




## MEMORANDUM

**TO:** Trustee Johnston, Chairperson  
Economic and Community Development Committee

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

**DATE:** August 14, 2017

**SUBJECT:** **Downtown Improvement & Renovation Grant; 132 W. St. Charles Road, Brick's Wood Fired Pizza**

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for 132 W. St. Charles Road. The applicant, a tenant – Brick's Wood Fired Pizza is seeking to install a new awning.

The property is located in the Downtown TIF. The total cost of project is \$2,300.00 and is grant eligible up to **\$1,150.00** (up to 50% of the eligible project costs; not to exceed \$50,000.00, unless specifically approved by the Village Board). This request is under \$10,000 and therefore it does not require approval from the Board of Trustees and can be approved by the ECDC.

Brick's has been before the ECDC two (2) times to request two (2) Downtown Retail Business Grants.

Grant	Address	Date	Amount
Downtown Retail Business Grant	132 W. St Charles Road	November 2009	\$20,000 for a new restaurant
Downtown Retail Business Grant	104 W. St. Charles Road (former location)	November 2005	\$20,000 for a new restaurant

The property is a local landmark. Therefore, at the July 18, 2017 Historic Preservation Commission meeting, the Commission unanimously approved a Certificate of Appropriateness for the installation of a new awning. However, approval from the ECDC for a grant is still required, as well as a building permit.

### **GRANT REQUEST**

Three quotes have been submitted.

<b><u>Contractor</u></b>	<b><u>Price Quote</u></b>
UnderCover Outdoors	\$2,300.00
Thatcher Oaks Awnings	\$3,800.00
Graphics Banners Signs & Awnings	\$3,600.00

Based on the lowest bid the applicant is eligible to **\$1,150.00**. This request is under \$10,000 and therefore it does not require approval from the Board of Trustees and can be approved by the ECDC.

As part of the Downtown Lombard Revitalization Project Guidebook, recommendations were provided for façade enhancements. While the recommendations in the plan did not specifically cover the subject property, they are still applicable and should be used as a reference for future grant requests. 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. Lombard Town Centre is supportive of the improvements.

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

### **COMMITTEE ACTION REQUESTED**

This item is being placed on the August 14, 2017 ECDC agenda for consideration. Staff recommends that the ECDC approve the requested Downtown Renovation and Improvement Grant being sought for the property at 132 W. St. Charles Road for an amount not to exceed **\$1,150.00**.

Staff recommends that the ECDC approve the grant subject to the following conditions:

1. Permits must be applied for and received for all of the work and pass final inspections.
2. Before the grant can be paid out, the petitioner will submit a final receipt (showing the project is paid in full) and waivers of lien from the contractors.

# Applicant: Bricks Woodfired Pizza Cafe'

## DOWNTOWN IMPROVEMENT AND RENOVATION GRANT PROGRAM PRE-APPLICATION

1. A. Building Address and Description: 128-132 W. St. Charles Rd  
Lackner Building  
B. Property Identification Number: 06-07-204-025  
C. Legal Description of Property: See attached from  
Plat of Survey
2. A. Owners Name: Thomas J and Cynthia A. Masterson  
B. Owners Address: 128 W. St. Charles Rd Leansville NC 27048  
C. Phone (day time): (330) 889-0092
3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)  

128 A. Thomas J. Masterson and Company

130 B. Bricks Wood Fired Pizza Cafe'

132 C. Bricks Wood Fired Pizza Cafe'
4. Proposed Improvements and Renovations: Awning Extension to  
Corner 130 + 132 W. St. Charles Rd.  
Bricks Wood Fired Pizza Cafe'  

Bricks has 33.33 linear feet of footage.  
Logo/Lettering on Awning will be 3'-10" (3.83') by 8'-7" (8.58')  
32.86 sq ft.

