

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : September 18, 2023 **(BOT) Date:** September 21, 2023

SUBJECT: 2-8 W. St Charles Road (Grove Tavern) Three Grant Request

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

BACKGROUND/POLICY IMPLICATIONS:

The Community Development Department received three grant applications by the owner of the 2-8 W. St. Charles Road property (10 W. St. Charles LLC/George Garifalis), and on behalf of the existing/proposed tenant for the properties (Egg House LLC) at 2-8 W. St. Charles Road. The grants are intended to provide assistance to include a complete renovation of the 6 W. St. Charles Road building to accommodate the dinner restaurant component; connecting the building to the adjacent 2 W. St. Charles building via new access/egress doorways to allow for additional seating, access to reconfigured restrooms and use of the existing Egg House food preparation area; and providing for an outdoor patio/seating area, along with an extended/covered dining area with full seasonal closure options.

The ECDC unanimously recommended approval of the request.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ 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

MEETING DATE: September 21, 2023

SUBJECT: **2-8 W. St. Charles Road (Grove Tavern Restaurant)**

Please find the following items for Village Board consideration as part of the September 21, 2023 Village Board meeting:

1. Economic and Community Development Committee (ECDC) summation memo (i.e., without actual plans and quotes); and
2. A Resolution Approving Three Village Grants (Downtown Restaurant Forgivable Loan, Retail Business Grant and Downtown Renovation & Improvement Grant) for the properties at 2-8 W. St. Charles Road

The Community Development Department has received the grant applications by the owner of the 2-8 W. St. Charles Road property (10 W. St. Charles LLC/George Garifalis), and on behalf of the existing proposed/tenant for the properties Egg House LLC at (2-8 W. St. Charles Road):

1. A Downtown Renovation and Improvement Grant (Façade Grant) of up to \$50,000 for the proposed façade modifications and related eligible components.
2. A Restaurant Forgivable Loan of up to \$100,000 for the proposed tenant modification and build out of the existing vacant building at 6 West. St. Charles and ancillary and related tenant modifications in the 2 West St. Charles restaurant space.
3. A Downtown Retail Business Grant of up to \$20,000 for the proposed tenant modification and outside capital improvements.

The overall project cost is estimated to be \$740,000 and will consist of the following elements:

- a complete renovation of the 6 W. St. Charles Road building (former Ash Tray tobacco store) to accommodate the dinner restaurant component;
- a connection to the adjacent 2 W. St. Charles building via a to be created access/egress door to allow for additional seating, access to reconfigured restrooms and use of the existing Egg House Kitchen food preparation infrastructure by their staff; and

- an outdoor patio/seating area, along with an extended/covered dining area with full seasonal closure options.

The recommendation is subject to the following conditions:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, 10 W. St. Charles Road LLC shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form. The Village shall pay out to the grant recipient based upon the grant parameters limitations set forth within the respective Policies.
4. After the grant funds are paid, 10 W. St. Charles Road LLC shall display the Village window sign acknowledging they received a grant.

ACTION REQUESTED

The ECDC recommended approval of this grant request by a vote of 7-0. Please place this resolution on the September 21, 2023 Board of Trustees agenda.



MEMORANDUM

TO: Trustee Anthony Puccio, Chairperson
Economic and Community Development Committee

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

MEETING DATE: September 11, 2023

SUBJECT: **2-8 W. St. Charles Road (Grove Tavern): Three Grant Requests**

The Community Development Department has received three grant applications by the owner of the 2-8 W. St. Charles Road property (10 W. St. Charles LLC/George Garifalis), and on behalf of the existing proposed/tenant for the properties Egg House LLC at (2-8 W. St. Charles Road):

1. A Downtown Renovation and Improvement Grant (Façade Grant) of up to \$50,000 for the proposed façade modifications and related eligible components.
2. A Restaurant Forgivable Loan of up to \$100,000 for the proposed tenant modification and build out of the existing vacant building at 6 West. St. Charles and ancillary and related tenant modifications in the 2 West St. Charles restaurant space.
3. A Downtown Retail Business Grant of up to \$20,000 for the proposed tenant modification and outside capital improvements.

