

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: September 13, 2006 (B of T) Date: September 21, 2006

TITLE: Downtown Restaurant Forgivable Loan Program – 2 W. St. Charles Road (The Grove Restaurant)

SUBMITTED BY: The Department of Community Development *EOH*

BACKGROUND/POLICY IMPLICATIONS:

The Economic & Community Development Committee through The Department of Community Development transmits for your consideration a request to approve a Downtown Restaurant Forgivable Loan in the amount of \$83,333.33. (DISTRICT #1).

The Economic & Community Development Committee recommended *denial* of this request.

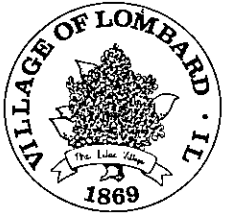
Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X *[Signature]* \_\_\_\_\_ Date 9/13/06

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, *DGH*  
Assistant Village Manager/Director of Community Development

**DATE:** September 21, 2006

**SUBJECT:** Downtown Restaurant Forgivable Loan Program; The Grove Restaurant, 2 W. St. Charles Road

### BACKGROUND

The purpose of the Downtown Restaurant Forgivable Loan Program (hereinafter the "Program") is to increase the economic viability of Downtown Lombard by encouraging more restaurants. This Program, approved in 2005, is intended to support the Village's plans to maintain a quality downtown. Approved applications for the Downtown Restaurant Forgivable Loan Program are eligible to receive a forgivable loan for up to one-third (1/3) of the costs associated with the renovation of storefront or office space for use as a sit down restaurant.

### PROPOSAL

The new owners of The Grove submitted an application for the Downtown Restaurant Forgivable Loan Program which was reviewed at the September 5, 2006 meeting of the Economic and Community Development Committee. The proposed interior remodeling will include new restrooms on the ground level, windows, doors, and numerous other improvements that are either intended to improve the restaurant space or are required by current codes.

An estimated \$250,000 will be spent on eligible improvements to the tenant space. Based upon this estimate, the applicant is eligible to receive up to \$83,333.33 from the Downtown Restaurant Forgivable Loan Program. The maximum allowable Forgivable Loan amount is \$100,000. Because the request is over \$10,000, it will require approval from the Board of Trustees.

### RECOMMENDATION

Since at least the 1988 Downtown Lombard Improvement Plan, the Village has proposed consolidating the parking lots on this block to achieve better traffic flow, design, screening, and pedestrian access. While the Village was able to consolidate parking on the west side of the block with the construction of the North Park public lot in 2000, the owners of the subject property were not interested in participating at that time.

Re: 2 W. St. Charles Road

September 21, 2006

Page 2

Staff has no objection to the proposed restaurant improvements. However, staff cannot support the use of Village funds for interior renovations unless the larger parking issue is addressed concurrently. Staff notes that parking lot improvements are eligible for 50% reimbursement through the Downtown Improvement and Renovation Grant Program.

Absent a companion proposal for parking lot improvements, the Economic and Community Development Committee voted that the Village Board deny the requested forgivable loan with a vote of 4-0-2 (four ayes and two abstentions).

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**DOWNTOWN RESTAURANT FORGIVABLE LOAN PROGRAM  
PRE-APPLICATION**

1. A. Building Address and Description: 2 W. ST. CHARLES RD.  
LOMBARD, IL 60148-7424  
B. Property Identification Number: \_\_\_\_\_
  
2. A. Business Owners Name: PANAGIOTA GEORGACOPOULOS  
PETE GEORGACOPOULOS  
B. Business Owners Address: 17351 ELK DR.  
ORLAND PARK, IL 60467-7809  
C. Business Owners Phone (day time): (635) 629-5211
  
3. A. Property Owners Name: PETE GARIFALIS  
B. Property Owners Address: 5719 WANDA PL.  
DOWNERS GROVE, IL 60516  
C. Property Owners Phone (day time): (630) 660-6787 - Cell  
630 964-4627 - Home
  
3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)  
A. 3G RESTAURANT INC.  
2W ST. CHARLES RD, LOMBARD, IL 60148-7424  
B. 4 YR LEASE WITH 6 YR OPTION TO 5 YR OPTION  
C. FULL SERVICE, FAMILY STYLE RESTAURANT

4. Proposed Improvements associated with the project: COMPLETE INTERIOR REMODELING, INCLUDING NEW WASHROOMS ON GROUND LEVEL. EXTERIOR WINDOWS, AND DOORS