# Plat of Survey

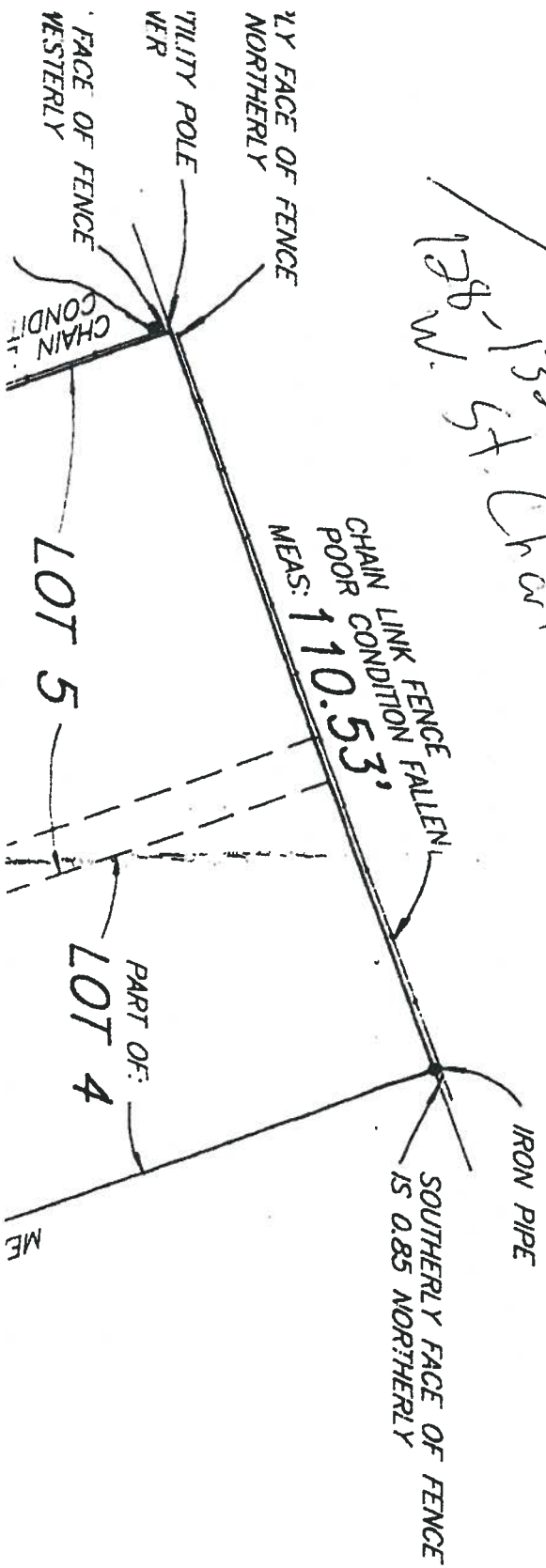
Property located at:  
legally described as:

128 - 134 W. ST. CHARLES ROAD

PARCEL 1: THE WEST 60 FEET OF LOT 5 IN BLOCK 10 IN TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 5 (EXCEPT THE WEST 60 FEET) AND THE WEST 44 FEET OF LOT 4 IN BLOCK 10 IN TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.

128-134 St. Charles Rd



5. Plans/Drawings prepared by:

A. Name: \_\_\_\_\_

B. Address: \_\_\_\_\_

C. Phone (day time): \_\_\_\_\_

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 attached list).

Business Owner Signature Brian White (Date) 8/1/17

Property Owner Signature [Signature] (Date) 8/1/17

Return Application to:

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

# Proposal



## Our Locations

### MOKENA

(708)478-8890

(708)478-8841 fax

### NAPERVILLE

(630)637-8474

(630)637-8479 fax

### ARLINGTON HTS.

(847)483-5463

### MERRILLVILLE, IN

(219)736-1812

Name: Bricks Wood Fired Pizza  
Job: Awning over storefront  
Address: 132 W. St. Charles Rd.  
Town: Lombard, IL  
Phone: 630-691-1900/630-936-3663  
Fax:  
Attention: Bill Wilson  
E-Mail: bill@brickswoodfiredpizza.com

