



MEMORANDUM

TO: Trustee Puccio, Chairperson
Economic and Community Development Committee

FROM: Jennifer Ganser, AICP, Assistant Director of Community Development

DATE: April 11, 2022

SUBJECT: Downtown Improvement & Renovation Grant; 390 E. St. Charles Road (Righteous Kitchen)

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for Righteous Kitchen located at 390 E. St. Charles Road. The applicant is seeking to install a new sign and an ADA ramp. Righteous Kitchen leased the property at 390 E. St. Charles Road. Righteous Kitchen is currently located at 837 S. Westmore Meyers Road and this new location offers them the opportunity to continue to grow their business.

The property has not received a façade grant in the past.

The property is located in TIF 1 West. The project includes a new sign and a concrete ADA ramp. The project is grant eligible up to \$ (up to 50% of the eligible project costs; not to exceed \$50,000.00, unless specifically approved by the Village Board; plus, costs toward architectural services).

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. 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.

GRANT REQUEST ELEMENTS

The applicant also submitted an invoice from B. R. Design & Architecture for architectural services in the amount of \$9,150.00; per the Façade Grant Program, professional service fees can be included in a grant request. 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. The applicant is eligible for **\$1,500.00**.

The applicant submitted three quotes for exterior signage. The quotes consist of a wall sign on the front of the building. The sign meets Code per the B2 Zoning District. The applicant is eligible for **\$150.00**, based on the lowest bid.

<u>Contractor</u>	<u>Price Quote</u>
Signarama	\$1,047.73
Pro Vinyl, Inc.	\$300.00
Signs Now	\$552.00

The applicant submitted three quotes for a concrete accessible ramp. The applicant is eligible for **\$2,568.35**, based on the lowest bid.

<u>Contractor</u>	<u>Price Quote</u>
Beaver Den Builders Inc.	\$5,600.00
NCH General Contractors	\$5,136.69
Great Lakes Commercial Contracting	\$11,300.00

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. The improvements would create an aesthetic enhancement for the corridor.
4. The improvements include ADA accessibility enhancements.

COMMITTEE ACTION REQUESTED

This item is being placed on the April 11, 2022 ECDC agenda for consideration. Staff recommends that the ECDC approve the requested Downtown Renovation and Improvement Grant for the property and tenant space at 390 E. St. Charles Road up to **\$4,218.35**. Said recommendation is subject to the following conditions:

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, Righteous Kitchen 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, Righteous Kitchen shall display the Village window sign acknowledging they received a grant.

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

1. A. Building Address and Description: 390 E. SAINT Charles Rd.
Lombard, IL 60148
B. Property Identification Number: _____
C. Legal Description of Property: _____

2. A. Owners Name: LSC PARTNERS LLE
P.O. Box 1461 Lombard, IL
B. Owners Address: P.O. 1461 Lombard, IL 60148
C. Phone (day time): (630) 832-5340

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

4. Proposed Improvements and Renovations: see attached
plans/blueprints

5. Plans/Drawings prepared by:

A. Name: BIR Design & Architecture
B. Address: 1 Trans Am Plaza Suite #120
Oakbrook Terrace, IL 60181
C. Phone (day time): 708-508-7281

D. Estimated Cost of the Improvement and Renovation: \$ \$150-175k

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) 3/22/22

Property Owner Signature [Signature] (Date) 3/22/22

Return application to:

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



710 Western Ave.
Lombard, IL 60148
(630) 359-5929

ESTIMATE

EST-1314

The way to grow your business.
https://www.signarama.com/il-villa-park?utm_source

Payment Terms: Cash

Created Date: 3/14/2022

DESCRIPTION: Wall Sign

Bill To: Righteous Kitchen
390 E St Charles Rd
Lombard, IL 60148
US

Pickup At: Signarama
710 Western Ave.
Lombard, IL 60148
US

Requested By: Mimi ,
Email: mimi@righteouskitch.com

Salesperson: Howie Leighty

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Wall Sign	1	\$317.73	\$317.73
2	Removal and install	1	\$230.00	\$230.00
3	Estimated Permit Cost, Fees and Acquisitions	1	\$500.00	\$500.00

Regarding production of custom signs, this estimate is valid based on information from client about the project requirements. Changes by the client after proof and quote approval may result in a change to the price of the produced signs.