The subject properties consist of the following existing land uses:

2 W. St. Charles Road: This two-story building has a first-floor lease to Egg House, a breakfast/lunch establishment on the first floor, and apartment units on the second floor.

6 W. St. Charles Road: This property is improved with a one-story retail building, which is currently vacant. Past tenants included Ash Tray Smoke Shop and Buona Pizza.

8 W. St. Charles Road: This property is an unimproved vacant lot.

The redevelopment proposal is to create a dinner restaurant on the premises to supplement the existing Egg House breakfast/lunch activity. Project components include:

- a complete renovation of the 6 W. St. Charles Road building to accommodate the dinner restaurant component;
- connecting the building to the adjacent 2 W. St. Charles building via a to be created access/egress door to allow for additional seating, access to reconfigured restrooms and

use of the existing Egg House Kitchen food preparation infrastructure by their staff (not unlike Harry Caray's/Holy Mackerel, Shannon's, Babcock's/Lilac League and the former Praga/BonTon); and

- Proving for an outdoor patio/seating area, along with an extended/covered dining area with full seasonal closure options.

ATTACHMENTS

1. Proposed front building elevations and existing conditions
2. Applications for the three grant programs
3. Project Cost Estimates Spreadsheet, with submitted quotes
4. Pending permit plan submittal to the for the entire project (relevant pages pertaining to the grant improvements are attached).

The overall project cost is approximately \$725,000. As has been approved with other properties and projects, multiple grants can be applied to the same property and project, provided that each component meets the individual grant criteria.

DOWNTOWN RENOVATION & IMPROVEMENT GRANT

The plan set (plan sheet A.5, 1. Front elevation) includes the following components which are grant eligible include:

1. New prefinished aluminum framed window;
2. New metal canopy;
3. Extended masonry parapet wall, additional coping and soldier course masonry on roof parapet wall;
4. Cement board fascia on proposed patio wall;
5. Gooseneck lighting and signage running board area with companion wall signage; and
6. Exterior fence/masonry wall abutting the proposed patio seating area.

DOWNTOWN RESTAURANT FORGIVABLE LOAN & BUSINESS GRANT COMPONENTS

These Programs provide for capital expenditure funding for the project and the following elements are eligible for consideration as part of the program:

1. Interior demolition activities for the 6 W. St. Charles Road structure and the restrooms in the 2 W. St. Charles Road building;
2. New corridor connection/entrance walls, restroom wall and restroom fixtures in the 2 W. St. Charles Road building;
3. In the 6 W. St. Charles space, improvements include:
 - a. interior walls linking buildings, and internal wall partitions;

- b. kitchen infrastructure to provide additional preparation area within the 6 W. St. Charles space) (electrical upgrades, plumbing, ventilation, flooring/lighting);
- c. Bar infrastructure (electrical, plumbing);
- d. Modifications to the existing west exterior wall to provide for windows, doors to the patio area;
- e. NFPA Life/Safety components (alarm systems);
- f. Ancillary interior improvements (flooring, paint, fixtures); and
- g. Architectural, interior design costs (as applicable)

The Downtown Restaurant Forgivable Loan Program allows for the Village to grant the petitioner back up to 1/3 of the total project cost, not to exceed \$100,000. A lien may be placed on the building (similar to the Downtown Retail Business Grant) in the amount of the forgivable loan. One tenth of the forgivable loan is forgiven for each full year that the restaurant is open.

GRANT REQUEST ELEMENTS

Regarding the grant history of the properties, the Village approved a Façade Grant for 2 W. St. Charles Road (Grove Restaurant) in 2006, but the grant was never acted upon. Egg House undertook a remodeling effort and installed new awnings as part of their 2020 activities, but no grants were applied for that project.

The applicant has submitted a spreadsheet of submitted costs by trade. He has attempted to complete his efforts for three quotes per trade/activity, but the ability to meet this for all trades has been a bit elusive. As such, the quotes and spreadsheet show the various applicable trades and quotes for each of the construction disciplines and materials that comprise the project.