Main Office  
7355 W 127th St  
Palos Heights, IL 60463  
**(800)-96-SHADE**  
(708) 827-5817 fax

We hereby submit specifications and estimates, subject to all terms and conditions as set forth as follows:

Date: 7/24/2017

DESCRIPTION	QTY	COST
<b>Fabricate and install (1) pipe frame awning over main entrance</b>	1	\$2,025
Style: Shed roof design w/10" loose valance Size: 1 @ aprox. 30'2" wide x 48" proj. x 44" drop + 10" valance Frame: 1" round galvanized steel pipe Fabric: Sunbrella 100% solution dyed acrylic with a 10 yr warranty Fabric Color: Burgundy		
Graphics: Bricks Wood Fired Pizza logo Artwork to be provided by Bricks	1	\$275
<b>Total</b>		<b>\$2,300</b>

Estimated lead time = aprox. 4-6 weeks from date of deposit.

Permits and related fees, if any are the responsibility of buyer and are not included in cost.

**50% deposit required, balance upon installation.** All awnings are the property of UnderCover Outdoors until paid in full. Due to the custom nature of the product, deposits are not refundable after the three day rescission period expires.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only on written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

UnderCover Outdoors

Authorized

Signature

## ACCEPTANCE OF PROPOSAL

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Note: this proposal may be withdrawn by us if not accepted within 90 days.

You, the buyer may cancel this transaction at any time prior to the third business day after the date of this transaction.



# **THATCHER OAKS**

## **AWNINGS**

718 INDUSTRIAL DRIVE

ELMHURST, IL 60126

(630) 833-5700 · Fax (630) 833-5795

CHICAGOLAND'S FULL SERVICE AWNING COMPANY  
COMMERCIAL · INDUSTRIAL  
CUSTOM DESIGNED AWNINGS & SIGNS  
CLEANING AND MAINTENANCE

**CUSTOM QUOTE FOR:**

**BRICKS WOOD FIRED PIZZA**

**132 W. ST. CHARLES RD.**

**LOMBARD, IL 60148**

**DATE: 7/25/2017**

**QUOTE #: 28601**

**DELIVERY:**

**TERMS: 50% DEPOSIT, BALANCE DUE ON COMPLETION**

DESCRIPTION	AMOUNT
<p>Proposal is to manufacture and install one traditional style awning for Brick's Wood Fired Pizza 132 W. St. Charles Rd., Lombard, IL 60148. The location is on the south elevation. The size is 30'-6" wide, by 3'-9" high, by 4'-0" projection.</p> <p>All frames to be made of galvanized steel or aluminum and will be completely welded. All welds will be ground smooth and primed silver. Frame finish is silver mill finish. All frames are covered by our LIFETIME TigerFrame Warranty.</p> <p>Fabric to be #4631 Burgundy Sunbrella 100% Solution Dyed Acrylic. This material carries a ten (10) year warranty. Includes loose valance with scalloped edge.</p> <p>Graphics include descriptors that will be applied using the Sunbrella Graphics system. This system utilizes heat and pressure to apply high quality 3M vinyl to the fabric.</p> <p>Price includes taxes and installation. Any permit requirement will include an additional fee.</p> <p>Thank You for your interest in Thatcher Oaks Awning Company. Kevin Eltoft (630) 452-1720 kevin@thatcheroaks.com</p>	<p><b>TOTAL: \$3,800.00</b></p>

It is the intent of the Seller to deliver to Buyer the products so stated in this contract, within the time frame so stated, subject to our ability to produce materials, and is subject to labor disputes, acts of God, and other delays beyond our control.

CUSTOMER DEPOSIT IS NONREFUNDABLE 5 DAYS AFTER ACCEPTANCE OF CONTRACT.

