

## MEMORANDUM

**TO:** Peter Breen, Chairperson  
Economic and Community Development Committee

**FROM:** William J. Heniff, AICP, Director of Community Development *WH*

**DATE:** June 12, 2012

**SUBJECT:** Downtown Improvement & Renovation Grant; 104 W. St. Charles Road (Fringe Salon)

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Facade Grant Program) for the property located at 104 W. St. Charles Road (Fringe Salon). The property owner is seeking to install a new awning over the front door, on the west side of the tenant space.

### Grant Request

The property owner is seeking to install a new awning over the front door, on the west side of the tenant space. The applicant has submitted three bids for the proposed work:

Vendor	Price Quote
Awnings Plus	\$700
Thatcher Oaks Inc.	\$850
Chesterfield Awning Co., Inc.	\$1,249

The proposed awning would be brown in color and constructed of fabric. The only signage that may be located on the awning would be along the valance to provide the address and/or phone number. This would meet Village Code.

The applicant has submitted 2 design concepts for consideration (attached as Exhibit A and Exhibit B). Exhibit A shows a rounded awning, which may include a scalloped design on the bottom. Exhibit B shows an angled awning, similar in design to what is being proposed next door at Desert Rose Design located at 106 W. Charles. The applicant prefers the rounded awning as they feel it matches their "Boutique" theme. As part of the Downtown Lombard Revitalization Project Guidebook, recommendations were provided for façade enhancements (section attached). The recommendations in the plan show this site having an angled awning located above the other door to the east, which leads to the second level. As noted, the applicant prefers the rounded awning. The ECDC, at its discretion, may approve either awning design (rounded or angled). Regardless of the approved design, staff finds that the plans are consistent with the recommendations within the Downtown Plan as it is providing new fabric materials with a strong visual impact. There is an existing "Gooseneck" lighting above the door. The applicant has indicated that the awning would cover it so that the light could still shine on the entrance below. Should this light have to be relocated, this cost associated with this work could be eligible for the

grant. The applicant did meet with the Lombard Town Centre prior to submitting their application. The Lombard Town Centre is supportive of the improvements.

Based on the lowest bid, the applicant is eligible to receive up to \$350 from the Improvement and Renovation Grant program. Because the request is under \$10,000, it does not require approval from the Board of Trustees and can be approved by the ECDC.

It should be noted that the subject property has previously received a Façade Grant (2005) totaling \$5,250 for the former Bricks Restaurant. However, the total amount paid out by the Village was \$2,101.62, due to less work being done. That amount paid was for work related to replacing a window, new awning and window graphics. The grant program, as currently adopted, does not preclude multiple grant applications.

Staff is supportive of the request for the following reasons:

1. Consistent with the recommendations of the Downtown Lombard Revitalization Project Guidebook.
2. Strong visual enhancement.
3. Consistent with past approvals for other façade grant requests

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, the applicant and property owner shall sign an acknowledgement form indicating that they are aware that this project is subject to prevailing wages. The applicant has already signed the document; however we are waiting for the property owner's signature.

**Action Requested**

Staff requests that the Economic and Community Development Committee approve the application request approving the grant disbursement in the amount of \$350.



EXHIBIT  
A

# **THATCHER OAKS** **AWNINGS**

Client: Fringe Salon

Description: Concept Rendering

Salesperson: Kevin Eltoft

Date: 4/27/2012





EXHIBIT  
B

# **THATCHER OAKS** **AWNINGS**

Client: Fringe Salon

Description: Concept Rendering

Salesperson: Kevin Eitoft

Date: 4/27/2012



**VILLAGE OF LOMBARD  
DOWNTOWN IMPROVEMENT AND RENOVATION GRANT  
PROGRAM PRE-APPLICATION**

1. A. Building Address and Description: 104 W. St. Charles Road

B. Property Identification Number (PIN): 06-07-204-033

C. Legal Description of Property: \_\_\_\_\_

2. A. Owners Name: Community Bank Wheaton / Glen Ellyn  
Joe Shultz

B. Owners Address: 357 Roosevelt Rd  
Glen Ellyn IL 60137

C. Phone (daytime): (630) 933-8674

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

A. Ingride, A Boutique Salon  
3 yr lease → Dec. 2014

B. \_\_\_\_\_

C. \_\_\_\_\_

4. Proposed Improvements and Renovations: \_\_\_\_\_

Awning for above doorway only

5. Plans/Drawings Prepared by:

- A. Name: \_\_\_\_\_
- B. Address: \_\_\_\_\_
- C. Phone (daytime) (\_\_\_\_) \_\_\_\_\_
- D. Estimated Cost of the Improvement and Renovation: \$ \_\_\_\_\_
- 3 estimates (see att)*

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.

Business Owner Signature Michelle M. P. [Signature] Date 5/29/12

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Please return application to:

Village of Lombard  
Community Development Department  
255 E. Wilson Ave., Lombard, IL 60148  
630-620-5749





KENT R. WEBER | Executive Vice President

1225 Bowes Road  
Elgin, IL 60123-5542  
T 847.214.9595  
F 847.214.9596  
C 630.774.8950  
kent@american-awnings.com

Date 5/15/2012

Salesperson KRW

Sheet No. 1 of 1

Work To Be Performed At

Name Fringe  
Street 104 W. St Charles Rd  
City Lombard, IL  
Zip  
1<sup>st</sup> Phone 630-519-4027  
Other Phone  
Fax #

Name Same  
Street  
City  
Zip  
Date of Plans  
Architect  
Contact Michelle Potvin

We hereby propose to furnish the materials necessary to manufacture and install:

One bubble awning above front entrance with approximate dimensions 2'10" drop, 2' projection and width of 5'.

