

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) X
Recommendations of Boards, Commissions & Committees (Green)
Waiver of First Requested
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: September 25, 2007 (B of T) Date: October 4, 2007

TITLE: 524 E. St. Charles Place - Downtown Improvement and Renovation Grant

SUBMITTED BY: The Economic and Community Development Committee through the Department of Community Development *John*

BACKGROUND/POLICY IMPLICATIONS:

The Economic and Community Development Committee through the Department of Community Development transmits for your consideration a request for a Downtown Improvement and Renovation Grant in an amount not to exceed \$50,000 for the property located at 524 E. St. Charles Place and known as Lombard Hobbies. (DISTRICT #5)

The Economic & Community Development Committee first reviewed this request at their March 6, 2007 meeting wherein they recommended that the request be continued pending the submittal of cost information. The committee did not meet again until July 10, 2007. Although there was not a quorum present at that meeting, the three members present stated that they had no objection to a grant of up to \$50,000.

Staff is requesting a waiver of first reading.

Please place this item on the October 4, 2007 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	W.T. Lichter	Date	9/26/07

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

To: William T. Lichter, Village Manager

From: David A. Hulseberg, AICP, Assistant Village Manager/Director of Community Development *Dalh*

Date: October 4, 2007

Subject: Downtown Improvement and Renovation Grant Program
524 E. St. Charles Place - Parcel Number: 06-05-427-001

The Village received a request for a grant in an amount not to exceed \$50,000 for facade improvements relative to the property mentioned above.

BACKGROUND

The purpose of the Downtown Improvement and Renovation Grant Program is to increase the economic viability of Downtown Lombard by improving the aesthetics of the buildings, improving signage, and increasing the availability and ease of parking. This Program, originally approved in July, 1998, is intended to support the Village's plans to maintain a quality downtown. In 2004, this program was extended to the Lombard/St. Charles Road TIF 2 East District.

Approved applications for the Downtown Improvement and Renovation Grant Program are eligible to receive up to a fifty percent (50%) matching grant. Grants up to \$10,000 must be approved by the Director of Community Development. All grants above \$10,000 must be approved by the Village Board. The maximum grant amount is \$50,000. Requests for grants above \$50,000 will be considered on a case-by-case basis.

PROPOSAL

An application for the Downtown Improvement and Renovation Grant Program has been submitted for the building located at 524 E. St. Charles Place (Lombard Hobbes). Proposed building plans have been submitted as part of the application. The improvements include modifications to the facade with a new standing seam metal roof that will match improvements to the Poolside Dogs building (506 E. St. Charles Place). A new storefront facade with a brick arcade and new wall signage are also proposed. This property has already been granted building setback variations and sign variations that will allow the proposed improvements to meet Village Code requirements.

The applicant is eligible to receive a grant in an amount not to exceed 50 percent of the eligible project costs from the Improvement and Renovation Grant program. Typically, the maximum

grant amount is \$50,000. However, larger amounts may be considered on a case-by-case basis. In this case, the estimated total cost of the improvements is \$144,395.

The Economic & Community Development Committee first reviewed this request at their March 6, 2007 meeting wherein they recommended that the request be continued pending the submittal of cost information. The committee did not meet again until July 10, 2007. Although there was not a quorum present at that meeting, the three members present stated that they had no objection to a grant of up to \$50,000.

RECOMMENDATION

Staff recommends that the Village Board approve an ordinance authorizing a Downtown Facade Improvement Grant in an amount not to exceed \$50,000 for the property located at 524 E. St. Charles Place. Staff is also requesting a waiver of first reading.

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A DOWNTOWN FAÇADE
IMPROVEMENT GRANT FOR THE PROPERTY LOCATED AT
524 E. ST. CHARLES PLACE**

WHEREAS, the Village is an agent for disbursement of funds for the Downtown Improvement and Renovation Grant Program under the authority granted by the Village Board and will provide monetary grants to qualified property owners in the Lombard Downtown Tax Increment Financing (TIF) District to enhance and improve downtown buildings and parking areas (hereinafter referred to as the "Program"); and,

WHEREAS, Jeffrey Weinberg (hereinafter referred to as "Owner"), wishes to participate in this program for façade renovation for the building located at 524 E. St. Charles Road, Lombard, Illinois; and,

WHEREAS, the Project will complement and support the Village's plans to maintain a quality Central Business District;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Village shall provide Owner with a grant of up to \$50,000 pursuant to the Program (hereinafter referred to as the "Grant"). Such Grant shall be available to Owner upon the authorization of the Village's Director of Community Development, after receipt of satisfactory evidence that the Project has been completed and Owner has paid all invoices for labor and materials in connection therewith.

SECTION 2: The Applicant and Owner of 524 E. St. Charles Road agree that the project will be performed in accordance with the Pre-Application dated May 31, 2007 and attached as Exhibit "A," Building Plans prepared by Randy B. Pruy, dated December 14, 2005 (last revised March 1, 2007) and attached as Exhibit "B," and the project cost estimate, attached hereto as Exhibit "C."

SECTION 3: The Owner will comply with the following/taking the following actions in connection with the Project:

- a. Comply with all regulations and standards of the Program and all applicable building codes of the Village.

- b. Take all reasonable action to assure completion of the Project within six (6) months from the date of the adoption of this Ordinance. Failure to complete the Project within six (6) months from the date of the adoption of this Ordinance shall result in forfeiture of the Grant.
- c. Allow inspection of the Project by authorized employees of the Village to assure compliance with federal, state, and local regulations related to the Grant, as well as compliance with applicable building codes of the Village.
- d. Maintain the financial records that pertain to the Project, and allow access thereto by authorized employees of the Village. At a minimum, all contracts, change order, bills, invoices, receipts, cancelled checks and partial and final waivers of liens shall be maintained and made available to the authorized employees of the Village.
- e. Submit copies of all final waivers of lien, cancelled checks and invoices related to the Project to the Department of Community Development.

SECTION 4: The Owner agrees to maintain the business at 524 E. St. Charles Place Avenue in accordance with all Village codes and ordinances and agrees not to substantially change the use of the interior space of the building for which this Grant was received for a period of not less than three (3) years from the date of this Ordinance. Failure to maintain the business in accordance with all Village codes and ordinances, changing the use of the interior space within said three (3) year period, other than with the prior written authorization of the Village, or failing to otherwise fully comply with the terms and conditions of this Ordinance will require the Owner to make pro rated repayment of the Grant funds received by the Owner to the Village based on the following formula:

$$\text{Grant Amount} \times \frac{1096 \text{ minus the number of days from Ordinance adoption to event triggering repayment obligation}}{1096} = \text{Repayment Amount}$$

SECTION 5: The Owner agrees that this Ordinance shall be recorded against the title to the property located at 524 E. St. Charles Place said property being legally purchased, assigns, estate representatives, successors, and all other interested persons of the conditions outlined in this Ordinance.

