

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


 X 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: Scott R. Niehaus, Village Manager

DATE: October 11, 2016 (B of T) Date: October 20, 2016

TITLE: Downtown Improvement and Renovation Grant Program - 104 E. St.
Charles Road

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Economic and Community Development Committee submits for your consideration its recommendation on the above referenced petition. The ECDC recommends that the Village Board adopt the attached resolution approving a Downtown Improvement and Renovation Grant for the property commonly known as 104 E. St. Charles Road.

The ECDC recommended approval of this grant request by a 5-0 vote.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

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: Scott R. Niehaus, Village Manager

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

MEETING DATE: October 20, 2016

SUBJECT: **Downtown Improvement & Renovation Grant; 104-106 E. St. Charles Road**

Please find the following items for Village Board consideration as part of the October 20, 2016 Board meeting:

1. Economic and Community Development Committee (ECDC) memo; and
2. A Resolution Approving a Downtown Improvement and Renovation Grant for the Property Commonly Known As 104-106 E. St. Charles Road.

The Community Development Department received an application for the Downtown Improvement and Renovation Grant Program (also known as the Facade Grant Program) for 104-106 E. St. Charles Road, which is located within the Downtown Tax Increment Financing (TIF) District. The Applicant is seeking to undertake exterior renovations consistent with the program objectives. The ECDC recommended approval of this grant request for an amount not to exceed **\$44,175.00**. The recommendation is subject to the following conditions:

1. Permits must be applied for and received for all of the work.
2. Before the grant can be paid out, the applicant will submit a final receipt (showing the project is paid in full), waivers of lien from the contractors, and an IRS W-9 (provided by staff).
3. That the applicant/property owner shall not apply for a vacancy exemption from the York Township Assessor.
4. Work must be completed one year from the date of approval by the Village Board of Trustees.

The ECDC recommended approval of this grant request by a unanimous vote. Please place this grant request on the October 20, 2016 Board of Trustees agenda.



MEMORANDUM

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

FROM: Jennifer Ganser, Assistant Director of Community Development 

DATE: October 10, 2016

SUBJECT: Downtown Improvement & Renovation Grant; 104-106 E. St. Charles Road

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for 104 E. St. Charles Road. The property has been vacant for an extended length of time and was recently purchased. The tenant, 4Paws K9Training, is an animal day care business. Separate from the grant process, the tenant applied for zoning relief with the Plan Commission. The Plan Commission recommend approval and the petition will be forwarded to the Board of Trustees on October 20, 2016.

The applicant, also the property owner, is seeking to rework the building façade. The property is located in the downtown TIF. The total cost is \$101,750.00 for the front façade and is grant eligible up to \$50,000.00 (up to 50% of the eligible project costs; not to exceed \$50,000, unless specifically approved by the Village Board). However, during Village review questions on the project costs were raised by the Village's Building Official, who used his own knowledge and data from RS Means during his review. Staff also looked at past façade projects in the Village (both in the TIF and outside) and noted the improvement costs were much lower. Staff contacted the contractor from a façade project on Roosevelt Road and asked for his opinion on a general project costs. He gave a number of \$65,000.00, which the Building Official agreed with. Staff also contacted the applicant and went out to view the property to gain a greater understanding of the project. Staff finds that the quote of \$65,000.00 is reasonable and therefore recommends a grant in the amount not to exceed **\$32,500.00** for the front façade.

The applicant also submitted quotes for the exterior building sides. Per the façade grant policy, "The sides of commercial buildings which are highly visible from main shopping streets are also eligible." The neighboring buildings are set back further from the street and are visible from St. Charles Road. The total cost is \$19,600.00 for the sides and is grant eligible up to **\$9,800.00** (up to 50% of the eligible project costs; not to exceed \$50,000, unless specifically approved by the Village Board).

Lastly, per the policy, professional service fees can be included in a grant request. The invoice from Ruben L. Anastacio & Associates, Ltd. is for \$3,750.00. 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. Should the permit be approved, the applicant is eligible to receive **\$1,875.00**. Should the permit not be approved, the applicant is eligible to receive **\$937.50**.

Therefore the total grant amount would be in the amount not to exceed **\$44,175.00**.

