




MEMORANDUM

TO: Trustee Bill Johnston, Chairperson
Economic and Community Development Committee

FROM: Jennifer Ganser, Assistant Director of Community Development 

DATE: April 8, 2019

SUBJECT: Downtown Improvement & Renovation Grant; 116 S. Main Street

The Community Development Department received an application for the Downtown Improvement and Renovation Grant Program (also known as the Facade Grant Program) for 116 S. Main Street. The property has been vacant since the Lombardian newspaper relocated within the Village. It was purchased in December 2018 by Luxica Group. The tenant, Rosemary and Jeans, is a full-service sit-down restaurant. The property is on the Village's 2014 Architectural and Historical Survey. The building architecture is Colonial Revival. It was used a single family home when first built and later the office for the Lombardian newspaper.

The applicant, also the property owner, is seeking to rework the building facade. The property is located in the downtown TIF District. The project is grant eligible up to \$50,000.00 (up to 50% of the eligible project costs; not to exceed \$50,000, unless specifically approved by the Village Board). Staff recommends the lowest bid and approves the project not to exceed that dollar amount. The applicant is also applying for a Downtown Restaurant Forgivable Loan.

Vendor	Price Quote
Charger Construction	\$103,350.00
FBC Construction	\$107,950.00
Globe Exteriors	\$103,450.00

The Building Division reviewed all three quotes and did a walk-through with the property owners. This is done to ensure the quotes reflect average prices of similar projects. It can also help the property owner to make sure all grant eligible items are included. As with all grants, there is always the possibility that the applicant may spend more money due to upgrades, unforeseen issues, price increases, etc. The grant is approved for a fixed amount, or less. The applicant is unable to come back to the ECDC for more grant money if the project is more expensive than originally quoted, as they would be exceeding the maximum grant amount.

GRANT REQUEST ELEMENTS

The applicant has submitted plans and three (3) quotes that would be the subject of the grant request. Below are the various components anticipated to be undertaken.

1. Architectural drawings
2. Permits, plan review, registration fee

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3. Topography survey & Engineering for ADA space
4. Construction & Silt fencing
5. Demo front steps
6. Remove trees to build handicap ramp
7. Install bushes and boxwoods
8. Stone installation
9. Sod installation
10. AC unit screening
11. Excavate for foundation wall
12. Pour foundation
13. Regrade property for ADA space
14. Install face stone on ramp base
15. Frame covered porch
16. Trim porch columns
17. Install stainless railings for ADA ramp
18. Install handicap parking
19. Relocate and enlarge gas line
20. Refinish front door
21. Run downspouts
22. Refurbish sign
23. Dumpster for debris

Staff is supportive of the request for the following reasons:

1. The project is consistent with the recommendations of the Lombard Downtown Revitalization Project Guidebook.
2. The new exterior would create an aesthetic enhancement for the south Main Street corridor.

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 keeping with the character of downtown Lombard. The grant request is compliant with the Guidebook's recommendations.

Some of the grant items are accessibility improvements. Per the façade grant, "Exterior accessibility improvements that meet the provisions of the Illinois Accessibility Code (IAC) or the Americans with Disabilities Act (ADA), whichever regulation is applicable, are exempt from the \$50,000 cap on improvements, but are still subject to Village review and approval on a case by case basis. Exterior accessibility enhancements that are not required by applicable codes but enhance accessibility, as determined by the Village's Accessibility Coordinator, may be also eligible for grant funding, subject to final review and approval by the ECDC and/or Village

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Board.” Items number 3, 13, 17, and 18 are subject to this provision. Staff added the lowest bid for each item which totaled \$12,850. Fifty percent is **\$6,425**, which is the eligible ADA grant.

Per the policy, professional service fees can be included in a grant request. Architectural fees are included in all three quotes and the lowest price is \$3,200.00. The façade program will fund up to 25% or \$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 receive **\$1,600**. Should the permit not be approved, the applicant is eligible to receive **\$800**.

Last, staff took the lowest bid (Charger Construction) and subtracted the ADA improvements and architectural fees (total amount of \$17,800) for a new total of \$85,550. Fifty percent of that new total is **\$42,775**. Adding in the amounts for ADA items and the architectural plans the applicant is eligible for a grant **not to exceed \$50,800**.