5. Plans/Drawings prepared by:

A. Name: <sup>#1</sup> CODY DESIGN GROUP / <sup>#2</sup> A30 DESIGN Development  
B. Address: <sup>#1</sup> 1280 IROQUIS ST #100 NAPERVILLE, IL 60563  
<sup>#2</sup> 6615 N. CALDWELL AVE, CHICAGO, IL 60646  
C. Phone (day time): <sup>#1</sup> (630) 357-9058 <sup>#2</sup> (773) 467-1574

D. Estimated Cost of the project: \$ 250,000.00

6. Statement of Understanding.

- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Restaurant Forgivable Loan 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 Panagiota Georgaou / g (Date) 8/14/06

Property Owner Signature Pete Gauspala (Date) 8/14/06

Return application to:

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

C. Phone (day time): (630) 629-5211

D. Estimated Cost of the project: \$ 250,000

7. Statement of Understanding.

- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Downtown Retail Business Grant Program and the specific design recommendations of the Director of Community Development.
- B. The applicant must submit detailed cost documentation, copies of building permits, and all contractors waivers of lien upon completion of work.
- C. The applicant, owners, and all contractors must comply with all federal and local regulations (see the attached list).

Business Owner Signature Pete Gerasopoulos (Date) 8/14/06

Property Owner Signature Pete Gerasopoulos (Date) 8-14/06

Return application to:

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





MJM/akg  
04/07/06

LEASE AGREEMENT

THIS LEASE is executed this 16<sup>th</sup> day of MAY, 2006, by and between Peter Garifalis and Marianthi Garifalis Trust #Au-03-20-89 ("Landlord"), and 3 G RESTAURANT, INC. ("Tenant")

WITNESSETH:

ARTICLE 1 - LEASE OF PREMISES

Section 1.01. Basic Lease Provisions and Definitions.

- A. Leased Premises (shown outlined on Exhibit A attached hereto): 2 West St. Charles Road, Lombard, IL 60148 (the "Building").
- B. Rentable Area: approximately 3,500 square feet of commercial space on the first floor, along with non exclusive use of the basement and building's rear parking lot.
- C. Minimum Monthly Rent:
- |   |                      |
|---|----------------------|
| From May 1 <sup>st</sup> 2006 to July 31 <sup>st</sup> 2006.....    | \$3,675.00 per month |
| From August 1 <sup>st</sup> 2006 to July 31 <sup>st</sup> 2007..... | \$3,858.75 per month |
| From August 1 <sup>st</sup> 2007 to July 31 <sup>st</sup> 2008..... | \$4,051.59 per month |
| From August 1 <sup>st</sup> 2008 to July 31 <sup>st</sup> 2009..... | \$4,254.27 per month |
| From August 1 <sup>st</sup> 2009 to July 31 <sup>st</sup> 2010..... | \$4,466.99 per month |
- D. Security Deposit: One Month Rent
- E. Real Estate Taxes: Tenant shall be responsible for the 80% of any and all annual real estate taxes assessed on the property located at 2 West St. Charles, Lombard Illinois 60148 which exceed \$4,400.
- F. Lease Termination July 31, 2010.
- G. Commencement Date: May 16, 2006
- H. Lease Options: Tenant has two (2) lease extension options. The first lease extension option is for One (1) Six (6) year lease extension and the second option is for One (1) Five (5) year lease extension. Both options must be exercised in writing within 90 days prior to lease termination.
- I. Lease Option Annual Rent: The minimum monthly base rent shall increase by three (3) percent per annum beginning the on the date of the original lease extension date and each subsequent anniversary date.
- J. Guarantor(s): Peter Georgeakopoulos. In the event that there are no incidences of a default, said guarantee shall be waived after the anniversary of the third base rent adjustment and shall coincide with, and is contingent upon, the security deposit being increased to two months.



MAY 16,2006

**QUOTE**

Project:  
Grove Restaurant

Lombard, IL

From:  
Gary Thiakos  
Zepole Rest. Supply Co.  
506 E. North Frontage Rd.  
Bolingbrook, IL 60440  
(630) 783-1239 Fax: (630) 739-5287

To:  
Pete  
Grove Restaurant  
  
Lombard, IL

This quote is good for 30 days.