SECTION 6: A lien is hereby declared against the property described in Exhibit "B" in the amount of up to \$50,000, subject to said lien being released, in whole or in part, upon the Owner's compliance with the terms and conditions of this Ordinance. In the event of any such partial or full release, the Village shall record a partial or full release document to evidence same.

SECTION 7: Jeffrey Weinberg, being the legal title holder of the property described in Exhibit "D", hereby acknowledges that he has read the terms and conditions applicable to the receipt of the Grant, as set forth in this Ordinance, and agree to be bound thereby and to bind the property set forth in Exhibit "D" with the lien set forth in Section 6 above.

Jeffrey Weinberg, Owner
SUBSCRIBED and SWORN to
before me this _____ day of _____, 2007.

NOTARY PUBLIC

Passed on first reading this _____ day of _____, 2007.
First reading waived by action of the Board of Trustees this _____ day of _____, 2007.
Passed on second reading this _____ day of _____, 2007.

Ayes:

Nays:

Absent:

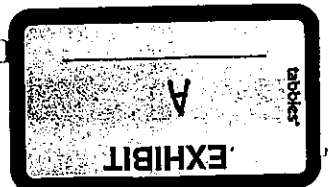
Approved this _____ day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brightie O'Brien, Village Clerk

PROGRAM PRE-APPLICATION
DOWNTOWN IMPROVEMENT AND RENOVATION GRANT



1. A. Building Address and Description: 524 E. ST. CHARLES PL

B. Property Identification Number: 06-05-427-601

C. Legal Description of Property:

2. A. Owners Name: JEFFREY L. WEINBERG

B. Owners Address: 124 W. JACKSON VILLA PARK IL

60181

C. Phone (day time): (630) 620-1084

3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use

additional paper if necessary)

A. LOMBARD HOBBIES

B. 524 E. ST. CHARLES PL LOMBARD IL

60148

C. Hobby Shop

4. Proposed Improvements and Renovations: NEW STORE FRONT
(FRACASE) WINDOWS DOORS SIGNS WINDOWS
DISPLAYS BRICK WORK

5. Plans/Drawings prepared by:

RANDY B. PRYOR

B. Address:

407 S. EDSON AV

LOMBARD IL 60148

C. Phone (day time):

630-519-3034

FAX 630-519-3595

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

144,395⁰⁰

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

[Signature]

(Date)

5/31/07

Property Owner Signature

[Signature]

(Date)

5/31/07

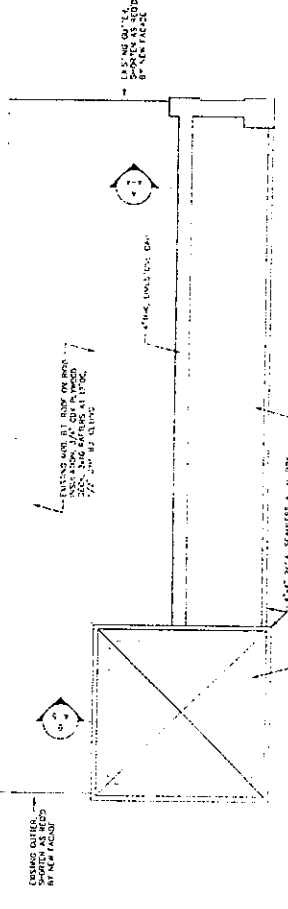
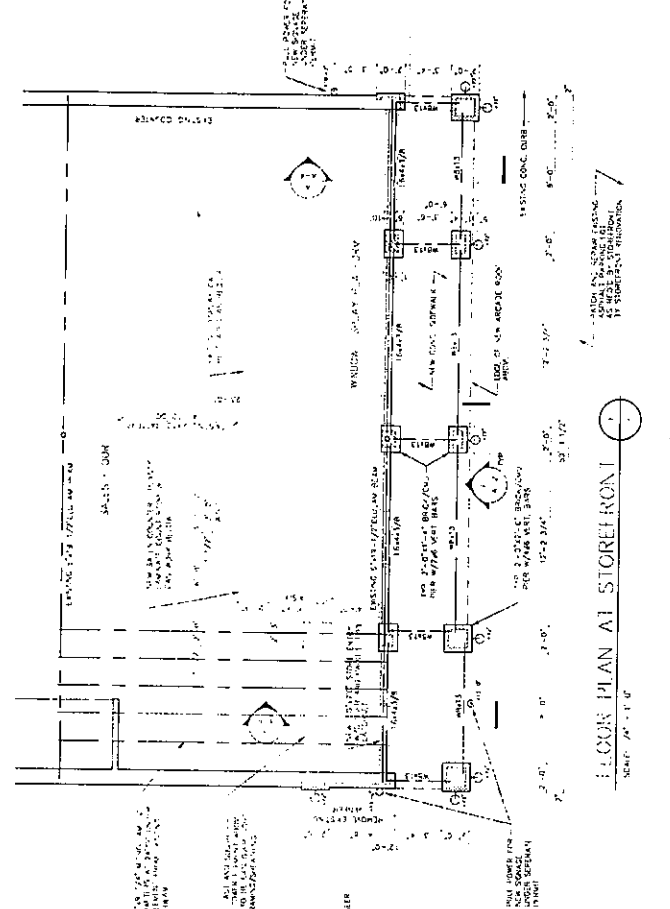
Return application to:

Village of Lombard

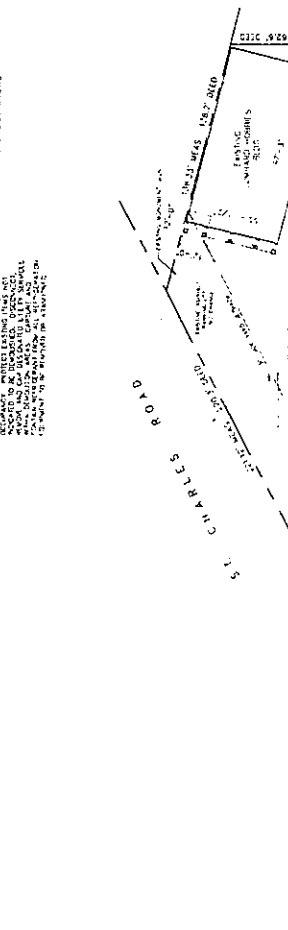
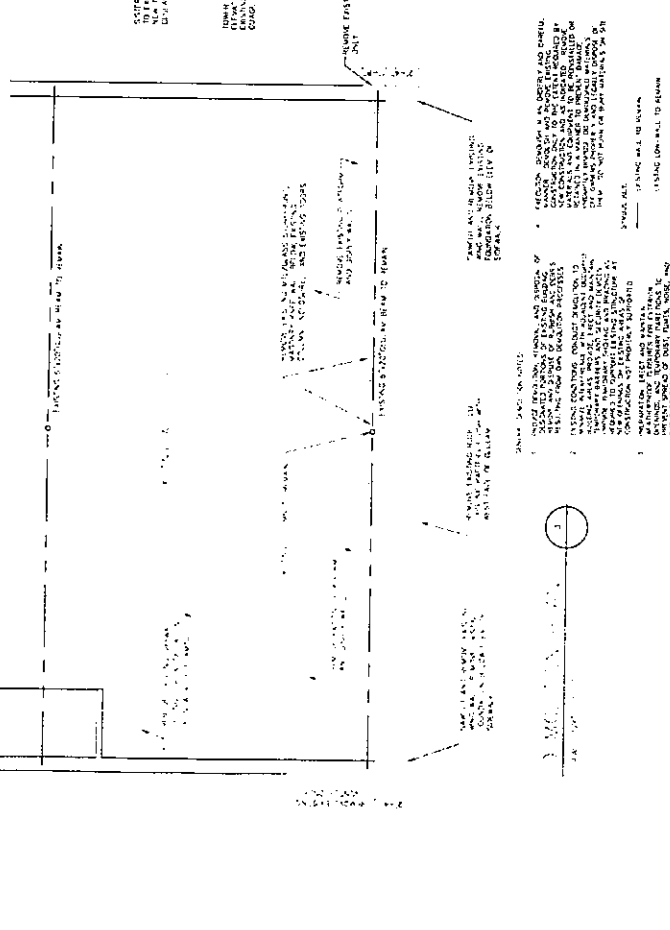
Community Development Department

255 E. Wilson Ave., Lombard, IL 60148

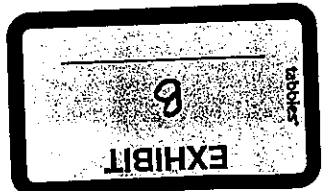
630-620-5746



- APR. CAPT. CODES:**
 7200 ILLINOIS I.A.A. BUILDING CODE
 7200 ILLINOIS I.A.A. FIRE CODE
 7200 ILLINOIS I.A.A. MECHANICAL CODE
 7200 ILLINOIS I.A.A. ELECTRICAL CODE
 7200 ILLINOIS I.A.A. ENERGY CODE
 7200 ILLINOIS I.A.A. LIFE SAFETY
 7200 ILLINOIS ACCESSIBILITY CODE
 7200 ILLINOIS-1971 HAZARDOUS
 7200 ILLINOIS-1971 HAZARDOUS
 7200 ILLINOIS-1971 HAZARDOUS
- ALL OTHER CODES ARE AS SHOWN
 ALL MATERIALS AND METHODS
 SHALL BE APPROVED BY THE ARCHITECT
 ALL WORK SHALL BE DONE IN ACCORDANCE
 WITH THE ILLINOIS BUILDING CODE



1. EXISTING CONC. CURB
 2. EXISTING CONC. DRIVE
 3. EXISTING CONC. DRIVE
 4. EXISTING CONC. DRIVE
 5. EXISTING CONC. DRIVE
 6. EXISTING CONC. DRIVE
 7. EXISTING CONC. DRIVE
 8. EXISTING CONC. DRIVE
 9. EXISTING CONC. DRIVE
 10. EXISTING CONC. DRIVE
 11. EXISTING CONC. DRIVE
 12. EXISTING CONC. DRIVE
 13. EXISTING CONC. DRIVE
 14. EXISTING CONC. DRIVE
 15. EXISTING CONC. DRIVE
 16. EXISTING CONC. DRIVE
 17. EXISTING CONC. DRIVE
 18. EXISTING CONC. DRIVE
 19. EXISTING CONC. DRIVE
 20. EXISTING CONC. DRIVE
 21. EXISTING CONC. DRIVE
 22. EXISTING CONC. DRIVE
 23. EXISTING CONC. DRIVE
 24. EXISTING CONC. DRIVE
 25. EXISTING CONC. DRIVE
 26. EXISTING CONC. DRIVE
 27. EXISTING CONC. DRIVE
 28. EXISTING CONC. DRIVE
 29. EXISTING CONC. DRIVE
 30. EXISTING CONC. DRIVE
 31. EXISTING CONC. DRIVE
 32. EXISTING CONC. DRIVE
 33. EXISTING CONC. DRIVE
 34. EXISTING CONC. DRIVE
 35. EXISTING CONC. DRIVE
 36. EXISTING CONC. DRIVE
 37. EXISTING CONC. DRIVE
 38. EXISTING CONC. DRIVE
 39. EXISTING CONC. DRIVE
 40. EXISTING CONC. DRIVE
 41. EXISTING CONC. DRIVE
 42. EXISTING CONC. DRIVE
 43. EXISTING CONC. DRIVE
 44. EXISTING CONC. DRIVE
 45. EXISTING CONC. DRIVE
 46. EXISTING CONC. DRIVE
 47. EXISTING CONC. DRIVE
 48. EXISTING CONC. DRIVE
 49. EXISTING CONC. DRIVE
 50. EXISTING CONC. DRIVE
 51. EXISTING CONC. DRIVE
 52. EXISTING CONC. DRIVE
 53. EXISTING CONC. DRIVE
 54. EXISTING CONC. DRIVE
 55. EXISTING CONC. DRIVE
 56. EXISTING CONC. DRIVE
 57. EXISTING CONC. DRIVE
 58. EXISTING CONC. DRIVE
 59. EXISTING CONC. DRIVE
 60. EXISTING CONC. DRIVE
 61. EXISTING CONC. DRIVE
 62. EXISTING CONC. DRIVE
 63. EXISTING CONC. DRIVE
 64. EXISTING CONC. DRIVE
 65. EXISTING CONC. DRIVE
 66. EXISTING CONC. DRIVE
 67. EXISTING CONC. DRIVE
 68. EXISTING CONC. DRIVE
 69. EXISTING CONC. DRIVE
 70. EXISTING CONC. DRIVE
 71. EXISTING CONC. DRIVE
 72. EXISTING CONC. DRIVE
 73. EXISTING CONC. DRIVE
 74. EXISTING CONC. DRIVE
 75. EXISTING CONC. DRIVE
 76. EXISTING CONC. DRIVE
 77. EXISTING CONC. DRIVE
 78. EXISTING CONC. DRIVE
 79. EXISTING CONC. DRIVE
 80. EXISTING CONC. DRIVE
 81. EXISTING CONC. DRIVE
 82. EXISTING CONC. DRIVE
 83. EXISTING CONC. DRIVE
 84. EXISTING CONC. DRIVE
 85. EXISTING CONC. DRIVE
 86. EXISTING CONC. DRIVE
 87. EXISTING CONC. DRIVE
 88. EXISTING CONC. DRIVE
 89. EXISTING CONC. DRIVE
 90. EXISTING CONC. DRIVE
 91. EXISTING CONC. DRIVE
 92. EXISTING CONC. DRIVE
 93. EXISTING CONC. DRIVE
 94. EXISTING CONC. DRIVE
 95. EXISTING CONC. DRIVE
 96. EXISTING CONC. DRIVE
 97. EXISTING CONC. DRIVE
 98. EXISTING CONC. DRIVE
 99. EXISTING CONC. DRIVE
 100. EXISTING CONC. DRIVE