COMMITTEE ACTION REQUESTED

This item is being placed on the April 8, 2019 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval to the Village Board for the requested Downtown Renovation and Improvement Grant for the property at 116 S. Main Street for an amount not to exceed **\$50,800.00**. As this request is over \$10,000.00, 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. Permits must be applied for and received for applicable work.
2. Before the grant can be paid out, the applicant will submit a final receipt (showing the project is paid in full), waivers of lien from the contractors, and an IRS W-9 (provided by staff).
3. That the applicant/property owner shall not apply for a vacancy exemption from the York Township Assessor.
4. Work covered by the grant request must be complete within one year from the date of approval by the Village Board of Trustees.

Client:
Luxica
Atten: Frank LaGambina
116 S Main St
Lombard, IL

Job Site:
116 S Main St

INVOICE NUMBER
INVOICE DATE
TERMS

Q311-1
20-Mar-19
Net 7 days
Subject to Contract

QUANTITY	DESCRIPTION	AMOUNT
QUOTE SUBJECT TO CHANGE		
	1. Architect Drawings (Façade portion only)	\$3,200.00
	2. Permits, plan review, registration fees estimated at \$1500.	\$1,500.00
	3. Topo Survey, and Engineering for Property for ADA Parking requested per Village.	\$3,500.00
	4. Construction fencing and Silt Fencing	\$850.00
	5. Demo Front steps, and sidewalk to street, temporarily support second floor cantilever	\$3,400.00
	6. Remove Trees in the way of the proposed Handicap access ramp	\$2,000.00
	7. Furnish and install 6 #5 Lilac Bushes, 12 #2 Boxwoods.	\$1,500.00
	8. Furnish and Install 8 Tons stone over landscape fabric in front around Ramp and Porch	\$2,500.00
	9. Re-install sod over affected areas.	\$800.00
	10. Install Landscape screening of AC Units.	\$650.00
	11. Excavate for foundation walls, backfill after pour, backfill inside of porch and ramp	\$3,400.00
	12. Pour foundation walls for new porch and ramp per plan, pour concrete surfaces on porch, ramp, and stairs, concrete sidewalk to driveway, and sidewalk to patio	\$23,000.00
	13. Regrade property to accommodate the ADA ramp in front of the building, and install a Handicapped parking stall with appropriate slope.	\$1,800.00
	14. Install face stone on base of ramp and porch under porch on roadway facing surfaces	\$12,500.00
	15. Frame covered porch per print, and roof with matching shingles. Includes Electrical lighting 7 can lights, and ramp lighting.	\$12,500.00
	16. Trim out porch columns in LP white Trim to match corners of the building and ceiling in beadboard with a dark finish, Installation of fascia, gutters and downspouts. Reinstall siding where impacted from build project	\$8,500.00
	17. Install Custom Stainless tubular railings on ADA Accessible Ramp Bid	\$7,500.00
	18. Install a new handicapped parking spot in front near ramp entrance to building, seal current driveway only, and patch damaged areas in drive only to rear wall of building, parking area has been removed from this estimate	\$1,800.00
	19. Relocate and Enlarge Gas line to 2" line required for restaurant and connect to interior supply by plumber.	\$4,500.00
	20. Refinish Front Door allowing for a zero threshold. Turn Door opening to the exterior as required by the Life Safety code Refinish exterior entranceway.	\$1,800.00
	21. Run downspouts to "pop-up" style yard drain to get rainwater away from proposed Handicapped Access ramp.	\$1,500.00
	22. Refurbish Sign	\$4,000.00
	23. Dumpster for debris haul off	\$650.00
Payment Schedule		
	Contract Signing 25%	\$25,837.50
	Concrete Finish 50%	\$51,675.00
	Pass Final Inspection 25%	\$25,837.50
1	NOTED Exclusions	
2	Dumpsters to be provided by Luxica	
3	Work after 5:00PM - Weekends - Holiday will be billed extra	
4	Sales tax will be billed as required per state code 6.0%	
5	Permits to be billed upon issuance	
This proposal b Any revisions or changes will be adjusted on a separate proposal. Any special request by local building authorities or inspectors are excluded.		SUBTOTAL. \$103,350.00
		Overhead Included
		GC FEE Included