Subtotal:	\$1,047.73
Taxes:	\$0.00
Grand Total:	\$1,047.73

Please note our banking details are as shown below.

Acct Name:

BSB:

Acct No:

ABN:

Regarding Installation and onsite services, this quote is for estimation purposes and is not a guarantee of cost for sign services for installation. The Estimate is based on current information from client about the project. for time required to complete the installation. Actual cost may change once project elements are finalized. Client agrees that sign service & repair will add on the cost of ballast, LED lights, lamps, sockets, wiring and other components to restore sign illumination as needed only. Client must request and approve complete replacement of lamps. Client may choose to pay for a site survey wherein we will inspect the sign illumination and will provide an itemized list of replacement components the sign needs.

Signature: _____ **Date:** _____

Estimate

Page 1 of 2



Signs Now
1548 Ogden Ave.
Downers Grove, IL 60515
ph. (630) 515-1085
fax (630) 515-1087
email: info@signsnowdownersgrove.com

Estimate: SN195- 39180

Printed 3/15/2022 10:41:56AM

Description: **REFACE BUILDING FACADE SIGN**

Prepared For: Mimi Tolkin

ph: (630) 785-8495

Company: Righteous Kitchen

Estimate Date: 3/15/2022 9:58:38AM

email: mimitolkin@righteouskitch.com

Dear Mimi:

Thank you very much for the opportunity to quote the Signage needs for your company.

Please let me know if I can be of any further assistance.

NOTE: This estimate is valid for 7 days, due to weekly increases in material costs, and a 3% convenience fee will be added to credit card payments.

Thank you for supporting a small family owned business!

Sincerely,

Heather Mair
Designer

Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total
1 Cast Wrap Film		1	1	36	60	\$477.00	\$0.00	\$477.00

Color:

Description: digitally printed, laminated decal applied to backside of existing acrylic panel *****

INSTALLED: take down panel / reclaim panel (clean, etc) / reinstall panel into existing frame

Text:
RIGHTEOUS
KITCHEN
RIGHTEOUSKITCH.COM

Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total
2 Permit File Fee		1	1	1	1	\$75.00	\$0.00	\$75.00

Color:

Includes Discount: (\$75.00)

Description: Administrative fee to pull permit, application docs, drawings...

Text:

Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total
3 Permit Fees - City		1	1	1	1	\$0.00	\$0.00	\$0.00

Color:

Description: Village of Lombard fees (permits, bonds, contractors license, etc) to be determined by city and passed onto customer at cost. - TBD

Text:

Notes:

**** if upon panel removal we find that the backside is NOT usable we will inform you and will requote using a new substrate panel

Line Item Total:	\$552.00
Subtotal:	\$552.00
Taxes:	\$0.00
Total:	\$552.00

Deposit Required: \$331.20

Stand Out in a Crowded World

**Signs Now**

1548 Ogden Ave.

Downers Grove, IL 60515

ph. (630) 515-1085

fax (630) 515-1087

email: info@signsnowdownersgrove.com

Estimate

Page 2 of 2

Estimate: **SN195- 39180**

Printed 3/15/2022 10:41:56AM

Company: Righteous Kitchen
390 E. St. Charles St.
Lombard, IL 60181

Received/Accepted By: _____

/ /

Stand Out in a Crowded World

Ganser, Jennifer

From: Lukasz Moskalik <provinylinc@yahoo.com>
Sent: Tuesday, March 22, 2022 12:32 PM
To: Mimi Tolkin
Subject: Re: Building Sign

Hello Mimi,

The total cost for this job is going to be \$300. We will need to come and remove the sign face, take it back to our office and apply new vinyl with your logo and come back to reinstall the face. Let me know if you will have any questions.