However, staff recognizes that the grant request being request are far below the \$725,000 estimated cost figures shown for the whole project (i.e. one-half of the façade costs and business retail grant and one-third of the Forgivable Loan). For those discipline in which three quotes have not been provided, staff did review the quotes costs and find that they are reasonable for consideration of the grants. Given that the total project cost far exceeds the grant parameters, even if such costs are less than noted to date, full grant eligibility will be met.

POLICY REVIEW ELEMENTS

The Downtown Restaurant Forgivable Loan Program and Retail Grant Policy have lease requirements. The Egg House Restaurant is in their second year of the first 6-year lease provisions. Should the grant be approved, the owner intends to extend the lease to the other property, thereby making the property and business under lease for an 11-year period, which is beyond the Forgivable Loan period.

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. This building is specifically identified in the Guidebook and a restaurant use is consistent with the attached graphic depiction, include proposed land use, building design, gooseneck lighting, sign depiction and even the concept of seasonal dining on the premises.

The College of DuPage Small Business Development Center requirement was not needed as the Egg House is an existing business. They opened in 2020 and their success has led them to expand with a complementary dining concept.

COMMITTEE ACTION REQUESTED

This item is being placed on the September 11, 2023 ECDC agenda for consideration for the 2-8 W. St. Charles Road property. Staff recommends that the ECDC recommend approval to the Village Board for:

1. A Downtown Renovation & Improvement Grant request of up to \$50,000 for the proposed façade reconstruction improvements;
2. The Retail Business Grant in an amount not to exceed \$20,000 for the proposed interior improvements; and
3. the Downtown Restaurant Forgivable Loan in an amount not to exceed \$100,000, based upon the proposed interior buildout plans submitted as a part of the applicant request.

The awards are over \$10,000 and as such requires final approval from the Village Board of Trustees. Said recommendation is subject to the following conditions:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, 10 W. St. Charles Road LLC shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form. The Village shall pay out to the grant recipient based upon the grant parameters limitations set forth within the respective Policies.
4. After the grant funds are paid, 10 W. St. Charles Road LLC shall display the Village window sign acknowledging they received a grant.

6-8 West St. Charles – Proposed Building Elevation (The Grove Tavern aka “The Grove”)



6-8 West St. Charles (Existing)



6-8 W. St. Charles: Alternate View/Perspective



6-8 W. St. Charles: Alternate View/Perspective (Existing)



RESOLUTION
R _____

**A RESOLUTION APPROVING A DOWNTOWN RESTAURANT FORGIVABLE
LOAN, A DOWNTOWN RETAIL BUSINESS GRANT AND A DOWNTOWN
RENOVATION AND IMPROVEMENT GRANT FOR THE PROPERTY
COMMONLY KNOWN AS 2-8 W. ST. CHARLES ROAD**

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

WHEREAS, property owner 10 W. St. Charles LLC (the “Applicant”), desires to participate in these Programs for interior and exterior renovations to the building (the “Project”) located at 2-8 W. St. Charles Road, Lombard, Illinois (the “Subject Properties”) and,

WHEREAS, the Project shall consist of those renovations on the Subject Properties as set forth on 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 with the following:

1. A Downtown Renovation and Improvement Grant of up to \$50,000 for the proposed façade modifications and related eligible components; and
2. A Restaurant Forgivable Loan of up to \$100,000 and a Downtown Retail Business Grant of up to \$20,000 for the proposed tenant modification and build out of the existing vacant building at 6 W. St. Charles Road and related tenant modifications in the 2 West St. Charles restaurant space.

Such funding shall be available to the Applicant 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 Applicant has paid all invoices for labor and materials in connection therewith.

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

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, 10 W. St. Charles Road LLC shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form. The Village shall pay out to the grant recipient based upon the grant parameters limitations set forth within the respective Policies.
4. After the grant funds are paid, 10 W. St. Charles Road LLC shall display the Village window sign acknowledging they received a grant.

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

SECTION 4: That the Program Agreement, relative to the Project, attached hereto as Exhibit “B” and made part hereof is hereby approved (the “Agreement”)

SECTION 5: That the Owner agrees that the Agreement may be duly recorded against the subject Property, to serve as notice upon future purchasers, assigns, estate representatives, mortgages, and all other interested persons of the conditions outlined in the Agreement.