Also, per the policy "If a property receives notification from Code Administration on a potential violation, the ECDC has discretion to deem the proposed improvement eligible or not." The property did receive an advisory letter and violation letter earlier this year for peeling paint on east facing wall. However, Code Administration has postponed further action, due to the pending façade request. Staff finds the improvement of building paint an eligible expense.

GRANT REQUEST ELEMENTS

The applicant has submitted a concept building elevation and three (3) quotes that would be the subject of the grant request. Below are the various components anticipated to be undertaken that would be eligible for façade grant consideration.

Front Facade

1. Demo front and mansard metal roof
2. Add a metal framed parapet wall with sheathing and insulation (to make the building the same height across)
3. Install a new 36" aluminum door for a second front access
4. Replace 4 windows
5. Replace 1 door
6. New brick front façade (double wall with tie-ins)
7. Dryvit application on top (above windows)
8. Tie existing roof to new parapet wall with continuous wall capping
9. Electric work and LED lighting under awnings
10. Install 6 awnings

Vendor	Price Quote
All Remodeling & Developers, Inc.	\$109,700.00
FBC Construction	\$101,750.00
Globe Exteriors	\$108,600.00

Side Façade

1. Tuckpointing east wall
2. New door on west wall
3. New gutters
4. Paint east and west walls

Vendor	Price Quote
All Remodeling & Developers, Inc.	\$19,600.00
FBC Construction	\$20,350.00
Globe Exteriors	\$20,050.00

Staff is supportive of the request for the following reasons:

1. The project is consistent with the recommendations of the Lombard Downtown Revitalization Project Guidebook.
2. The new exterior would create an aesthetic enhancement for the corridor, continuing the work started at 130 E. St. Charles Road.
3. The new windows would be less reflective allowing the public to see into the storefront.
4. The new windows and doors would be more energy efficient than the current windows and doors, as required by the Illinois Energy Code.
5. The project is supported by Lombard Town Centre.

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. Recommendations include buildings with fabric awnings containing signage and gooseneck lighting, and keeping with the character of downtown Lombard. The grant request is compliant with the Guidebook's recommendations.

COMMITTEE ACTION REQUESTED

This item is being placed on the October 10, 2016 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval to the Village Board for the requested Downtown Renovation and Improvement Grant for the property at 104 E. St. Charles Road for an amount not to exceed **\$44,175.00**. As this request is over \$10,000.00, it requires final approval from the Village Board of Trustees. Said recommendation is subject to the following conditions, by the Village Board of Trustees:

1. Permits must be applied for and received for all of the work.
2. Before the grant can be paid out, the applicant will submit a final receipt (showing the project is paid in full), waivers of lien from the contractors, and an IRS W-9 (provided by staff).
3. That the applicant/property owner shall not apply for a vacancy exemption from the York Township Assessor.
4. Work must be complete one year from the date of approval by the Village Board of Trustees.

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

1. A. Building Address and Description: 104 -106 E St Charles Rd. Lombard IL 60148

B. Property Identification Number: 06-08-103-010

C. Legal Description of Property: Lot 9 and the West 2 feet of Lot 8, in Block 18, in H.O. Stone and Co's Addition to Lombard, being a subdivision of part of the Southwest Quarter of Section 5 and part of the Northwest Quarter of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 26, 1924 as document 179463, in DuPage County, Illinois.

2. A. Owners Name: Luxica LLC

B. Owners Address: 251 N Fairfield Ave. Lombard IL 60148

C. Phone (day time): (630) 400-3477

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

A. No current Tenant,

B. _____

C. _____

4. Proposed Improvements and Renovations: Replace entire facade see elevation drawings

5. Plans/Drawings prepared by:

A. Name: Anastacio and Associates Inc.

B. Address: 4256 N Arlington Heights Rd. Suite #203 Arlington Heights Il. 60004

C. Phone (day time): 1-847-398-7254

D. Estimated Cost of the Improvement and Renovation: \$ 104,000.00

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  (Date) 07/17/2016

Property Owner Signature  (Date) 07/17/2016

Return application to:

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



All Remodeling & Developers, Inc.

