



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: 0007206040
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) 219-3530 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 Psenka

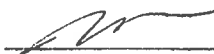
B. Address: 148 W. Station St Barrington, IL 60010

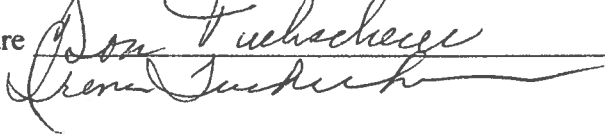
C. Phone (day time): 847-756-4700 day

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

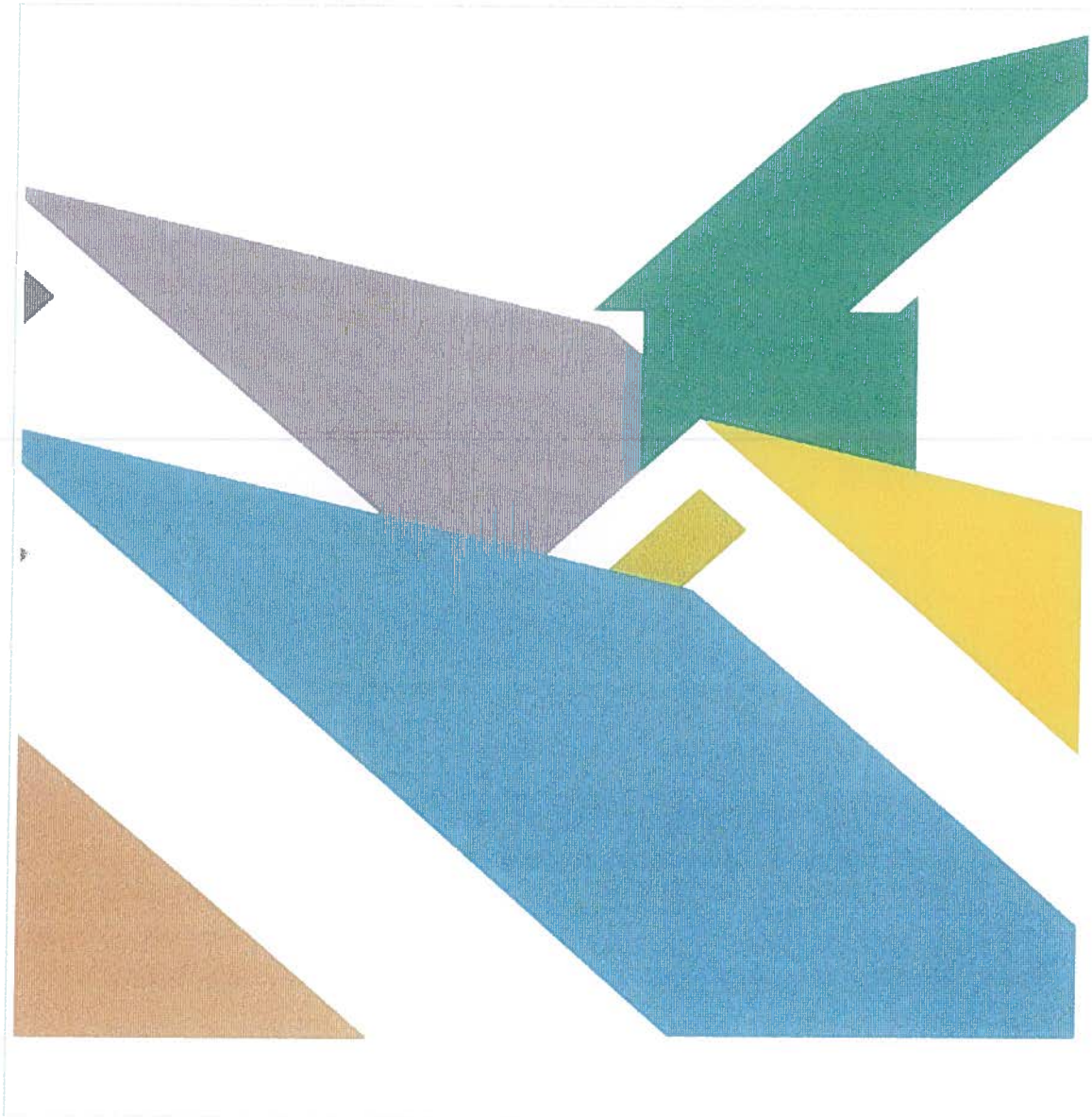
DATE	ESTIMATE NO.
4/27/2015	1

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 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



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.
-

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	Furnish and install new suspended ceiling as per plan	10,800.00	10,800.00
contract	Allowance for exhaust hoods with fire suppression	6,000.00	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 privet 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 nay responsibility for re-bonding of said roof covering preciously installed by others.
5. If display has been erected, but Best Neon Sign Co. has not completed installation and electrical connections due to the failiure 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: 630-668-9335
AWNINGS@COMETNEON.COM
WWW.CNSIGNANDAWNING.COM

QUOTE

SUBMITTED TO

MKT
John
773-550-2684

DATE: 4/27/2015
PROPOSAL #: 33679
CUSTOM SIGNAGE. EXPOSED NEON

DESCRIPTION

PRICING

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.