SECTION 6: The Village may terminate the Agreement if the Applicant or Owner, or any subsequent business or property owner, fails to comply with any of the terms of the Agreement. In the event of termination, the Owner shall be required to repay any amount of the Grant disbursed.

Resolution No. _____
2-8 W. St. Charles Road

SECTION 7: 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 _____, 2023, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this ____ day of _____, 2023.

Keith T. Giagnorio
Village President

ATTEST:

Elizabeth Brezinski
Village Clerk

EXHIBIT A
Legal Description

2 W. ST. CHARLES ROAD (06-07-206-042)

LOT 2 AND THAT PART OF LOT 3, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF ST. CHARLES ROAD (FORMERLY LAKE STREET) 65.0 FEET EASTERLY FROM THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 11; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 5, 68.0 FEET, MORE OR LESS TO THE SOUTH LINE OF THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF SAID LOT 3; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF LOT 3 TO THE EAST LINE OF SAID LOT 3 (BEING THE WEST LINE OF MAIN STREET); THENCE SOUTH ALONG THE EAST LINE OF LOT 3, 30.0 FEET, PRE PR ;ESS. TP THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LOINE OF LOT 2, 35.0 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2 (BEING THE NORTH LINE OF ST. CHARLES ROAD)(FORMERLY LAKE STREET); THENCE WESTERLY ALONG THE NORTH LINE OF ST. CHARLES ROAD , 39-28 FEET TO THE PLACE OF BEGINNING (EXCEPTING THE WESTERLY 20-5 FEET OF SAID PART OF LOT 3 AFORESAID) IN BLOCK 11 IN THE TOWN OF LOMBARD, BEING A SUBDIVISION OF PART OF SECTION 5 TO 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ALSO

6 WEST ST. CHARLES ROAD (06-07-206-022)

THE WESTERLY 20.5 FEET OF THE PART OF LOT 3 IN BLOCK 11 OF THE PLAT OF THE TOWN OF LOMBARD DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF LAKE STREET 65 FEET EASTERLY FROM THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 11; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 5, 70 FEET; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF MAIN STREET, 22 FEET NORTHERLY FROM THE NORTHEASTERLY CORNER OF LOT 2 IN SAID BLOCK; THENCE SOUTH ALONG THE WEST LINE OF MAIN STREET, 22 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 23 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2, 35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2 AND THE NORTH LINE OF LAKE STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LAKE STREET 39-28 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; ALSO

8 W. ST. CHARLES ROAD (06-07-206-032)

THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF LOTS 3 AND 4 AND THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF THAT PART OF LOT 5 (BEING 20.0 FEET MORE OR LESS) LYING EAST OF THE EAST LINE OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED FROM JOSEPH B. HULL TO ISAAC CLAFLIN AND RECORDED OCTOBER 121, 1869, AS DOCUMENT 11925 (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED TRACT, TO-WIT: BEGINNING ON THE SOUTH LINE OF SAID LOT 4, 5.0 FEET EAST OF THE SOUTHWEST CORNER

Resolution No. _____
2-8 W. St. Charles Road

THEREOF; ALONG AN OLD FENCE LINE) 5.0 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOTS (BEING ALONG AN OLD FENCE LINE) 35.0 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 3 (BEING ALONG AN OLD FENCE LINE) 70.0 FEET TO THE SOUTH LINE OF SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTH LINE 60.0 FEET TO THE PLACE OF BEGINNING (AND BEING THE SAME PROPERTY AS DESCRIBED IN QUIT CLAIM DEED FROM GEORGE H. FISCHER AND WIFE, TO MARY S. OTT AND MAY OTT RECORDED APRIL 18, 1930, AS DOCUMENT 296170) IN BLOCK 11 IN THE TOWN OF LOMBARD, BEING A SUBDIVISION OF PART OF SECTIONS 5 TO 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B

DOWNTOWN RESTAURANT FORGIVABLE LOAN PROGRAM AGREEMENT

This Downtown Restaurant Forgivable Loan Program (hereinafter referred to as the “Agreement”) Agreement is entered into this 21st day of September, 2023, by and between the Village of Lombard, Illinois, (hereinafter referred to as the “Village”), and property owner 10 W. St. Charles LLC (hereinafter referred to as “Applicant”), for the property located at 2-8 W. 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”).

