install Schier GB75 Grease Interceptor - 75 Gallon - Re-work existing grease waste & vent piping to accommodate new and relocated plumbing fixtures <p>Connect the following to hot & cold water piping for distribution:</p> <ul style="list-style-type: none"> - (2) Hand Sinks - (1) Prep Sink - (1) Kettle Faucet - (2) Oven Connections - (1) Dishwasher - (1) Relocated Ice Machine - (1) Relocated 3 Compartment Sink <ul style="list-style-type: none"> - Install (2) wall mounted hand sink and pipe indirect waste connections to grease waste piping - Provide & Install mixing valve at (2) hand sinks - Provide & Install pressure reducing valve for Dishwasher - Final Connection done by Others - Provide & Install new angle stops at existing sinks in cafe area - Re-work existing drain & waste piping at existing sinks in cafe area - Provide & Install new faucets at existing sinks in cafe area - Provide & Install backflow devices to the required equipment - Provide & Install 6" PVC piping for soda sleeve <p>Added:</p> <ul style="list-style-type: none"> - Basement Area Mop Sink <p>* This price does not include repairs to existing fixtures, rodding of existing mains, repairs or replacement to existing hot water heater, repairs or replacement to existing floor drains or floor sinks, repairs to existing water filtration system, providing & installing new sink in cafe area, pump-out port on exterior building for grease trap</p> <p>To certify the existing building main RPZ and additional cost of \$250 will be required</p>			39,488.00

SERVICE	ACTIVITY	QTY	RATE	AMOUNT
Electrical	<ul style="list-style-type: none"> - New 400AMP service panel with CT, meter socket, new grounding & panel boards - Replace existing electrical panel <p>Power Hook up of Equipment:</p> <ul style="list-style-type: none"> - Hood Fan - Walk-in Cooler - Receptacles - Dining Room Power <p>Lighting*:</p> <ul style="list-style-type: none"> - (18) 1'x4' LED Flat Panel flush mount fixtures - Switching - Astronomic Timer - (2) Signage power to weatherproof switch - Remove & Replace existing soffit cans - Install (15) light fixtures - Owner Provided - (3) Basement Receptacles <p>* Reworking or installing new track lighting in the cafe area and occupancy sensors are not included in the price.</p>			87,446.00
HVAC	<p>Kitchen Hood/Makeup Air*</p> <ul style="list-style-type: none"> - Installation of Hood & Makeup Air Unit with necessary duct work to the hood and gas piping from meter to Makeup Air unit - Installation includes roof penetrations and portal <p>Ductwork</p> <ul style="list-style-type: none"> - New 14x8 oval spiral in kitchen storage area with necessary grilles & registers - Rework Ductwork in the kitchen for new diffuser & Grille locations - Includes test and balance <p>*Cost of Hood is not included in the this price. Owner to provide. A test an balance will be done once installed</p>			61,296.00
Exterior	Roof Patches & Sealing from Ductwork penetrations			1,700.00
Fire Safety	Budget Allowance			5,000.00

SERVICE	ACTIVITY	QTY	RATE	AMOUNT
Site Construction	<ul style="list-style-type: none"> - Refinish of existing flooring - 800sq' - Purchase & Install bar/counter area facade - Tile Entryway - Installation Only - Custom Shelving at windows and behind bar/counter area - Ceiling wall coverings - Installation Only - Wall Graphics - Installation Only - Menu Board Installation - Painting in cafe area - Drywall Work in cafe area - Mens & Women's Bathroom refresh <p>Added:</p> <ul style="list-style-type: none"> - Basement Area Dry Room - Epoxy Kitchen Area Floors <p>*Menu board, glass vestibule, benches, tables & furnitures not included in the price.</p>			69,000.00

The above Estimate is based on drawings created by Studio BE Design, Inc dated 1/24/2022 - Job # 100-2021

TOTAL	\$273,430.00
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Accepted By

Accepted Date

**DOWNTOWN RETAIL BUSINESS GRANT PROGRAM
APPLICATION**

1. A. Building Address: 100 W. St Charles Rd Lombard
B. Property Identification Number: _____

2. A. Business Owners Name: Stephanie McLoughlin / Matt Finn
B. Business Owners Address: 100 W Washington Blvd
Lombard IL 60148
C. Business Owners Phone (daytime): (206) 661-2883
D. Business Owners Email: gnarlyknots@rocketmail.com

3. A. Property Owners Name: Patricia Vlahos
B. Property Owners Address: 100 W. St. Charles Road
Lombard
C. Property Owners Phone (daytime): (630) 6700948

3. Lease Terms: 3, 5 year options

4. Description of Business (use additional paper if necessary):
Full Service coffee & pretzel shop

5. Proposed Improvements associated with the project (use additional paper if necessary):
 - ① Kitchen Buildout (Hood / Walk In)
 - ② Basement Storage
 - ③ FOH revamp - cosmetic surgery
 - ④ New HVAC
 - ⑤ outdoor cosmetic rebrand to the building.

6. Plans/Drawings prepared by:

A. Name: Studio Be design Inc (Dori)

B. Address: _____

C. Phone (day time): 224 - 764 - 0550

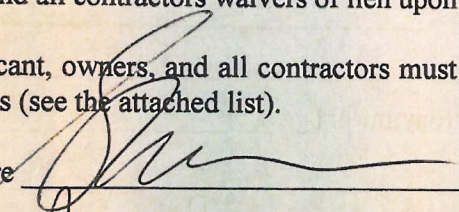
D. Estimated Cost of the project: \$ 273,430.00

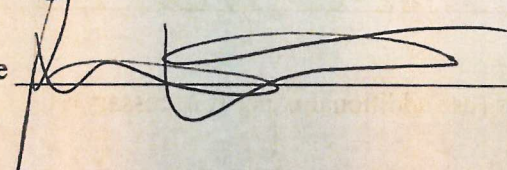
7. Statement of Understanding.

A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Downtown Retail Business Grant Program and the specific design recommendations 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) 5/5/22

Property Owner Signature  (Date) 5/5/22

Return application to:

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