FBC Construction

ESTIMATE

1714 N 15th Ave
 Melrose Park Illinois 60164
 Phone 708.557.3258

QUOTE # 922-2
 DATE: MARCH 21, 2019

TO Luxica LLC.
 116 S Main St.
 Lombard Illinois 60148
 630.400.3477

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Joe	116 S Main	3 Progress Payments	Backfill/Porch/Final

QTY	DESCRIPTION	ALLOWANCE IF APPLICABLE	LINE TOTAL WITH ALLOWANCE
	- Architect Drawings (Façade portion only)		\$4,200.00
	- Permits, plan review, registration fees estimated at \$1500.		\$1,500.00
	- Topo Survey, and Engineering for Property for ADA Parking requested per Village.	Permit \$1,500.00	\$3,500.00
	- Construction fencing and Silt Fencing		\$1,100.00
	- Demo Front steps, and sidewalk to street, temporarily support second floor cantilever		\$3,900.00
	- Remove Trees in the way of the proposed Handicap access ramp		
	- Furnish and install 6 #5 Lilac Bushes, 12 #2 Boxwoods.	Plants \$800.00	\$2,900.00
	- Furnish and Install 8 Tons stone over landscape fabric in front around Ramp and Porch	Stone \$500.00	\$1,600.00
	- Re-install sod over affected areas.		\$3,100.00
	- Install Landscape screening of AC Units.		\$1,200.00
	- Excavate for foundation walls, backfill after pour, backfill inside of porch and ramp		\$500.00
	- Pour foundation walls for new porch and ramp per plan, pour concrete surfaces on porch, ramp, and stairs, concrete sidewalk to driveway, and sidewalk to patio		\$4,500.00
	- Regrade property to accommodate the ADA ramp in front of the building, and install a Handicapped parking stall with appropriate slope.		\$24,000.00
	- Install face stone on base of ramp and porch under porch on roadway facing surfaces	Stone \$3,500.00	\$3,000.00
	- Frame covered porch per print, and roof with matching shingles. Includes Electrical lighting 7 can lights, and ramp lighting.		\$10,000.00
	- Trim out porch columns in LP white Trim to match corners of the building and ceiling in beadboard with a dark finish, Installation of fascia, gutters and downspouts. Reinstall siding where impacted from build project		\$14,700.00
	- Install Custom Stainless tubular railings on ADA Accessible Ramp		\$9,500.00
	- Install a new handicapped parking spot in front near ramp entrance to building, seal current driveway only, and patch damaged areas in drive only to rear wall of building, parking area has been removed from this estimate	45 sq. ft patch	\$5,900.00
	- Relocate and Enlarge Gas line to 2" line required for restaurant and connect to interior supply by plumber.		\$1,700.00
	- Refinish Front Door allowing for a zero threshold. Turn Door opening to the exterior as required by the Life Safety code Refinish exterior entranceway.		\$2,800.00
			\$1,600.00

<ul style="list-style-type: none"> - Run downspouts to "pop-up" style yard drain to get rainwater away from proposed Handicapped Access ramp. - Refurbish Sign - Dumpster for debris haul off 		<p style="text-align: right;">\$2,250.00</p> <p style="text-align: right;">\$4,000.00</p> <p style="text-align: right;">\$500.00</p>
<p>Subtotal</p>		<p style="text-align: right;">\$107,950.00</p>

From: Globe Exteriors, Inc.
400 W Belden Ave, Unit A Addison, Il 60101
630 628 7381 globeexteriors@yahoo.com

March 23, 2019

For: Luxica LLC.
116 S Main St. Lombard, Il 60148

Proposal

Re: Job at 116 S Main St.