WITNESSETH

WHEREAS, the Village, pursuant to Chapter 36 of the Lombard Village Code, has established a Downtown Restaurant Forgivable Loan, Downtown Retail Business Grant and Downtown Renovation and Improvement Grant Programs (hereinafter referred to as the “Programs”), and, as such, will provide assistance to qualified business owners and property owners in the Eligible TIF Districts (as said term is defined in Section 36.51 of the Lombard Village Code) for selected interior and exterior renovations; and

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

WHEREAS, interior 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 Applicant desires to participate in the Programs, for proposed renovations at the Subject Property; with said 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 Applicant with a grant under the Program in the following not to exceed amounts (hereinafter referred to as the “Grants”).

1. A Downtown Renovation and Improvement Grant (Façade Grant) of up to \$50,000 for the proposed façade modifications and related eligible components.

2. A Restaurant Forgivable Loan of up to \$100,000 for the proposed tenant modification and build-out of the existing vacant building at 6 West. St. Charles and ancillary and related tenant modifications in the 2 West St. Charles restaurant space.
3. A Downtown Retail Business Grant of up to \$20,000 for the proposed tenant modification and outside capital improvements.

Such Grants shall be available to the Applicant, upon the authorization of the Village's Director of Community Development, after the Applicant has constructed the Project, complied with the provisions of this Agreement and Chapter 36 of the Lombard Village Code, and has paid for the Project.

The maximum amount of the Downtown Renovation and Improvement Grant, as set forth above, is based upon the Applicant expending no less than one hundred thousand and 00/100 dollars (\$100,000.00) in eligible costs relation to the Project. If the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed one-half (1/2) of the amount expended by the Applicant in relation to the Project.

The maximum amount of the Restaurant Forgivable Loan, as set forth above, is based upon the Applicant expending no less than three hundred thousand and 00/100 dollars (\$300,000.00) in eligible costs in relation to the Project. If the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed one-third (1/3) of the amount expended by the Applicant in relation to the Project.

The maximum amount of the Downtown Retail Business Grant, as set forth above, is based upon the Applicant expending no less than forty thousand and 00/100 dollars (\$40,000.00) in eligible costs in relation to the Project. If the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed one-half (1/2) of the amount expended by the Applicant in relation to the Project.

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

4. Building permits must be received for the applicable work, with completion and passage of all required inspections.
5. Work shall be complete one year from the date of approval by the ECDC.
6. Before the grant can be paid out, 10 W. St. Charles Road LLC shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and

an IRS W-9 form. The Village shall pay out to the grant recipient based upon the grant parameters limitations set forth within the respective Policies.

7. After the grant funds are paid, 10 W. St. Charles Road LLC shall display the Village window sign acknowledging they received a grant.

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 Owner hereby consents 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: The Owner hereby agrees to be bound by the lien conditions set forth in Section 36.55 of the Lombard Village Code, which are incorporated herein by reference as if set forth in full herein, including, but not limited to, the condition that, upon disbursement of the Restaurant Forgivable Loan funds by the Village, no business, other than a restaurant, may operate at the subject Property for a period of ten (10) years from the recording of the lien referenced in said Section 36.55 of the Lombard Village Code, without the consent of the Village.

SECTION 6: In the event the Village terminates this Agreement as a result of the Applicant or Owner failing to comply with any of the terms of this Agreement, the Applicant and/or Owner 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 within thirty (30) days of the Village's written demand for repayment, interest shall accrue at a rate of two percent (2%) per month on the unpaid amount due until the amount due is paid in full, and the Village shall have the right to record a lien against the Subject Property for said amount, and foreclose upon said lien in the same manner as in regard to a mortgage.

SECTION 7: The Applicant and Owner agree not to substantially change the use of the business or interior space for which the Grant was received for a period of not less than ten (10) years from the date the Agreement was executed.