Frame – Welded extruded aluminum with exposed joints ground and cleaned. Fabric will be attached to the frame using a staple-in system for a smooth tight finish.

Fabric – 9.25 oz woven acrylic. Water, mildew, fade and UV resistant. Fabric panels will be sewn together using Tenar thread which has a lifetime warranty.

Installed Price - \$700.00

Fabric Sunbrella – True Brown  
Valence 6" Loose valence  
Thread Tenara  
Binding Natural Binding  
Graphics N.A.

Back Lit – electrical must be stubbed to "J" Box at awning by others.  
Permit – if required, the cost and fees will be added to the contract.  
Insurance Waivers - \$50.00 for each insured will be added to contract.

**50% DEPOSIT WITH BALANCE AT INSTALL  
LIMITED LIFETIME WARRANTY ON NEW FRAMES**

**Warranty:** 1 Year Parts and Labor on Workmanship/Installation; 5 Year Limited Fabric Warranty From Fabric Mfr.

**No additions or changes will be accepted on this proposal.**

This contract is subject to the terms and conditions on the second page of this document.

**This proposal may be withdrawn if not accepted in 30 days. Allow 3-4 weeks for delivery.**

**Total: \$700.00**

Respectfully Submitted

**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date \_\_\_\_\_

Signature \_\_\_\_\_  
(Customer)

Signature \_\_\_\_\_  
(Awnings Plus Representative)







# Chesterfield Awning Co.

16999 Van Dam Road South Holland, IL 60473 Website: [www.chesterfieldawning.com](http://www.chesterfieldawning.com)  
Phone (708) 596-4434 Fax: (708) 596-9469

Name: Fringe  
Address: 104 W. St. Charles Rd.  
City: Lombard, IL. 60148  
Phone: 630-519-4027 (Michelle or Debbie)  
Email: [hairlam2@hotmail.com](mailto:hairlam2@hotmail.com)

Date: May 24, 2012

## CONTRACT / ESTIMATE

### One (1) canvas awning made and installed.

Style: Bubble/Dome style canvas canopy  
Sizes: 1 @ 6'-3" wide x 3'-0" projection x 3'-0" drop  
Material: Sunbrella #4621 True Brown (to be confirmed)  
Frame: 1" sq. aluminum – standard mill finish  
Graphics: 104 W. (to be confirmed)  
Method: painted white  
Border: 8" modern scallop Binding: #1 white

Does not include: Lights, electric, eggcrating, bottom covers, special shop drawings (engineered approved) or any city permits, including public way.

- Chesterfield Awning Co. not responsible for any permits.

Total Price.....**\$1,249.00**  
Down Payment ....  
Balance due .....

Installation: Approx. 5 to 7 weeks upon down payment  
Terms: 50% down, balance upon installation

Customer \_\_\_\_\_ Date: \_\_\_\_\_ Sales: Russell Boersma

After the company goes into production on this merchandise, this contract cannot be canceled and the purchaser is responsible for the whole amount contracted herein. The merchandise is the property of the Chesterfield Awning Company, Inc. until the whole amount of the contract is paid in full. A service charge of 1 ½ percent monthly will be added to any unpaid balance after 30 days from installation. This is an effective annual rate of 18 percent.

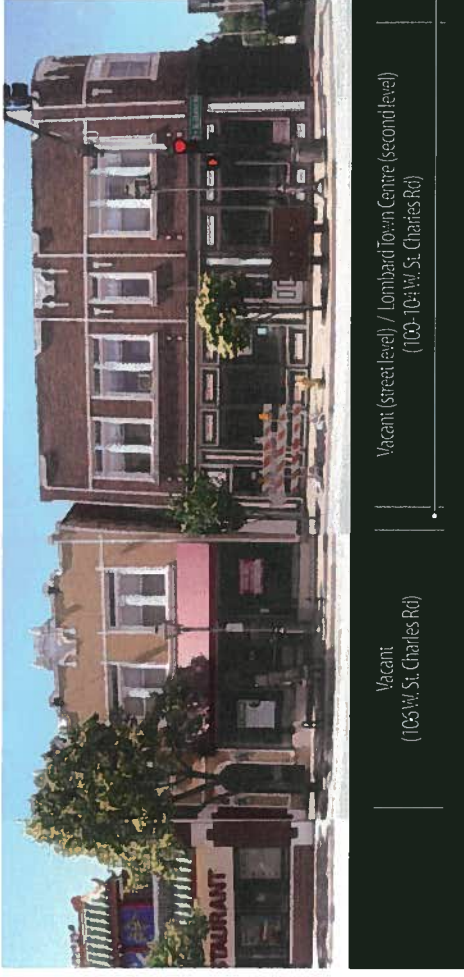


Brown



**FIGURE 4.3**  
**Façade Enhancement Strategies - Building Consolidation of 104-106 W. St. Charles Rd Properties**

**Existing Conditions**



Vacant  
 (105 W. St. Charles Rd)

Vacant (street level) / Lombard Town Centre (second level)  
 (100-104 W. St. Charles Rd)

- Exterior space between adjacent buildings

**Proposed Strategies**



- Replace continuous awnings with separate fabric awnings and gooseneck lighting

- Provide new signage, awnings and gooseneck lighting above entry doors, and perpendicular sign  
 - Ensure facade enhancements wrap around the building, particularly along Park Ave and Orchard Terrace

- Add new exterior wall and roof sections to enable connection of interior spaces