Proposal

Land; with Notes

Job# 10475 to 10475

Proposal

09/01/16

Item/Cost Code	Description	Material	Labor	Equipment	Subcontract	Other	Amount
10475 104-106 E. St Charles							
	TEAR OFF THE WALL AND METAL						
	ROOF ON MANSARD				11,200.00		11,200.00
	FRAME PARAPET IN METAL				11,200.00		11,200.00
	INSTALL ADDITIONAL FRONT DOOR						
	REPLACE 4 WINDOWS AND 1 DOOR				32,000.00		32,000.00
	INSTALL BRICK FROM TOP OF THE						
	WINDOWS DOWN				15,200.00		15,200.00
	FROM TOP OF WINDOWS UP						
	INSTALL DRYVIT				19,200.00		19,200.00
	EXISTING ROOFING CONNECT TO						
	NEW PARAPET WALL				4,300.00		4,300.00
	INSTALL 6 AWNINGS, PER PLAN				8,000.00		8,000.00
	INSTALL LIGHT FIXTURE ON						
	AWNINGS LIGHTS				8,600.00		8,600.00
Grand Totals:					109,700.00		109,700.00

Notes:

ACCEPT: _____

Please call with questions 847 630 7704

Globe Exteriors, Inc.
400 W Belden Ave, Unit A
Addison, IL 60101
630 628 7381
globeexteriors@yahoo.com

August 31, 2016

La Gambina Homes, Inc.
104 & 106 E. St. Charles Rd.
Lombard, IL 60148
flagambina@sbcglobal.net

Proposal

Re: Job at 104 & 106 E. St. Charles Rd.

1. Tear off framed wall and metal roof on mansard	\$11,600.00
2. Framed parapet in metal (sheathing and insulation included)	\$11,800.00
3. On front install new, aluminum, second entry door, and replace four windows and 1 door	\$29,800.00
4. Install dryvit above the windows	\$19,100.00
5. Install brick on front wall to top of windows (allowance for brick \$6,000)	\$15,100.00
6. Connect existing roof to the new parapet	\$4,100.00
7. Install light fixtures on awning led lights (allowance for fixture \$3,500.00)	\$8,800.00
8. Install 6 awnings	\$ 8,300.00
9. Dumpster.	
Total	\$108,600.00

Accept: _____

Thank you for allowing us to submit this proposal.
Sincerely,
Albert Drozdewicz

FBC Construction

ESTIMATE

1714 N 15th Ave
Melrose Park Illinois 60164
Phone 708.557.3258

ESTIMATE # 56422
DATE: AUGUST 31, 2016

TO La Gambina Homes Inc.
104 & 106 E St Charles Rd.
Lombard Illinois 60148
[Phone] 630.400.3477

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Joe	104/106 E St Charles		Upon completion of work

QTY	DESCRIPTION	ALLOWANCE IF APPLICABLE	LINE TOTAL WITH ALLOWANCE
	Demo Labor (remove double framed wall, and mansard metal roof) includes roll off and weight charges		\$10,900.00
	Metal framed parapet wall extension with sheathing and insulation (to make building the same height across)		\$11,200.00
	Install new 36" Aluminum Door for second front access. Cut hole through masonry wall on interior and install Lintel. Also furnish and install 4 replacement windows and 1 replacement door, and install said items in new brick wall to be constructed.		\$27,500.00
	Brick front wall (double wall with tie ins) to top of windows (includes brick, mortar and labor)	Brick \$5,500	\$14,000.00
	Dryvit application on top to match design on plan (3 color design)		\$18,000.00
	Tie existing roofing into new parapet wall, includes continuous wall capping		\$3,800.00
	Installation of electrical work and light fixtures for under awning LED lights	Fixture \$3,000	\$8,400.00
	Installation of 6 separate awnings in Black with Yellow stripe vertical through center as per plan		\$7,950.00
	Permit Cost Bid Item		TBD
SUBTOTAL			\$101,750.00
DEPOSIT REQUIRED			\$25,000.00
TOTAL BALANCE			\$76,750.00



All Remodeling & Developers, Inc.

Proposal

Land; by Phase

Job# 10475 to 10475, Phase 2 to 2

Proposal

09/29/16

Item/Cost Code	Description	Material	Labor	Equipment	Subcontract	Other	Amount
10475 104-106 E. St. Charles							
2 Option							
	TUCKPOINTING: THE EAST WALL ONLY						11,950.00
	DOORS: WEST WALL NEW STEEL DOOR						1,500.00
	GUTTERS: EAST WALL 5" K STYLE (CREAM)						1,200.00
	PAINT: THE EAST & THE WEST WALLS ONLY						4,950.00
Phase Totals:							19,600.00
Grand Totals:							19,600.00

Globe Exteriors, Inc.
400 W Belden Ave, Unit A
Addison, IL 60101
630 628 7381
globeexteriors@yahoo.com

September 29, 2016

La Gambina Homes, Inc.
104 & 106 E. St. Charles Rd.
Lombard, IL 60148
flagambina@sbcglobal.net

Proposal

Re: Job at 104 & 106 E. St. Charles Rd.