Item	Qty	Description	Sell Each	Sell Total
1	11 ea	TABLE TOP laminated table top, wood edge, 28x44	125 148.39	1,632.29
2	10 ea	TABLE TOP laminated table top, wood edge, 36x36	136 136.02	1,360.20
3	4 ea	TABLE TOP laminated table top, wood edge, 36x36 w/ 2 leaf to extend to 54"	300 318.04	1,272.16
4	1 ea	GRIDDLE, COUNTER UNIT, GAS Griddle, gas, 60" counter top, 1" thick heavy duty polished griddle plate, snap-action thermostat & piezo ignitor, burners every 6", s/s front	3,395.52	3,395.52
	1	Natural gas, specify elevation if over 2000 feet		
	1	Chrome griddle plate	2,236.90	2,236.90
		<b>Extended Total for Item No. 4</b>	<b>5,632.42</b>	
5	1 ea	REFRIGERATED COUNTER, GRIDDLE STAND Refr. Chef Base, One-Section, 51-3/4"L base, 60"L one-piece 18-ga. s/s top w/"V" edge, s/s front/sides, white alum. int'r w/300 series s/s floor, (2) drawers [accom. (3) 12"x20"x4" pans, NOT incl.], 4" castors, 1/3Hp, 115/60/1	2,943.54	2,943.54
	1	Warranty - 5 year compressor (self-contained only)		
	1	Warranty - 1 year parts and labor		
		<b>Extended Total for Item No. 5</b>	<b>2,943.54</b>	
6	1 ea	RANGE, RESTAURANT, GAS, 36" Range, 36" Restaurant, Gas, (6) 33,000 BTU open burners, with convection oven base, stainless front, sides & backsplash, with single deck backshelf	3,326.34	3,326.34

**Zepole Rest. Supply Co.**

MAY 16,2006

Grove Restaurant

Page 2 of 2  
GROVE

Item	Qty	Description	Sell Each	Sell Total
	1	Natural Gas		
	1	115v/60/1-ph, 6.2 amps, 6'cord & plug, per oven		
	1	Standard one year limited warranty (range)		
	1 ea	Platinum Heavy Duty Cheesemelter Match, Gas, 36", Riser-Mount, five position chrome plated racks, dual valve control, 90 second preheat time, anneal removable crumb tray, (4) infrared burners, s/s construction, 40,000 BTU	2,219.20	2,219.20
	1	Interpipe cheesemelter to range	129.00	129.00
	1	Standard one year limited warranty (broiler/cheesemelter)		
	1	Casters, 2 locking & 2 standard, in lieu of legs	218.41	218.41
		<b>Extended Total for Item No. 6</b>	<b>5,892.95</b>	
7	1 ea	RANGE, RESTAURANT, GAS, 36" Range, 36" Restaurant, Gas, (6) 26,000 BTU open burners, standard oven base, stainless front, backsplash & single deck backshelf	1,275.71	1,275.71
	1	Natural Gas		
	1	Standard one year limited warranty (range)		
	1	Casters in lieu of legs (2) locking	218.41	218.41
		<b>Extended Total for Item No. 7</b>	<b>1,494.12</b>	
9	1 ea	EXHAUST HOOD 30" exhaust hood 30"	814.80	814.80
8	135 ea	SLAT BACK CHAIR Slat back chair, vinyl seat	63.63	8,590.05
9	1 ea	84" X 32" REMOTE REFRIGERATED BASE W/ 60" RAISED RA 84" x 32" remote refrigerated base w/ 60" raised rail, separate switch for rail, 2 24" doors, 2 24" drawers, condensate evaporator, s/s right end, 6" legs	7,400.00	7,400.00
			Total	37,032.53
			Freight	1,484.00
			Installation	2,500.00
			SubTotal	41,016.53
			Sales Tax (@ 8.000%)	2,962.60
			Grand Total	43,979.13

50% down payment, balance on delivery.  
Electrical and plumbing not included.

Acceptance: \_\_\_\_\_

Date: \_\_\_\_\_

Zepole Rest. Supply Co.



**IVOY INC**  
**CONSTRUCTION**

## Proposal

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### IVOY Inc.

Ivan Voykinski  
Tel (773) 616-9133  
Fax (630) 512-9224  
625 Crescent Dr.  
Downers Grove IL 60516

Re: "The Grove", Lombard IL

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IVOY Inc. will provide work that consists of furnishing all labor equipment, materials and services required for remodeling. The General Contractor will complete the job on the basis of the blueprints and with accordance with the Chicago Building Code.