1. ALL CONCRETE SHALL BE ACCORDANCE WITH THE FOLLOWING: 2. ALL REINFORCING SHALL BE TYPE AND SIZE AS SHOWN. 3. ALL REINFORCING SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED. 4. ALL REINFORCING SHALL BE TIED TOGETHER WITH STEEL WIRE. 5. ALL CONCRETE SHALL BE PLACED IN LAYERS NOT EXCEEDING 18" THICK. 6. ALL CONCRETE SHALL BE VIBRATED TO REMOVE AIR ENTRAINMENT. 7. ALL CONCRETE SHALL BE CURED BY SPRAYING WITH A CURING SOLUTION OR COVERING WITH A CURING COMPOUND. 8. ALL CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN. 9. ALL CONCRETE SHALL BE TESTED AT THE FOLLOWING SPACES: 10. ALL CONCRETE SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED.

1. ALL CONCRETE SHALL BE ACCORDANCE WITH THE FOLLOWING: 2. ALL REINFORCING SHALL BE TYPE AND SIZE AS SHOWN. 3. ALL REINFORCING SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED. 4. ALL REINFORCING SHALL BE TIED TOGETHER WITH STEEL WIRE. 5. ALL CONCRETE SHALL BE PLACED IN LAYERS NOT EXCEEDING 18" THICK. 6. ALL CONCRETE SHALL BE VIBRATED TO REMOVE AIR ENTRAINMENT. 7. ALL CONCRETE SHALL BE CURED BY SPRAYING WITH A CURING SOLUTION OR COVERING WITH A CURING COMPOUND. 8. ALL CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN. 9. ALL CONCRETE SHALL BE TESTED AT THE FOLLOWING SPACES: 10. ALL CONCRETE SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED.

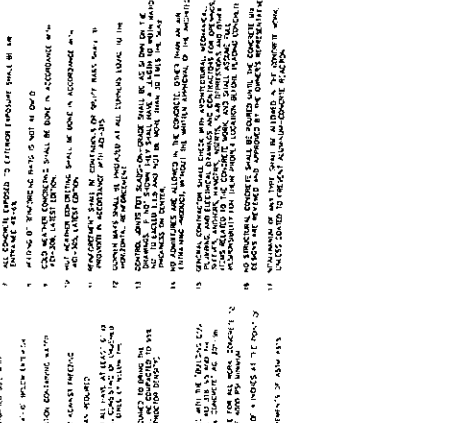
1. ALL CONCRETE SHALL BE ACCORDANCE WITH THE FOLLOWING: 2. ALL REINFORCING SHALL BE TYPE AND SIZE AS SHOWN. 3. ALL REINFORCING SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED. 4. ALL REINFORCING SHALL BE TIED TOGETHER WITH STEEL WIRE. 5. ALL CONCRETE SHALL BE PLACED IN LAYERS NOT EXCEEDING 18" THICK. 6. ALL CONCRETE SHALL BE VIBRATED TO REMOVE AIR ENTRAINMENT. 7. ALL CONCRETE SHALL BE CURED BY SPRAYING WITH A CURING SOLUTION OR COVERING WITH A CURING COMPOUND. 8. ALL CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN. 9. ALL CONCRETE SHALL BE TESTED AT THE FOLLOWING SPACES: 10. ALL CONCRETE SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED.

1. ALL CONCRETE SHALL BE ACCORDANCE WITH THE FOLLOWING: 2. ALL REINFORCING SHALL BE TYPE AND SIZE AS SHOWN. 3. ALL REINFORCING SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED. 4. ALL REINFORCING SHALL BE TIED TOGETHER WITH STEEL WIRE. 5. ALL CONCRETE SHALL BE PLACED IN LAYERS NOT EXCEEDING 18" THICK. 6. ALL CONCRETE SHALL BE VIBRATED TO REMOVE AIR ENTRAINMENT. 7. ALL CONCRETE SHALL BE CURED BY SPRAYING WITH A CURING SOLUTION OR COVERING WITH A CURING COMPOUND. 8. ALL CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN. 9. ALL CONCRETE SHALL BE TESTED AT THE FOLLOWING SPACES: 10. ALL CONCRETE SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED.