1. Tuck pointing on the east side of the building	\$11,750.00
2. Painting the east and the west walls of the building	\$ 5,350.00
3. Replace west side entrance door	\$ 1,850.00
4. Replace East wall Gutters with Ivory Gutters to match Façade	\$ 1,100.00
Total	\$20,050.00

Accept: _____

Thank you for allowing us to submit this proposal.

Sincerely,
Albert Drozdewicz

FBC Construction

ESTIMATE

1714 N 15th Ave
Melrose Park Illinois 60164
Phone 708.557.3258

ESTIMATE # 56446
DATE: SEPTEMBER 30, 2016

TO La Gambina Homes Inc.
104 & 106 E St Charles Rd.
Lombard Illinois 60148
[Phone] 630.400.3477

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Joe	104/106 E St Charles		Upon completion of work

QTY	DESCRIPTION	ALLOWANCE IF APPLICABLE	LINE TOTAL WITH ALLOWANCE
	Tuck point work on East of Building (replace missing bricks at ground)		\$12,400.00
	Paint East and West sides of building only (Includes Power Wash)		\$5,200.00
	Furnish and Install New Exit door on west elevation		\$1,900.00
	Furnish and Install new Gutter on East elevation (Color Ivory)		\$850.00
SUBTOTAL			\$20,350.00
DEPOSIT REQUIRED			\$0
TOTAL BALANCE			\$20,350.00

RUBEN L. ANASTACIO & ASSOCIATES, LTD.

Architects & Designers

4256 N. Arlington Heights. Rd., Suite 203

Arlington Heights, Illinois 60004

Tel: (847) 398-7254

Fax: (847) 398-8312

Date: 7/24/16

PROJECT: LUXICA LLC
104 E. St Charles
LOMBARD IL 60148

CONTRACT/PROPOSAL:

Fee for the Architectural & Engineering Design Services on the above referenced project is: \$ 3750

SCOPE OF WORK:

To provide complete Architectural working drawings in order to obtain building permit from the Village/City of _____ for the construction of the above subject project.

These Scope of Work shall include the following:

- Site Plan & General Notes
- Floor Plans – Foundation/Basement Plan and First & Second Floor Plan
- Building Exterior Elevations(all sides)
- Building Sections and Misc. Details
- Electrical – power and lighting plan; panel schedule
- Plumbing Riser Diagrams – soil and waste/ hot and cold water
- All plans shall show all structural members to meet the structural integrity of the project.
- Landscaping Plan as required
- Presentation drawings and presentation to the Village Appearance Commission

Following items are not included on these basic services:

- HVAC Plan (can be done by the HVAC contractor)
- Civil Engineering Plan
- Structural calculations by a licensed structural engineer
- Plat of Survey (supplied by owner)

- Construction management; inspection and/or supervision (hourly rate)
- Misc. interior elevations – kitchen cabinets; vanities; bathrooms, etc.
- Printing of all construction documents (reimbursible expense)

All work shall be done in accordance with all applicable code and regulations to the best of our knowledge. Any discrepancy and/or additional documents and revisions that are related to the Architectural scope and required by the Village/City of authority shall be done by this Architect at no extra cost to the owner.

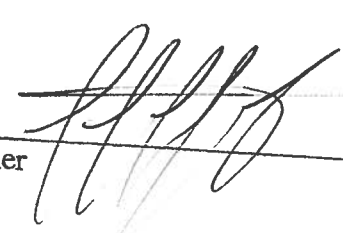
Compensation for extra work done shall be at an hourly rate of \$125.00/hr. Extra work means revisions and additional work to be done after an approval of final design and all construction documents has been done and as requested by the owner only.