Sincerely,

Matt
Pro Vinyl, Inc.

On Monday, March 21, 2022, 12:38:08 PM CDT, Mimi Tolkin <mimitolkin@righteouskitch.com> wrote:

Hello,

Following up on this to see if you have an estimate for us. Thank you.

On Mon, Mar 14, 2022 at 3:06 PM Mimi Tolkin <Mimitolkin@righteouskitch.com> wrote:
Hi Lukasz,

Attached are pictures of the building and existing sign as well as our logo.

Thanks,
Mimi

On Mon, Mar 14, 2022 at 11:13 AM Lukasz Moskalik <provinylinc@yahoo.com> wrote:
Hello Mimi,

Thank you for contacting us. Do you have either a PDF or EPS file of your logo that you could email to me? Could you also send me a picture of the front of the building where the sign is installed? I want to see approximately how high from the ground it is installed.

Sincerely,

- Matt
Pro Vinyl, Inc.

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Mimi Tolkin

Righteous Owner 

Righteous Kitchen
righteouskitch.com
info@righteouskitch.com
facebook.com/righteouskitchen

Jack's Catering

jackscateringil@gmail.com

jackslunchbox.com

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Mimi Tolkin

Righteous Owner 

Righteous Kitchen

righteouskitch.com

info@righteouskitch.com

facebook.com/righteouskitchen

Jack's Catering

jackscateringil@gmail.com

jackslunchbox.com





Pre-Production Proof

These proofs are designed to reduce your final cost. Please examine carefully for any errors. Do not approve these proofs on general appearance alone. Please check punctuation and spelling of all copy. These proofs show exact type styles and sizes.

Mark changes or corrections on this proof, sign and date. Additional charges will be added for any changes after this approval.

This artwork is property of Signs Now, Downers Grove, IL. It cannot be duplicated.

1548 Ogden Ave.
Downers Grove, IL 60515

p. 630-515-1085
f. 630-515-1087

info@signsnowdownersgrove.com

design | service | solutions

Righteous Kitchen, 390 E. St. Charles Rd., Lombard, IL



1/4 SCALE



1/4 SCALE

OPTION A



36"h x 60"w

OPTION B



36"h x 60"w

Digitally printed, laminated decal applied to backside of existing acrylic panel face.
Installed into existing frame.

Approval: _____ Date: _____

Comments: _____



**DESIGN
&
ARCHITECTURE**
1 Trans Am Plaza Drive Suite #120
Oakbrook Terrace, IL 60181
PHONE: 708-508-7281

Invoice No.
2922

INVOICE

Customer Righteous Kitchen Matt/Mimi Tolkin

Name Kitchen Commercial Build Out
Address 390 E. St Charles Rd
City Lombard State IL ZIP
Phone

Misc

Date 2/9/2022
Order No.
Rep
FOB

Qty	Description	Unit Price	TOTAL
1	Architectural Permit Drawings	\$ 7,500.00	
	Retainer Fee- PAID	\$ 1,500.00	
1	Additional Work including exterior work/coordination with village not included with scope of project - PAID	\$ 150.00	
1			
		SubTotal	\$ -
		Shipping	
		Tax Rate(s)	
		TOTAL	\$ -