1. Architect Drawings (Façade portion only)	\$4,200.00
2. Permits, plan review, registration fees estimated at \$1500.	\$1,500.00
3. Topo Survey, and Engineering for Property for ADA Parking requested per Village.	\$3,450.00
4. Construction fencing and Silt Fencing	\$1,200.00
5. Demo Front steps, and sidewalk to street, temporarily support second floor cantilever	\$3,500.00
6. Remove Trees in the way of the proposed Handicap access ramp	\$2,500.00
7. Furnish and install 6 #5 Lilac Bushes, 12 #2 Boxwoods.	\$1,800.00
8. Furnish and Install 8 Tons stone over landscape fabric in front around Ramp and Porch	\$2,700.00
9. Re-install sod over affected areas.	\$1,100.00
10. Install Landscape screening of AC Units.	\$450.00
11. Excavate for foundation walls, backfill after pour, backfill inside of porch and ramp	\$3,400.00
12. Pour foundation walls for new porch and ramp per plan, pour concrete surfaces on porch, ramp, and stairs, concrete sidewalk to driveway, and sidewalk to patio	\$22,000.00
13. Regrade property to accommodate the ADA ramp in front of the building, and install a Handicapped parking stall with appropriate slope.	\$2,600.00
14. Install face stone on base of ramp and porch under porch on roadway facing surfaces	\$9,700.00
15. Frame covered porch per print, and roof with matching shingles. Includes Electrical lighting 7 can lights, and ramp lighting.	\$14,800.00
16. Trim out porch columns in LP white Trim to match corners of the building and ceiling in beadboard with a dark finish, Installation of fascia, gutters and downspouts. Reinstall siding where impacted from build project	\$8,600.00
17. Install Custom Stainless tubular railings on ADA Accessible Ramp	\$6,950.00
18. Install a new handicapped parking spot in front near ramp entrance to building, seal current driveway only, and patch damaged areas in drive only to rear wall of building, parking area has been removed from this estimate	\$1,800.00
19. Relocate and Enlarge Gas line to 2" line required for restaurant and connect to interior supply by plumber.	\$2,600.00
20. Refinish Front Door allowing for a zero threshold. Turn Door opening to the exterior as required by the Life Safety code Refinish exterior entranceway.	\$1,500.00
21. Run downspouts to "pop-up" style yard drain to get rainwater away from proposed Handicapped Access ramp.	\$2,200.00
22. Refurbish Sign	\$4,400.00
23. Dumpster for debris haul off	\$500.00

Total

\$103,450.00

Accept: _____

Thank you for allowing us to submit this proposal.

Sincerely,

Albert Drozdewicz

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

1. A. Building Address and Description: 116 S Main ST Lombard IL 60148

B. Property Identification Number: 06-07-213-006

C. Legal Description of Property: Lot 3 and the north 25 feet of lot 4 in caverno's subdivision being a subdivision of part of block 21 in town of lombard, a subdivision in sections 5,6,7,8 and 18, Township 39 North, Range 11 east of the third principal meridian, according to the plat said caverno's subdivision recorded may 17, 1912 as document 108107, in dupage county illinois

2. A. Owners Name: Luxica LLC

B. Owners Address: _____

C. Phone (day time): (630) 400-3477

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

A. Prairie Kitchen and Tap. Restaurant

B. _____

C. _____

4. Proposed Improvements and Renovations: Add a covered front porch, with handicapped accesible entrance, addition of a handicapped parking spot, landscaping improvements and Drive improvements up to the end of the building (only areas visible from main St)

5. Plans/Drawings prepared by:

A. Name: JB Architecture, drawn by Anthony

B. Address: 1320 N Route 59 Suite 124 Naperville IL 60563

C. Phone (day time): 630.730.1292

D. Estimated Cost of the Improvement and Renovation: \$ 89,000-97,000 based on 3 estimates

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 attached list).