Payment Schedule :

Retainer Fee (upon signing of this contract)	_____	\$1000 -	pr
Construction Document Phase (start of drawings)	_____		
Final payment - Completion of all drawings (for bidding and Building permit sets)	_____	2750 -	
Reimbursible expense added to final payment	_____	+ 63 -	
		<u>DOE → \$2,813</u>	

Thank you very much for this opportunity to be of service to you. Please do not hesitate to call if you have any question.


Robert L. Anastacio RA


Owner

Print Name _____

Date _____



MEMO

Friday, September 30, 2016

To: Jennifer Ganser, Assistant

From: Lynne Magnavite, Interim Executive Director

Michelle Potvin, owner of Fringe: A Boutique Salon and Spa is a member of Lombard Town Centre's design committee.

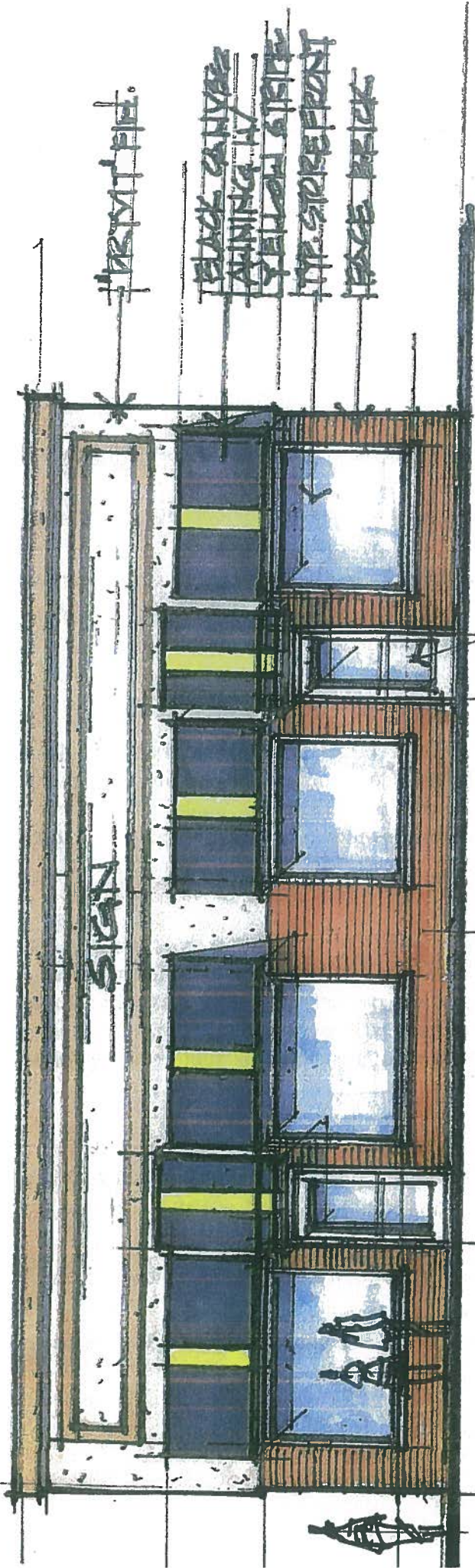
Michelle reviewed the façade renovation grant application for 104-106 E. St. Charles and emailed her response.

Michelle's comments and opinion are below:

- I think the proposed plan is fabulous.
- I think the cost is excessive for the TIF district to partially fund.
- I do believe this would add much value to the downtown as well as landing a tenant for that space.
- So it's a thumbs up for me!

Please let us know if you have any further questions or need additional comment.

Thank you!



RUBEN L. ANASTACIO & ASSOCIATES

4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL 60004
TEL (847) 39
FAX (847) 38

RESOLUTION
R _____

**A RESOLUTION APPROVING A DOWNTOWN IMPROVEMENT AND
RENOVATION GRANT FOR THE PROPERTY COMMONLY KNOWN AS
104-106 E. ST. CHARLES ROAD**

WHEREAS, the Village disburses funds for the Downtown Improvement and Renovation Grant Program (the “Program”) under the authority of the Village Board of Trustees, and will provide monetary grants to qualified property owners in the Lombard Tax Increment Financing (TIF) Downtown District to enhance and improve buildings and parking areas; and,

WHEREAS, Luxica LLC (the “Applicant”), wish to participate in this Program for façade renovations to the building (the “Project”) located at 104-106 E. St. Charles Road, Lombard, Illinois (the “Subject Property”) and,