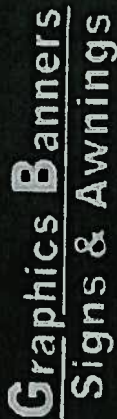
For the purpose of securing payment and performance of the obligation hereunder, Seller shall have, and Buyer hereby grants to Seller, a purchase money security interest in said property. The property and all of the apparatus, appliances, supplies, accessories and parts remain the property and security of Seller for said indebtedness until this contract is paid in full. In the event Seller has to remove property due to nonpayment, any monies paid on account shall remain the property of Seller as liquidated damages, and any reinstallation shall be subject to renegotiation.

ALL NEW INSTALLATIONS ARE GUARANTEED AGAINST DEFECTS IN MATERIAL OR WORKMANSHIP FOR THREE YEARS AFTER INSTALLATION.

ACCEPTED: \_\_\_\_\_ DATED: \_\_\_\_\_ BY: \_\_\_\_\_  
(BUYER) (SELLER)

DEPOSIT: \_\_\_\_\_ WE MAY WITHDRAW THIS PROPOSAL IF NOT ACCEPTED WITHIN \_\_\_\_ DAYS.





**(312)243-7425 - (773)626-7777**  
**[gbsawings@hotmail.com](mailto:gbsawings@hotmail.com)**

# PROPOSAL

DATE: 8-3-2007

PHONE (630) 867-0042  
 FAX ( )             
 I install on or about 3-4 weeks  
 Job Site: SAME  
 Complete ☒ Recover ☐  
 Other           

Lettering Color: AS DRAWING  
Fabric: Sunbrella  
Awning Color: BURGUNDY  
Lights Included Yes ☐ No ☐

**(It is responsibility of the customer to furnish with electrical wire outside where the awning or sign will be installed)**

☒ Permit included Yes ☐ No

Customer Name: BILL  
 Cust. Call 630 936-3663  
 Salesman: LARRY  
 Notes: C.O.D.

**(No additions or changes to be made in above specifications.)**

Price	\$3600.00
Tax	
Total	
Deposit	\$50%
C.O.D. Bal.	

made by buyer in the payment of any indebtedness of the price or the performance of any agreement of buyer against Seller's sign & Assure only, without notice to a possession of any personal property and not same as here and there of any claim by buyer and under any and all payments, made as required charges for

DATE: \_\_\_\_\_

With capital as scarce as gold, the government has been forced to turn to the private sector for help. The private sector has been the only source of capital for the government since the 1970s, and it has been the only source of capital for the government since the 1970s.

**Signature:**





# BRICKS

WOOD FIRED PIZZA CAFE





# *Village of Lombard Historic Preservation Commission Certificate of Appropriateness*

Date: July 18, 2017

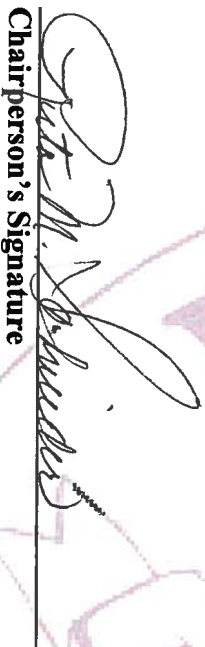
Parcel No. 0607204025

Permit No. 2017-\_\_\_\_\_

The Lombard Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 32.079 of Article VI. of the Code of the Village of Lombard. Accordingly, this Certificate of Appropriateness is issued and shall remain in effect for a period of one year after the date of issuance.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

**THIS CERTIFICATE IS NOT A PERMIT, DOES NOT AUTHORIZE WORK TO BEGIN, DOES NOT ENSURE BUILDING CODE COMPLIANCE, AND DOES NOT IMPLY THAT ANY ZONING REVIEW HAS TAKEN PLACE.**

  
Chairperson's Signature

\_\_\_\_\_  
Date of Commission Review

Certificate of Appropriateness -

Approved   X   Denied       

Vote Record   7-0