### Work to be completed:

### Kitchen remodeling

#### Description

1. New Tiles-removes the old ones and put the new tiles
2. New ceiling- FRP
3. Put the stainless steel wall behind cook line from floor to bottom of the hood
4. Install plastic FRP wall paneling all around the kitchen
5. Electrical job:
  - \*Repair electrical to cook compliance
  - \*Replace the lights with standard surface mounted fluorescents lights
6. Plumbing-replace cook line equipment to the new conditions. Repair plumbing on 3-basin sinks (drains, stoppers, and floor drain), remove all horizontal pipes, when the hoods are change.
7. Replace black hoods with NSF proved stainless steel hoods (15'x4f)(4fx4)
8. Replace NSF stainless steel wall handed sink in cook line area
9. Repair gas line as needed-commercial grade vinyl coated as connected
10. Install a door.
11. Brush the steel sink
13. Replace hand sink (left hand splash)
14. Change the grease trap with a new one-100lb (30,25Lx24, 5W x 21,5H)
15. Relocate all coolers, freezers and dry storage to the area currently use as washrooms.
16. Relocate employee changing rooms with old storage area
17. Provide a tight fitting door between the storage area and the



# IVOY INC CONSTRUCTION

basement(office) employee area

18. Flooring to meet existing codes
19. Relocate mop basin into area currently used as washroom
20. Provide a mop sink- recommended located outside the new washroom in a new closet.
21. Provide an open side drain for the dish washing drain ( 4")
22. Replace exit door with solid self-close door.
23. Replace three basin sinks.
24. Verify with Lombard ceiling heights 7'5"
25. Full unneeded items to be removed.

The entire job would be completed in accordance with the national building code and the Village of Lombard. The contractor will clean up all debris in a well-shaped and clean manner leaving no mess.

The total cost of the job including labor and materials will be  
\$144,000.00

The methods of payments will be discussed at the sigh of the contract.

**Note: Any changes of the following items should cost additional charges.**  
Every additional job that owner like to be done would cost additional charges.

Accepted by: x Pete Georgopoulos Date: \_\_\_\_\_

X

(please print name)



**IVOY INC**  
**CONSTRUCTION**

625 Crescent Dr.  
Downer's Grove IL, 60516  
773-616-9133

### **GROVE RESTAURANT PROJECT**

2 West St. Charles  
Lombard, Illinois  
Phone: (630) 629 5211  
Pete Georgacopoulos

This Project is regarding the full remodeling of the Grove Restaurant.

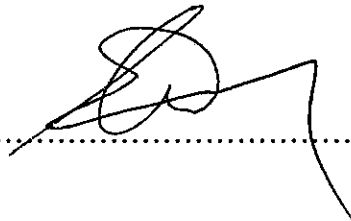
- ❖ The contractor is going to provide the architectural blue prints and he will get the permits for the Village of Lombard.
- ❖ Build two bathrooms one male the other female. (Electrical, plumbing and HVAC)
- ❖ Removal of the partial wall and building of new wall to extend the existing kitchen.
- ❖ Installation of ceramic tiles bathroom corridor and around the bar area.
- ❖ Remove Ceramic tiles from the face of the kitchen wall and install new ceramic tiles.
- ❖ Build and install a new cashier booth.
- ❖ Make an opening for a new window on the north side of the building.
- ❖ Build a handicap ramp on the back door.
- ❖ Change the back door with a heavy duty metal door.
- ❖ Install new glass door on the back entrance.
- ❖ Re install the ventilation return cycle.
- ❖ Remove the wall paper from the walls then patch and paint the walls.
- ❖ New ceiling
- ❖ Change the windows
- ❖ Install a new carpet on the whole space
- ❖ Install colored glass on the area above the wet bar
- ❖ Change a wet bar with a new one.
- ❖ Make the wet bar a bit shorter and build a new cabinet for soft drinks.
- ❖ Extend and existing kitchen bar with stainless steel metal.
- ❖ Refinish and match the color of all hardwood trims base boards and crowns.
- ❖ Install a new door on the basement stairway.

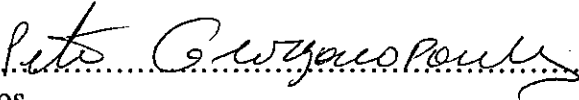
The entire job will be complete by the blue print provided by the architect and confirmed by the owner. All the colors used will be in accordance with what the owner wants. The entire job will be in accordance with the national building code and the Village of

Lombard. The contractor will clean up all debris in a well shaped and clean manner leaving no stains or a mess to clean up.

The job will take approximately six weeks and the job will be started when the blue prints are ready and the permits acquired. The total cost of the job including labor and materials will be \$83,000.00 and the following are the methods of payments.

- \$5000.00 for blue prints and permits at the sign of the contract
  
- 1<sup>st</sup> payment..... date:
  
  
- 2<sup>nd</sup> payment.....date:
  
  
- 3<sup>rd</sup> payment.....date:

Contractor signature..........date:05/04/06  
Ivan Voykinski

Owner's signature..........date: 05/04/06  
Pete Georgacopoulos