Business Owner Signature  (Date) 03/02/2019

Property Owner Signature  (Date) 03/02/2019

Return Application to:

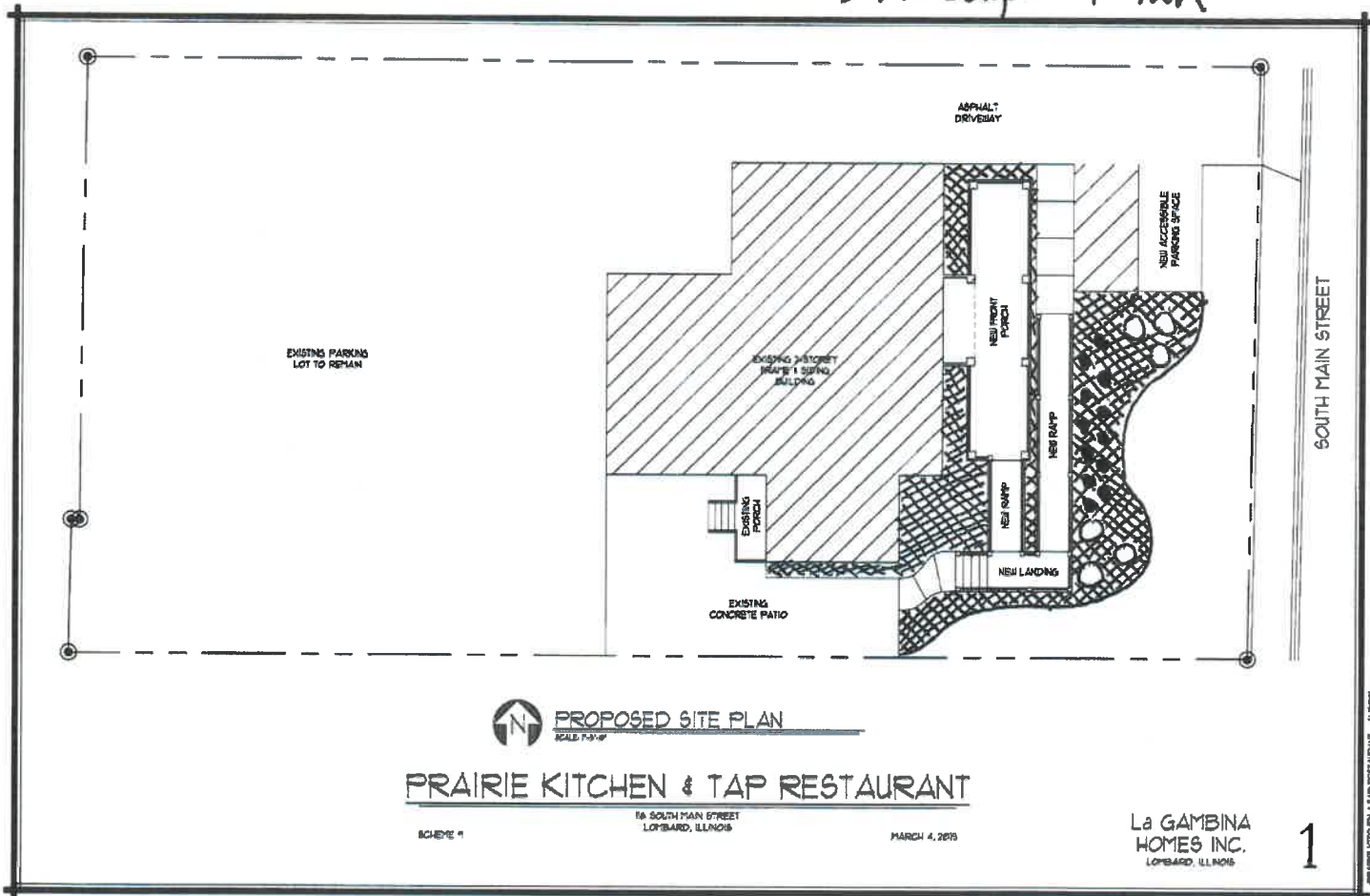
Village of Lombard
Community Development Department
255 E. Wilson Ave., Lombard, IL 60148
630-620-5746