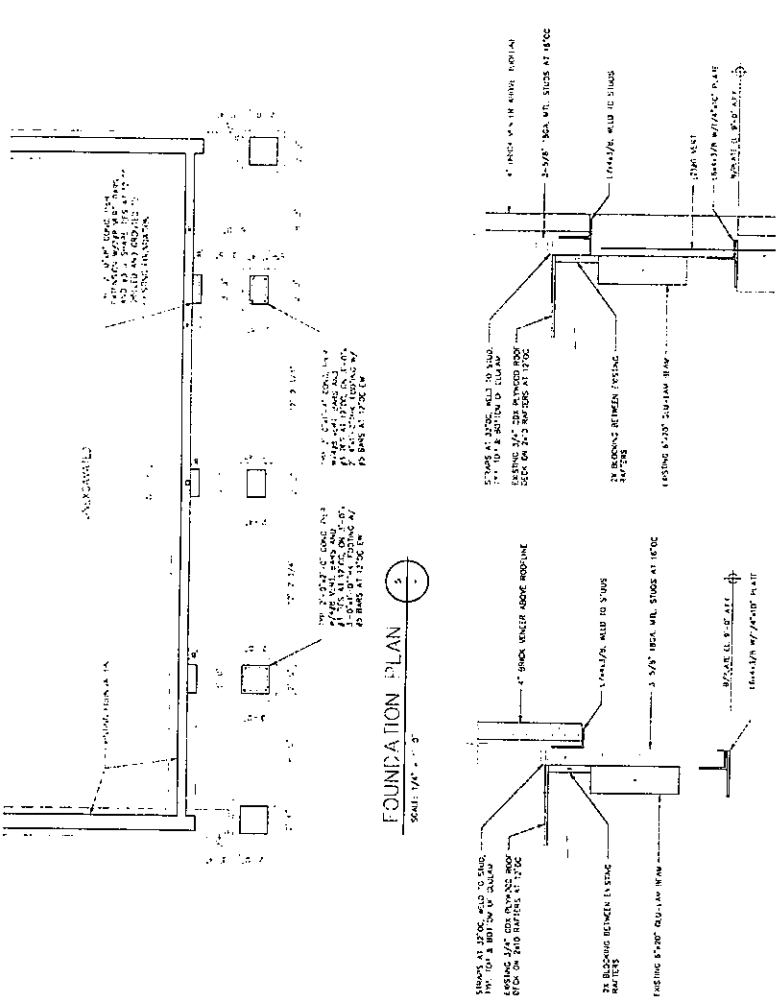
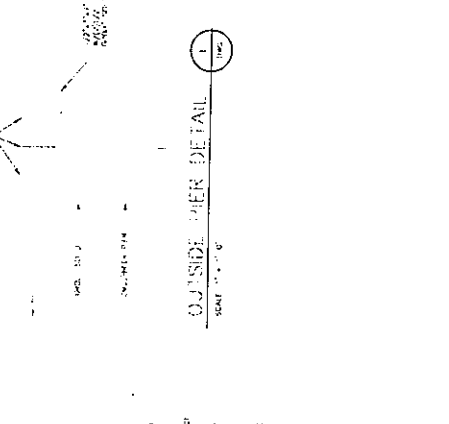
1. ALL CONCRETE SHALL BE ACCORDANCE WITH THE FOLLOWING: 2. ALL REINFORCING SHALL BE TYPE AND SIZE AS SHOWN. 3. ALL REINFORCING SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED. 4. ALL REINFORCING SHALL BE TIED TOGETHER WITH STEEL WIRE. 5. ALL CONCRETE SHALL BE PLACED IN LAYERS NOT EXCEEDING 18" THICK. 6. ALL CONCRETE SHALL BE VIBRATED TO REMOVE AIR ENTRAINMENT. 7. ALL CONCRETE SHALL BE CURED BY SPRAYING WITH A CURING SOLUTION OR COVERING WITH A CURING COMPOUND. 8. ALL CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN. 9. ALL CONCRETE SHALL BE TESTED AT THE FOLLOWING SPACES: 10. ALL CONCRETE SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED.

1. ALL CONCRETE SHALL BE ACCORDANCE WITH THE FOLLOWING: 2. ALL REINFORCING SHALL BE TYPE AND SIZE AS SHOWN. 3. ALL REINFORCING SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED. 4. ALL REINFORCING SHALL BE TIED TOGETHER WITH STEEL WIRE. 5. ALL CONCRETE SHALL BE PLACED IN LAYERS NOT EXCEEDING 18" THICK. 6. ALL CONCRETE SHALL BE VIBRATED TO REMOVE AIR ENTRAINMENT. 7. ALL CONCRETE SHALL BE CURED BY SPRAYING WITH A CURING SOLUTION OR COVERING WITH A CURING COMPOUND. 8. ALL CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN. 9. ALL CONCRETE SHALL BE TESTED AT THE FOLLOWING SPACES: 10. ALL CONCRETE SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED.

LINE BETWEEN PIERS
SCALE: 1/4" = 1'-0"

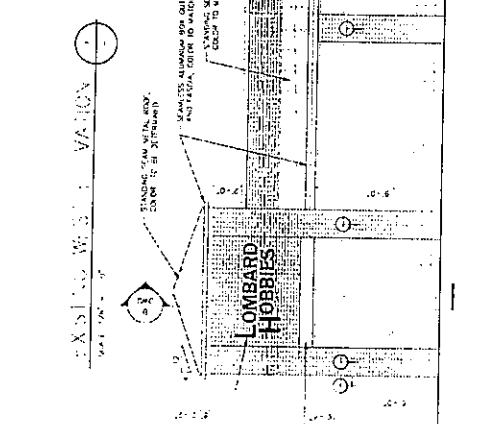
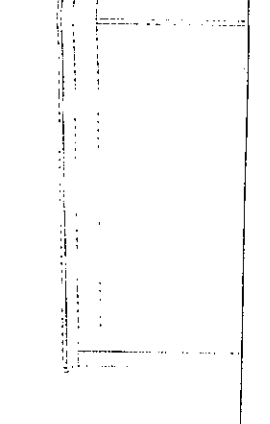
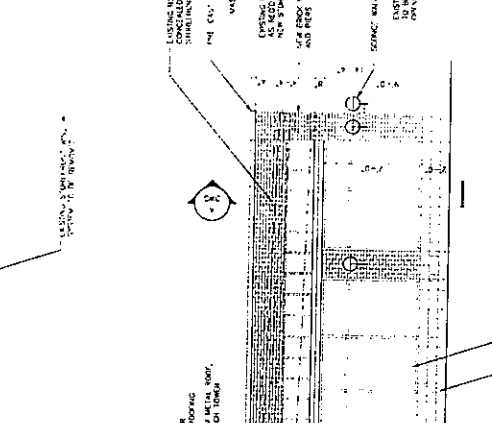
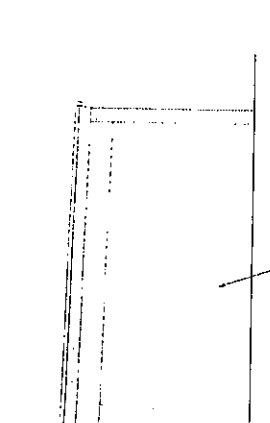
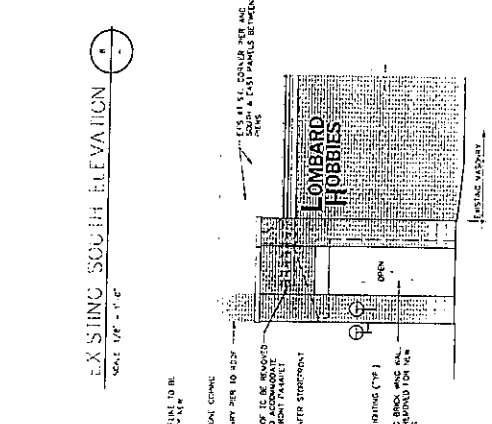
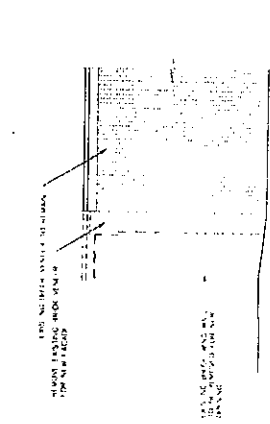