WHEREAS, the Applicant is also the owner of 104-106 E. St. Charles Road, Lombard, Illinois; and,

WHEREAS, the Project shall consist of those renovations to the façade of the building on the Subject Property, legally described in Exhibit “A” attached hereto and made part hereof; and,

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

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

SECTION 1: That the Village shall provide the Applicant a grant of up to forty-four thousand, one hundred and seventy-five and 00/100 dollars (\$44,175.00), pursuant to the Program (the “Grant”). Such grant funds shall be available to the Applicants upon the authorization of the Village’s Director of Community Development, after receipt of satisfactory evidence that the project components have been completed, and that the Applicants have paid all invoices for labor and materials in connection therewith.

SECTION 2: The Applicants, as well as any subsequent business or property owner, will perform the following obligations in connection with the Project:

- a. Permits must be applied for and received for all of the work.

- b. Before the grant can be paid out, the applicant will submit a final receipt (showing the project is paid in full), waivers of lien from the contractors, and an IRS W-9 (provided by staff).
- c. That the applicant/property owner shall not apply for a vacancy exemption from the York Township Assessor.
- d. Work must be complete one year from the date of approval by the Village Board of Trustees.

SECTION 3: The Applicants, and any subsequent business or property owner, shall be required to maintain the Property in accordance with all Village codes and ordinances, and obtain any and all necessary licenses and permits required relative thereto.

SECTION 4: That the Downtown Improvement and Renovation Grant Program Agreement, relative to the Project, attached hereto as Exhibit "B" and made part hereof is hereby approved (the "Agreement")

SECTION 5: The Village may terminate the Agreement if the Applicant, or any subsequent business or property owner, fails to comply with any of the terms of the Agreement. In the event of termination, the Applicant shall be required to repay any amount of the Grant disbursed.

SECTION 6: That the Village President and Village Clerk are hereby authorized and directed to sign, on behalf of the Village of Lombard, the Agreement attached hereto as Exhibit "B".

Adopted this _____ day of _____, 2016.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2016.

Keith T. Giagnorio
Village President

Resolution No. _____
104 E. St. Charles Road

ATTEST:

Sharon Kuderna
Village Clerk

EXHIBIT A
Legal Description

LOT 9 AND THE WEST 2 FEET OF LOT 8, IN BLOCK 18 IN H.O. STONE AND CO'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179463, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-08-103-010; (the "Subject Property").

EXHIBIT B

**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT PROGRAM
AGREEMENT**

This Agreement is entered into this twentieth day of October, 2016, by and between the Village of Lombard, Illinois, (hereinafter referred to as the "Village"), and Luxica LLC (hereinafter referred to as "Applicant") doing business at 104 E. St. Charles Road, Lombard, Illinois (said location being legally described on Exhibit "1" attached hereto and made part hereof – hereinafter referred to as the "Subject Property"), with personal property being secured at 104 E. St. Charles Road, Lombard, Illinois. The Village and the Applicants are sometimes referred to herein collectively as the "Parties."

WITNESSETH

WHEREAS, the Village, pursuant to Sections 36.30 through 36.36 of the Lombard Village Code, has established a Downtown Improvement and Renovation Grant Program (hereinafter referred to as the "Program") and, as such, will provide grants to qualified business owners and property owners in the Eligible TIF Districts (as said term is defined in Section 36.31 of the Lombard Village Code) for exterior renovations; and

WHEREAS, the Program compliments and supports the Village's plans to maintain a quality Central Business District; and

WHEREAS, exterior renovations are desirable within the Central Business District and contribute to an economically strong Central Business District; a commercial area where the image, appearance, and environment encourage the attraction of shoppers; and

WHEREAS, the Applicants wish to participate in this Program for proposed exterior renovations to be located at 104-106 E. St. Charles Road, Lombard, Illinois; Program Application No.: **16-02**; with said exterior renovations being more specifically described in Exhibit "2" attached hereto and made part hereof (hereinafter referred to as the "Project");

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Parties hereto, the Parties agree as follows:

SECTION 1: The Village shall provide the Applicants with a grant under the Program in an amount not to exceed forty-four thousand, one hundred and seventy-five and 00/100 dollars (\$44,175.00), (hereinafter referred to as the "Grant"). Such Grant shall be available to the Applicants upon the authorization of the Village's Director of Community Development, and after the Applicants has constructed the Project, and complied with the provisions of this Agreement and Sections 36.30 through 36.36 of the

Lombard Village Code, as well as paid for the Project. The maximum amount of the Grant, as set forth above, is based upon the Applicants expending no less than eighty-eight thousand, three hundred and fifty and 00/100 dollars (\$88,350.00) in relation to the Project. In the event that the Applicants' expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed fifty percent (50%) of the amount expended by the Applicants in relation to the Project.