SECTION 8: This Agreement shall be binding upon the successors and assigns of the Parties hereto.

Resolution No. _____
2-8 W. St. Charles Road

VILLAGE OF LOMBARD

By: Keith T. Giagnorio, Village President

Attest: Elizabeth Brezinski, Village Clerk

Resolution No. _____
2-8 W. St. Charles Road

APPLICANT/OWNER

10 W. St. Charles LLC (George Garifalis)

Resolution No. _____
2-8 W. 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 Elizabeth Brezinski, 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 _____, 2023.

Commission expires _____, 20____.

Notary Public

EXHIBIT 1
Legal Description

2 W. ST. CHARLES ROAD (06-07-206-042)

LOT 2 AND THAT PART OF LOT 3, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF ST. CHARLES ROAD (FORMERLY LAKE STREET) 65.0 FEET EASTERLY FROM THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 11; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 5, 68.0 FEET, MORE OR LESS TO THE SOUTH LINE OF THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF SAID LOT 3; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF LOT 3 TO THE EAST LINE OF SAID LOT 3 (BEING THE WEST LINE OF MAIN STREET); THENCE SOUTH ALONG THE EAST LINE OF LOT 3, 30.0 FEET, MORE OR LESS TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 2, 35.0 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2 (BEING THE NORTH LINE OF ST. CHARLES ROAD)(FORMERLY LAKE STREET); THENCE WESTERLY ALONG THE NORTH LINE OF ST. CHARLES ROAD, 39-28 FEET TO THE PLACE OF BEGINNING (EXCEPTING THE WESTERLY 20-5 FEET OF SAID PART OF LOT 3 AFORESAID) IN BLOCK 11 IN THE TOWN OF LOMBARD, BEING A SUBDIVISION OF PART OF SECTION 5 TO 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ALSO

6 WEST ST. CHARLES ROAD (06-07-206-022)

THE WESTERLY 20.5 FEET OF THE PART OF LOT 3 IN BLOCK 11 OF THE PLAT OF THE TOWN OF LOMBARD DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF LAKE STREET 65 FEET EASTERLY FROM THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 11; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 5, 70 FEET; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF MAIN STREET, 22 FEET NORTHERLY FROM THE NORTHEASTERLY CORNER OF LOT 2 IN SAID BLOCK; THENCE SOUTH ALONG THE WEST LINE OF MAIN STREET, 22 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 23 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2, 35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2 AND THE NORTH LINE OF LAKE STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LAKE STREET 39-28 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; ALSO

8 W. ST. CHARLES ROAD (06-07-206-032)

THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF LOTS 3 AND 4 AND THE SOUTH 36.0 FEET OF THE NORTH 76.0 FEET OF THAT PART OF LOT 5 (BEING 20.0 FEET MORE OR LESS) LYING EAST OF THE EAST LINE OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED FROM JOSEPH B. HULL TO ISAAC CLAFLIN AND RECORDED OCTOBER 121, 1869, AS DOCUMENT 11925 (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED TRACT, TO-WIT: BEGINNING ON THE SOUTH LINE OF SAID LOT 4, 5.0 FEET EAST OF THE SOUTHWEST CORNER

Resolution No. _____
2-8 W. St. Charles Road

THEREOF; ALONG AN OLD FENCE LINE) 5.0 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOTS (BEING ALONG AN OLD FENCE LINE) 35.0 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 3 (BEING ALONG AN OLD FENCE LINE) 70.0 FEET TO THE SOUTH LINE OF SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTH LINE 60.0 FEET TO THE PLACE OF BEGINNING (AND BEING THE SAME PROPERTY AS DESCRIBED IN QUIT CLAIM DEED FROM GEORGE H. FISCHER AND WIFE, TO MARY S. OTT AND MAY OTT RECORDED APRIL 18, 1930, AS DOCUMENT 296170) IN BLOCK 11 IN THE TOWN OF LOMBARD, BEING A SUBDIVISION OF PART OF SECTIONS 5 TO 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Resolution No. _____
2-8 W. St. Charles Road

EXHIBIT 2

The Village of Lombard Community Development Department retains a copy of the complete submittal to the Village. This submittal includes contractor's quotes and a description of the work to be completed as part of the Project. The Applicant/Owner proposes to install interior improvements for a new full-service sit-down restaurant. Such improvements include, but are not limited to, plumbing, framing, electric, HVAC, windows, doors, bathrooms, restaurant capital infrastructure, restroom accommodations and life/safety improvements. Additionally, the Project includes exterior modifications and enhancements to the south building façade and decorative fencing. Said conceptual plans are attached as a part of this Exhibit.