Payment Check

Comments
Name
CC #
Expires

PAID IN FULL- NO PAYMENT DUE

Thank you for your Business



DATE
3/18/2022

Estimate
ESTIMATE #
1045

**11009 Louetta Lane
Orland Park, Illinois 60467**

BILL TO		SHIP TO
Matt & Mimi Tolkin 390E. St. Charles Rd. Lombard, Il. 60148 773-814-4198		Righteous Kitchen 390 E. St. Charles Rd. Lombard,Il. 60148 773-814-4198
ITEM	DESCRIPTION	AMOU...
Labor and Material	For remodel interior build out at 390 e .St. Charles Rd, Lombard.	0.00
Carpenter	supply all necessary material and labor to frame new walls as per plan.	5,485.00
Plumbing	Furnish labor and material for scope of work as per plan.	64,644.00
Electrical	Supply equiment,material and labor to complete scope of work as per plan.	31,785.00
Ventilation	Supply and install One Ten Foot Short-Cycle Stainless Steel hood .And all other specs as per plan .	29,930.00
Drywall	Supply,install and tape ready for paint,Allow	7,600.00
Roofing	Landlords roofer to cut in all roof penetrations and close .ALLOWANCE	9,000.00
Paint	As needed ,Nothing figured for floor covering. Allow	6,200.00
Concrete	to cut black-top and install ramp as per plan No railing o, No flower boxes included.	5,600.00
Drop Ceiling	Supply and install drop ceiling as per plan with Cleanroom Climaplus vinyl coated 2x4 tile or equal	12,768.00
Carpenter	supply and install FRP on new walls only and base as per plan.	11,630.00
MISC	Dumpsters, clean-up and supplies	2,400.00
NOT INCLUDED	ANY PERMITS,Bonds, Village fees, Extra work village might require,Fire Extinguishers ,Any new doors, etc.	0.00
NOTE:	Due to circumstance beyond our control because of material prices are only good for 60 days.	0.00
H.V.A.C.	Supply and install Daikin 6 ton 150,000 BTU roof top unit ,and all other scope of work.	22,470.00
General and supervise	Beaver Den Builders to general and supervise all subcontractors as needed .	20,400.00
Payout	Most subs are asking for 25% down to order and purchase equipment and material,50% when installed ,Balance upon completion of work.	0.00

Call Gary with any questions 708-774-8922or gdeck26@yahoo.com thanks

Total	229,912.00
Balance Due	229,912.00

NCH General Contractors Inc.

NCH General Contractors Inc.
2185 Hammel Ave , Aurora.
Illinois 60504
(630)244-4160



Estimate

Estimate No: 419
Date: 02/26/2022

For: Mimi & Matt Tolkin
info@rightouskitch.com
390 E Saint Charles Rd
Lombard, IL, 60148
1(630) 785-8495

Description	Quantity	Rate	Amount
RIGHTEOUS RESTAURANT BUILD OUT	1	\$0.00	\$0.00
DEMO			
Demo bathroom fixtures per print.			
FRAMING			
Frame all new walls per print.			

Description	Quantity	Rate	Amount
PLUMBING			
Demo the restroom fixtures and cap the lines			
Saw cut the concrete for underground			
Haul out spoils, bring in stone.			
Tie into existing sanitary and water lines as per plans dated 02/05/2022			
Provide and install (1) Tankless water heater.			
Provide and install (1) Mop sink			
Install 3-comp sink only (provided by owner)			
Install Hand sink only (provided by owner)			
Install (1) Hub drain and (1) Floor drain			
Supply and install (1) GB-75 (grease trap)			
Supply and install (1) floor sink			
Replace the water closet tank type fixture with new.			
Replace the Lavatory and Faucet manual with new			
Install new gas lines for Water heater,RTU's MUA, kitchen and future use			
Install Condensation drain line			
1/2" RPZ ON 3-comp sink and mop sink			
Locating the existing sanitary line and connecting.			
NOT INCLUDED IN ESTIMATE			
Water meter and RPZ on domestic water service			
Filtration system and installation			
Recirculating pump and hot water recirculating line			
Dishwasher,3-comp sink, prep sink hand sink and faucets			
Kitchen Equipment			
ELECTRICAL			
Furnish and install new exit remote lights outside in the front and back			
Furnish and install dedicated outlets per code.Total of 25			
Install 3/4" conduit for the low voltage opening in the front reception area.			
Install a new sub panel to accommodate the new circuits.			
Install a new breaker in the main panel for 100 amp sub panel.			
Provide power for the main hood control box with all the shut off with the gas valve and the shunt trio on everything under the hood.			
Install a new shunt trip breaker for the hood control box.			
Install outlet and power pole in the middle per print.Dedicated circuit.			
New 220 volt power for 2 pieces of equipment			
Install power to coolers.			
Furnish and install (16) 2x4 LED flat panel lights.			