LINE BETWEEN PIERS
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

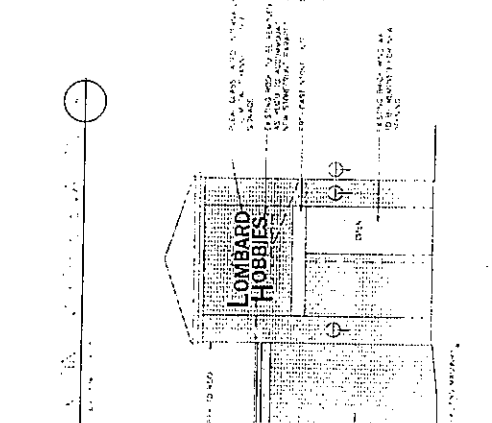
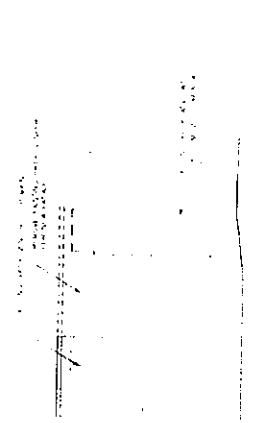
1. ALL CONCRETE SHALL BE ACCORDANCE WITH THE FOLLOWING: 2. ALL REINFORCING SHALL BE TYPE AND SIZE AS SHOWN. 3. ALL REINFORCING SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED. 4. ALL REINFORCING SHALL BE TIED TOGETHER WITH STEEL WIRE. 5. ALL CONCRETE SHALL BE PLACED IN LAYERS NOT EXCEEDING 18" THICK. 6. ALL CONCRETE SHALL BE VIBRATED TO REMOVE AIR ENTRAINMENT. 7. ALL CONCRETE SHALL BE CURED BY SPRAYING WITH A CURING SOLUTION OR COVERING WITH A CURING COMPOUND. 8. ALL CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN. 9. ALL CONCRETE SHALL BE TESTED AT THE FOLLOWING SPACES: 10. ALL CONCRETE SHALL BE PLACED AT THE CENTER OF THE SECTION UNLESS OTHERWISE NOTED.



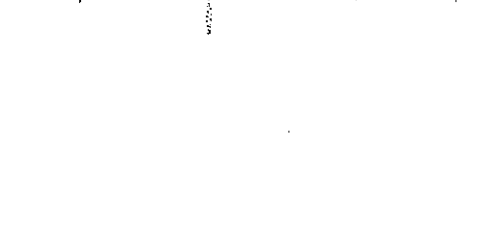
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2006 INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL ROOFING SHALL BE 1/2\"/>

4. ALL ROOFING SHALL BE 1/2\"/>
- 5. ALL ROOFING SHALL BE 1/2\"/>
- 6. ALL ROOFING SHALL BE 1/2\"/>
- 7. ALL ROOFING SHALL BE 1/2\"/>
- 8. ALL ROOFING SHALL BE 1/2\"/>
- 9. ALL ROOFING SHALL BE 1/2\"/>
- 10. ALL ROOFING SHALL BE 1/2\"/>
- 11. ALL ROOFING SHALL BE 1/2\"/>
- 12. ALL ROOFING SHALL BE 1/2\"/>
- 13. ALL ROOFING SHALL BE 1/2\"/>
- 14. ALL ROOFING SHALL BE 1/2\"/>
- 15. ALL ROOFING SHALL BE 1/2\"/>
- 16. ALL ROOFING SHALL BE 1/2\"/>
- 17. ALL ROOFING SHALL BE 1/2\"/>
- 18. ALL ROOFING SHALL BE 1/2\"/>
- 19. ALL ROOFING SHALL BE 1/2\"/>
- 20. ALL ROOFING SHALL BE 1/2\"/>
- 21. ALL ROOFING SHALL BE 1/2\"/>
- 22. ALL ROOFING SHALL BE 1/2\"/>
- 23. ALL ROOFING SHALL BE 1/2\"/>
- 24. ALL ROOFING SHALL BE 1/2\"/>
- 25. ALL ROOFING SHALL BE 1/2\"/>
- 26. ALL ROOFING SHALL BE 1/2\"/>
- 27. ALL ROOFING SHALL BE 1/2\"/>
- 28. ALL ROOFING SHALL BE 1/2\"/>
- 29. ALL ROOFING SHALL BE 1/2\"/>
- 30. ALL ROOFING SHALL BE 1/2\"/>
- 31. ALL ROOFING SHALL BE 1/2\"/>
- 32. ALL ROOFING SHALL BE 1/2\"/>
- 33. ALL ROOFING SHALL BE 1/2\"/>
- 34. ALL ROOFING SHALL BE 1/2\"/>
- 35. ALL ROOFING SHALL BE 1/2\"/>
- 36. ALL ROOFING SHALL BE 1/2\"/>
- 37. ALL ROOFING SHALL BE 1/2\"/>
- 38. ALL ROOFING SHALL BE 1/2\"/>
- 39. ALL ROOFING SHALL BE 1/2\"/>
- 40. ALL ROOFING SHALL BE 1/2\"/>
- 41. ALL ROOFING SHALL BE 1/2\"/>
- 42. ALL ROOFING SHALL BE 1/2\"/>
- 43. ALL ROOFING SHALL BE 1/2\"/>
- 44. ALL ROOFING SHALL BE 1/2\"/>
- 45. ALL ROOFING SHALL BE 1/2\"/>
- 46. ALL ROOFING SHALL BE 1/2\"/>
- 47. ALL ROOFING SHALL BE 1/2\"/>
- 48. ALL ROOFING SHALL BE 1/2\"/>
- 49. ALL ROOFING SHALL BE 1/2\"/>
- 50. ALL ROOFING SHALL BE 1/2\"/>
- 51. ALL ROOFING SHALL BE 1/2\"/>
- 52. ALL ROOFING SHALL BE 1/2\"/>
- 53. ALL ROOFING SHALL BE 1/2\"/>
- 54. ALL ROOFING SHALL BE 1/2\"/>
- 55. ALL ROOFING SHALL BE 1/2\"/>
- 56. ALL ROOFING SHALL BE 1/2\"/>
- 57. ALL ROOFING SHALL BE 1/2\"/>
- 58. ALL ROOFING SHALL BE 1/2\"/>
- 59. ALL ROOFING SHALL BE 1/2\"/>
- 60. ALL ROOFING SHALL BE 1/2\"/>
- 61. ALL ROOFING SHALL BE 1/2\"/>
- 62. ALL ROOFING SHALL BE 1/2\"/>
- 63. ALL ROOFING SHALL BE 1/2\"/>
- 64. ALL ROOFING SHALL BE 1/2\"/>
- 65. ALL ROOFING SHALL BE 1/2\"/>
- 66. ALL ROOFING SHALL BE 1/2\"/>
- 67. ALL ROOFING SHALL BE 1/2\"/>
- 68. ALL ROOFING SHALL BE 1/2\"/>
- 69. ALL ROOFING SHALL BE 1/2\"/>
- 70. ALL ROOFING SHALL BE 1/2\"/>
- 71. ALL ROOFING SHALL BE 1/2\"/>
- 72. ALL ROOFING SHALL BE 1/2\"/>
- 73. ALL ROOFING SHALL BE 1/2\"/>
- 74. ALL ROOFING SHALL BE 1/2\"/>
- 75. ALL ROOFING SHALL BE 1/2\"/>
- 76. ALL ROOFING SHALL BE 1/2\"/>
- 77. ALL ROOFING SHALL BE 1/2\"/>
- 78. ALL ROOFING SHALL BE 1/2\"/>
- 79. ALL ROOFING SHALL BE 1/2\"/>
- 80. ALL ROOFING SHALL BE 1/2\"/>
- 81. ALL ROOFING SHALL BE 1/2\"/>
- 82. ALL ROOFING SHALL BE 1/2\"/>
- 83. ALL ROOFING SHALL BE 1/2\"/>
- 84. ALL ROOFING SHALL BE 1/2\"/>
- 85. ALL ROOFING SHALL BE 1/2\"/>
- 86. ALL ROOFING SHALL BE 1/2\"/>
- 87. ALL ROOFING SHALL BE 1/2\"/>
- 88. ALL ROOFING SHALL BE 1/2\"/>
- 89. ALL ROOFING SHALL BE 1/2\"/>
- 90. ALL ROOFING SHALL BE 1/2\"/>
- 91. ALL ROOFING SHALL BE 1/2\"/>
- 92. ALL ROOFING SHALL BE 1/2\"/>
- 93. ALL ROOFING SHALL BE 1/2\"/>
- 94. ALL ROOFING SHALL BE 1/2\"/>
- 95. ALL ROOFING SHALL BE 1/2\"/>
- 96. ALL ROOFING SHALL BE 1/2\"/>
- 97. ALL ROOFING SHALL BE 1/2\"/>
- 98. ALL ROOFING SHALL BE 1/2\"/>
- 99. ALL ROOFING SHALL BE 1/2\"/>
- 100. ALL ROOFING SHALL BE 1/2\"/>