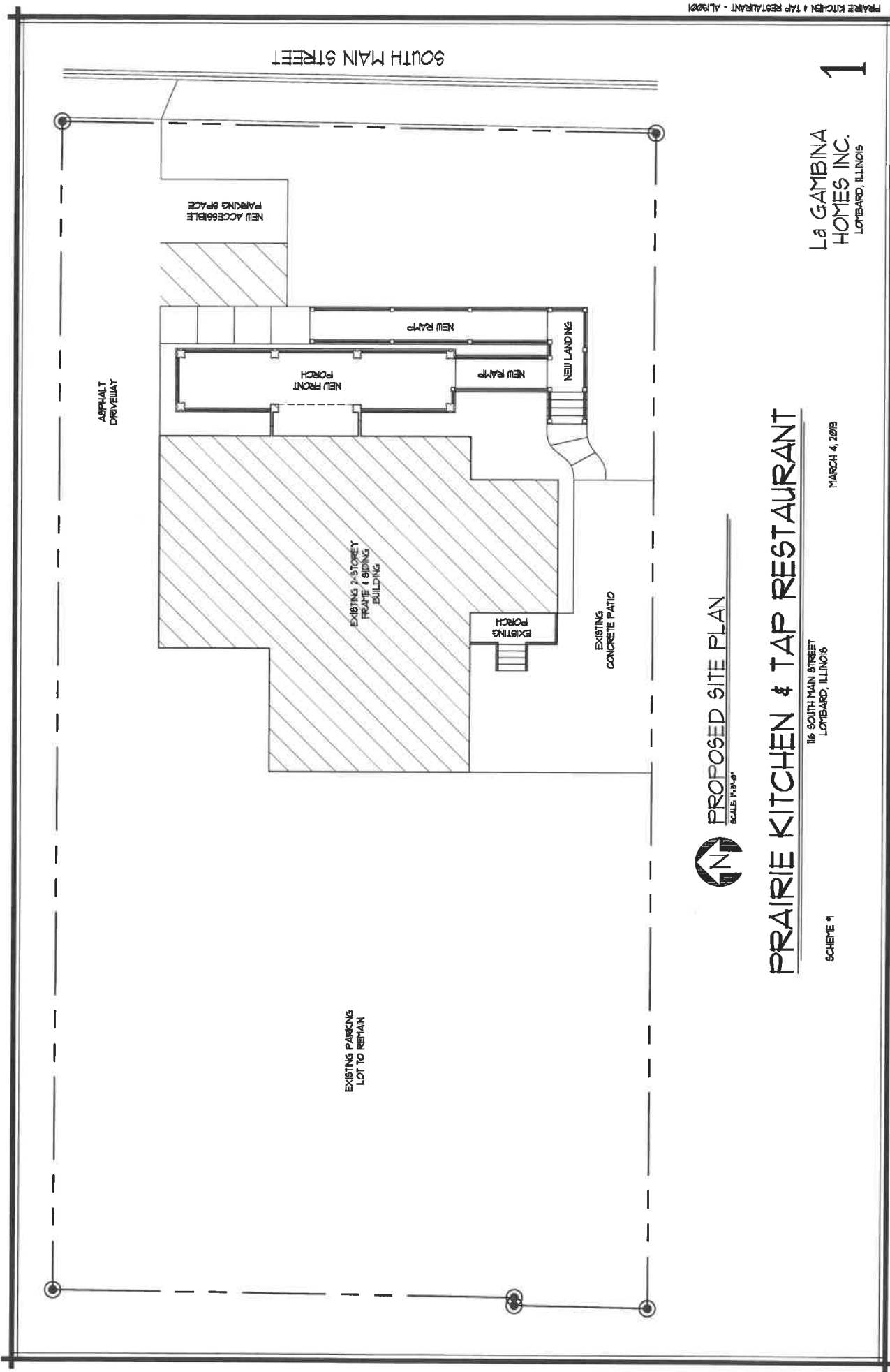
☒ - stone over landscape fabric

○ - lilac bush

● - Boxwood

Landscape Plan





SOUTH MAIN STREET

ASPHALT DRIVEWAY

NEW ACCESSIBLE PARKING SPACE

NEW FRONT PORCH

NEW RAMP

NEW RAMP

NEW LANDING

EXISTING 2-STORY FRAME & BRICK BUILDING

EXISTING PORCH

EXISTING CONCRETE PATIO

EXISTING PARKING LOT TO REMAIN



PRAIRIE KITCHEN & TAP RESTAURANT

116 SOUTH MAIN STREET
LOTEBARD, ILLINOIS

La GAMBINA
HOMES INC.
LOTEBARD, ILLINOIS

MARCH 4, 2019

SCHEME #1

1