Description	Quantity	Rate	Amount
HVAC			
Provide and install duct for new kitchen layout.			
Provide and install new supply diffusers			
Provide and install new return diffusers			
Ventilation of bathroom exhaust fan			
Installation of kitchen hood with all necessary components.			
Installation of exhaust fan for kitchen hood			
Installation of makeup air unit.			
ALL KITCHEN EQUIPMENT SUPPLIED BY OWNER .			
DRYWALL			
Supply and install new drywall on new walls			
Tape and sand ready for paint.			
PAINT			
Paint all areas per print.			
FIRE	0	\$8,500.00	\$0.00
Fire alarm allowance			
TRIM/ EXTERIOR DOOR			
Trim out front reception area and areas per print.			
Replace exterior door and frame if needed			
CEILINGS			
GRID. Armstrong Prelude #7300, 2x4, 15/16" Wide, White.			
TILE. GoldBond # 2x4 Vinyl Faced Drywall, White.			
ANGLE. 15/16" Wide, L- Shaped			
KNOX BOX			
Supply and install new Knoxbox			
DUMPSTERS			
Supply dumpsters for debris from job site.			
STAINLESS STEEL			
Supply and install stainless steel on wall behind appliances .			
MATERIALS			
Framing materials, miscellaneous materials to complete job.			
Flooring materials to cover new concrete .			

Description	Quantity	Rate	Amount
CONCRETE			
Supply and install concrete patches after plumbing underground.			
Supply and install concrete ramp at front door.			
AIR BALANCE REPORT			
Provide a Independent Air Balance Report for the village.			
TOTAL ESTIMATE	1	\$198,750.00	\$198,750.00
NOT INCLUDED IN ESTIMATE	1	\$0.00	\$0.00
Permits			
Moving Equipment			
Price increases in materials			
Back Door			
Can lights			
Front reception desk			
FRP			
Stand up Water heater			
Please make payment to:	Subtotal		\$198,750.00
Bank Account Number: 40630150284027399	Total		\$198,750.00
Routing Number: 121000248			
Total			\$198,750.00

NCH General Contractors Inc.

NCH General Contractors Inc.
2185 Hammel Ave , Aurora.
Illinois 60504
(630)244-4160



Estimate

Estimate No: 422
Date: 03/23/2022

For: Mimi Tolkin
info@righteouskitch.com
390 E Saint Charles Rd
Lombard, IL, 60148

Description	Quantity	Rate	Amount
Install new concrete ADA ramp at front door per blue print. Flower boxes per tenant .	1	\$4,500.00	\$4,500.00

Please make payment to:

Bank Account Number: 40630150284027399
Routing Number: 121000248

Subtotal	\$4,500.00
Total	\$4,500.00

Total	\$4,500.00
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Commercial Contractor

Office: 262-394-3005

FAX: 262-510-2936

Serving the Greater Lakes and more

March 21th, 2022

Righteous Kitchen
390 E. St. Charles Rd
Lombard, IL

Re: Revised Bid
Righteous Kitchen
Lombard, IL

Dear Matt and Mimi,

Great Lakes Commercial Contracting is pleased to provide a proposal for the referenced work in accordance with the plans from B&R Design and Architecture Dated 2-5-22 14 pages

All the above work for the sum of \$183,623.68 (One hundred eighty-three Thousand six hundred twenty-three and 68/100 dollars).