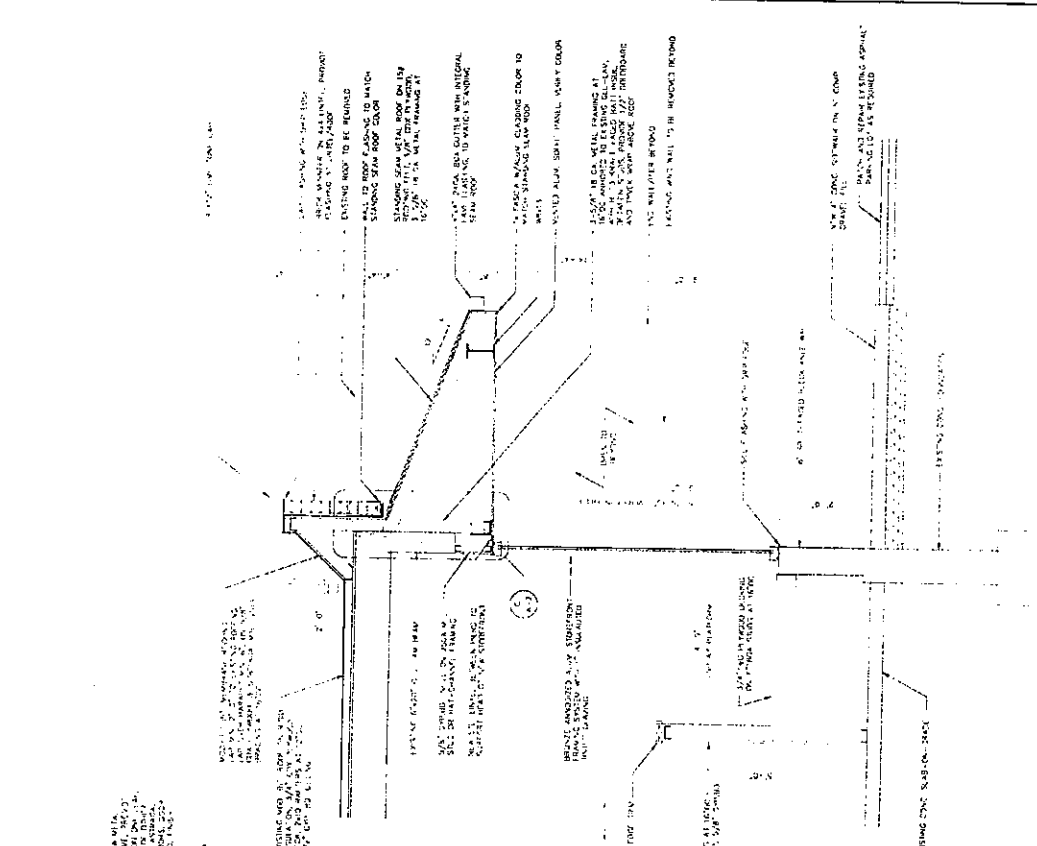
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2006 INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL ROOFING SHALL BE 1/2\"/>