SECTION 2: The Applicants shall undertake the following in connection with the Project:

- a. Permits must be applied for and received for all of the work.
- b. Before the grant can be paid out, the applicant will submit a final receipt (showing the project is paid in full), waivers of lien from the contractors, and an IRS W-9 (provided by staff).
- c. That the applicant/property owner shall not apply for a vacancy exemption from the York Township Assessor.
- d. Work must be complete one year from the date of approval by the Village Board of Trustees.

SECTION 3: Upon completion of the Project, the Applicant shall maintain the Subject Property and the business located thereon in accordance with all applicable federal, state and local laws, rules and regulations.

SECTION 4: The Applicant hereby consent to the recording of this Agreement to serve as notice to future purchasers, assigns, estate representatives, mortgagees, and all other interested persons of the conditions outlined in this Agreement.

SECTION 5: In the event the Village terminates this Agreement as a result of the Applicant failing to comply with any of the terms of this Agreement, the Applicant shall be required to repay any amount of the Grant that has been disbursed by the Village. In the event said amount is not repaid, the Village shall have the right to record a lien against the Subject Property for said amount.

SECTION 6: This Agreement shall be binding upon the successors and assigns of the Parties hereto.

VILLAGE OF LOMBARD

By: Keith T. Giagnorio, Village President

Resolution No. _____
104 E. St. Charles Road

Attest: Sharon Kuderna, Village Clerk

APPLICANT

Luxica LLC
Frank LaGambina

Resolution No. _____
104 E. St. Charles Road

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that Keith T. Giagnorio, personally known to me to be the President
of the Village of Lombard, and Sharon Kuderna, personally known to me to be the
Village Clerk of said municipal corporation, and personally known to me to be the same
persons whose names are subscribed to the foregoing instrument, appeared before me this
day in person and severally acknowledged that as such President and Village Clerk, they
signed and delivered the said instrument and caused the corporate seal of said municipal
corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of
said municipal corporation, as their free and voluntary act, and as the free and voluntary
act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2016.

Commission expires _____, 20____.

Notary Public

Resolution No. _____
104 E. St. Charles Road

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that Frank LaGambina, _____ of Luxica LLC,
personally known to me to be the same person whose names are subscribed to the
foregoing instrument, appeared before me this day in person and severally acknowledged
that they signed and delivered the said instrument, as their free and voluntary act, for the
uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2016.

Commission expires _____, 20____.

Notary Public

EXHIBIT 1
Legal Description

LOT 9 AND THE WEST 2 FEET OF LOT 8, IN BLOCK 18 IN H.O. STONE AND CO'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179463, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-08-103-010; (the "Subject Property").

EXHIBIT 2

The Community Development Department retains a copy of the submittal to the Economic and Community Development Committee. This submittal includes contractor's quotes and a description of the work to be completed. The Applicant proposes to reface the front and side facades of the building, as well as add awnings and light fixtures, as listed below and depicted on the attached rendering:

1. Demolition activities to the south elevation
2. Install metal framed parapet wall
3. Install new front door and replacement exterior windows
4. Install masonry brick on south elevation
5. Dryvit application on top parapet
6. Tie existing roofing into new parapet wall
7. Electrical work installation, including exterior light fixtures
8. Installation of awnings
9. Exterior tuck-pointing and paint activities on west and east elevations
10. Replace west entrance door
11. Replace east wall gutters
12. Companion architectural services activities



SIGN

FRONT ELEV.

NEW DOOR

FRONT ELEVATION

STUDY A SINGLE TENANT

BLACK GABLES
ARLINGTON HTS.
YELLOW GABLES
TOP SHORE FRONT
BLACK BRICK

RUBEN L. ANASTACIO & ASSOCIATES
4258 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL 60004
or
TEL (847) 39
FAX (847) 38