The following qualifications are part of this proposal:

1. Included is an \$8,800 Fire Alarm allowance
2. Install a panic bar on existing door in the rear of the building
3. Painting of newly constructed walls
4. Included are 6 keyless type light fixtures to match existing at front of store in lieu of the 12 cans.

The following are not part of the proposal

1. Full equipment list
2. Exterior wall work of existing structure
3. Flooring except for patch work
4. Storefront work
5. Planters
6. Permits and fees
7. Unforeseen existing conditions
8. Price escalations
9. Moving and relocation of Equipment
10. HVAC system for heating and cooling.
11. Walls at the check-out area.

Alternates addition to the proposal

1. To Move and relocate kitchen equipment from one location to another will be done on a T&M bases
2. We have one quote for kitchen equipment per the conversation with Matt and Norm on 2/24/2022 Total \$28,576.42
3. If we are to include the HVAC system as shown, please add \$28,433.00

If you have any questions, please call.

Sincerely
Great Lakes Commercial Contracting LLC

9918 160TH AVE BRISTOL WI 53104 262-394-3005

Great Lakes Commercial Contracting			
Project / Owner: Righteous Kitchen			
Location: Lombard			
Architect / Engineer: Bane R Architects			
Drawing Nos. & Dates:			
		Alternates	
1. General Conditions:			
a. Permits & Fees			
b. Superintendents	\$11,250.00		
c. Office Administration			
d. Performance Bond			
e. Temporary Light & Power			
f. Testing			
g. Field Office, Toilet	\$300.00		
h. Photos, Sign			
i. Plans and Stamps			
j. Surveyor / Surveys			
k. Telephone			
l. Barricade			
m. Watchman, Clean up & dumpsters	\$1,500.00		
1.5 Demo			
2. Landbalance, Excavation & Fill			
3. Sewer & Watermain			
4. Landscaping, Irrigation			
5. Asphalt Patch			
6. Concrete	\$11,300.00		
7. Exterior Column Covers			
8. Masonry			
9. Carpentry/Insulation	\$1,920.00		
10. FRP 1944sq/ft	\$3,790.80		
11. Signage			
12. Impact doors, bollards			
13. Insulation			
14. Hollow Metal & Finish Hardware	\$510.00		
15. Drywall, Metal Studs & Taping	\$21,106.00		
16. Acoustic Ceiling	\$8,670.00		
17. Equipment relocation allowance	\$0.00	\$9,000.00	
18. Cabinetry & Millwork Commerical grade			
19. Siding/soffit			
20. Bumpers and cart corral			
21. Roofing & Sheet Metal	\$1,200.00		
22. Novar System			
23. Storefront			
24. Hood			
25. Special Doors Automatics			
26. Epoxy floor patch	\$2,250.00		
27. Hard Tile			
28. Special Equipment Kitchen Equipment	\$0.00	\$28,576.24	
29. Resinous floor seal			
30. Dock Equipment			
31. Toilet Partitions / Accessories			
32. Painting	\$705.00		
33. Fence / Guard Rail			
34. Elevator			
35. Electric	\$24,300.00		
36. Plumbing	\$26,920.00		
37. H.V.A.C.	\$39,590.00		\$26,300.00
38. Sprinklers	\$0.00		
39. Fire Alarm Systems Allowance	\$8,800.00		
40. Gas piping	\$5,800.00		
41. Fire Extinguishers			
42. Awning		alt manufacture	
General Contract Cost	\$169,911.80	\$37,576.24	\$26,300.00
Overhead / Profit 7%	\$11,893.83	\$2,630.34	\$1,841.00
Subtotal	\$181,805.63	\$40,206.58	\$28,141.00
Insurance 1%	\$1,818.06	\$402.07	\$281.41
Total Price	\$183,623.68	\$40,608.64	\$28,422.41
Contingency			