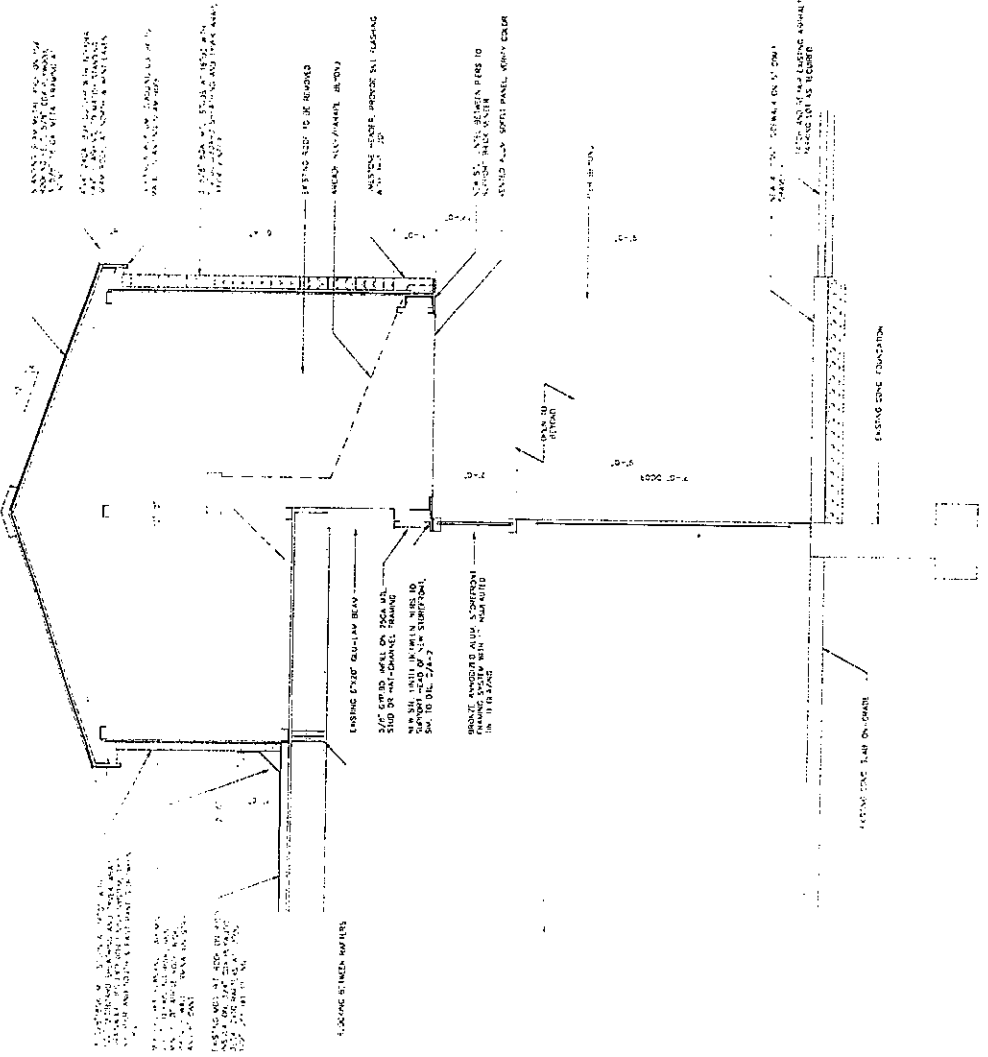
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2006 INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL ROOFING SHALL BE 1/2\"/>



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2006 INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL ROOFING SHALL BE 1/2\"/>



WALL SECTION A: ARCADE ROOF
 SCALE: 1/2" = 1'-0"



WALL SECTION AT POWER
 1/8" = 1'-0"

SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

State Of ILLINOIS

County Of KANE

The affiant A A WATTERSHIM and says that he is by ALAN A. WATTERSHIM

contract with (2)

(3)

on the following described premises in said County, to-wit

That for the purpose of said contract, the following persons have been contracted with, and have furnished, or for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amount of \$144,395.00 for materials or labor as stated. That this statement is made to said owner for the purpose of procuring from said owner on said contract, and is a full, true and complete statement of all such persons, and of the amounts paid, due and to be paid to them. (1) A member of the firm or, or officer of the corporation of, naming same. If a subcontractor so state and name the co. owner or owners. (2) Name of the owner or owners. (3) What the contract or subcontract is for. (4) Partial or Final Payment.

INTER-OFFICE USE ONLY

My first duty sworn, on oath deposes

NAME AND ADDRESS	CONTRACT FOR	AMOUNT OF CONTRACT	TOTAL PREVIOUS PAYMENTS	AMOUNT OF THIS PAYMENT	BALANCE DUE
------------------	--------------	--------------------	-------------------------	------------------------	-------------

DEMOLISHING/WALL		3,200			
EXCAVATION/GRADING		9,000			
CONCRETE FOUNDATION		26,180			
MASONRY		8,825			
STEEL		11,100			
STORE FRONT		17,000			
ROOFING		13,600			
METAL FRAMING/LABOR		4,300			
ELECTRICAL		12,400			
SIGNAGE		3,500			
HOLLOW METAL DOOR		1,850			
PAINTING		2,400			
EIFS		2,000			
FLOOR TILE		2,000			
WOOD FRAMING/LABOR		2,800			
DRYWALL		1,625			
FIRE TREATED PLYWOOD		2,165			
TEMP WALL		1,200			
DUMPSTERS		2,000			
FIXTURES					
PERMITS/BONDS					
SURVEY					
ARCHITECTURAL					
PARKING LOT		750			
ENGINEERING					
INSURANCE		2,600			
GENERAL CONDITIONS		4,500			
PROFIT/OVERHEAD		11,400			
		144,395.00			

AMOUNT OF ORIGINAL CONTRACT	\$	
EXTRAS TO CONTRACT	\$	
LESS % RETAINED	\$	
NET AMOUNT EARNED	\$	
TOTAL CONTRACT AND EXTRAS	\$	
CREDITS TO CONTRACT	\$	
NET AMOUNT OF CONTRACT	\$	
AMOUNT DUE THIS PAYMENT	\$	
BALANCE TO COMPLETE	\$	

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed % of the cost of work completed to date. I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed

Subscribed and sworn to before me this _____ day of _____ 20____

The above sworn statement should be obtained by the owner before each and every payment.

Notary Public



EXHIBIT D - LEGAL DESCRIPTION OF PROPERTY

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, 5, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE) WHICH IS 726.1 FEET EAST OF THE EAST LINE OF GRACE STREET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE HIGHWAY (NOW KNOWN AS EAST ST. CHARLES ROAD), MAKING AN ANGLE OF 26 DEGREES 2 MINUTES WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 220.3 FEET TO AN IRON STAKE; WHICH IS ON THE SOUTH RIGHT OF WAY OF CHICAGO GREAT WESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RAILROAD FOR A DISTANCE OF 138.2 FEET TO A STAKE; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 75 DEGREES 26 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 62.6 FEET TO A STAKE ON THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE); THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE) A DISTANCE OF 331.3 FEET, TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-05-427-001