GROVE TAVERN

6 W. Saint Charles Road
Lombard, IL 60148

INDEX OF DRAWINGS :

- | | | |
|---|---|--------------------------------|
| ARCHITECTURAL | STRUCTURAL | PLUMBING |
| T1.0 GENERAL NOTES
DRAWING INDEX | S1.0 FOUNDATION PLAN,
FOUNDATION DETAILS | P1.0 PLUMBING PLAN |
| A1.0 DEMOLITION PLAN | S2.0 ROOFING PLAN,
ROOFING DETAILS | P2.0 PLUMBING NOTES |
| A2.0 EQUIPMENT PLAN | | |
| A3.0 REFLECTED CEILING PLAN | MECHANICAL | ELECTRICAL |
| A4.0 EXTERIOR ELEVATIONS | M1.0 HVAC PLAN | E1.0 POWER PLAN |
| A5.0 BUILDING SECTION | M2.0 HVAC NOTES | E2.0 LIGHTING PLAN |
| A6.0 TOILET ELEVATIONS,
ROOM FINISH SCHEDULE,
DOOR & FRAME SCHEDULE | M2.1 ECON-AIR DETAILS | E3.0 ELECTRICAL NOTES |
| | M2.2 ECON-AIR DETAILS | E4.0 ELECTRICAL SPECIFICATIONS |
| | M2.3 ECON-AIR DETAILS | |
| | M2.4 ECON-AIR DETAILS | |

GENERAL NOTES:

1. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
2. COORDINATE STORAGE OF MATERIALS AND EQUIPMENT WITH PROPERTY MANAGERS. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION AND ASSUMES NO RESPONSIBILITY FOR STORED MATERIALS AND EQUIPMENT.
NO CONTRACTOR SHALL DAMAGE OR INFRINGE THE RIGHTS OR INTERESTS OF THE ADJOINING OWNERS OR NEIGHBORS OF THE BUILDING.
DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
3. CONTRACTOR SHALL MAINTAIN ALL PUBLIC AND PRIVATE BUILDINGS ENTRANCES FREE FROM INTERFERENCE OR OBSTRUCTION AT ALL TIMES. ANY REQUIRED OBSTRUCTION SHALL BE PARALLELED WITH THE EXISTING CURB AND PARALLEL TO THE EXISTING DRIVEWAYS SHALL BE CLEANED UP AND REPAIRED UPON COMPLETION OF THE WORK.
4. REMOVE EXISTING MATERIALS TO BE REMOVED TO A DEPTH OF 4" BELOW THE FINISH FLOOR LEVEL. ALL WOOD BLOCKING TO BE REMOVED FOR RETROFIT CONSTRUCTION.
5. ALL DOORS HARDWARE TO MEET A.D.A. REQUIREMENTS.
6. ALL DOORS HARDWARE TO HAVE A MINIMUM CLASS B FLAME SPREAD RATING.
7. WHEN "MATCH EXISTING" IS INDICATED ON DRAWINGS, IT IS OF A FINAL Q.D. TO DETERMINE IF THE MATERIAL TO BE MATCHED CAN BE OBTAINED. CONTRACTOR IS TO VERIFY MATCHED MATERIALS AND INQUIRE AS TO HOW THE BID SHALL BE OBTAINED.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.
9. LOCATIONS OF EXISTING UTILITIES TO BE MAINTAINED THROUGH THE SPACE SERVING OTHER SPACES.
10. WHERE FLOOR CUTTING OF EXISTING SLAB OCCURS, PATCH STRENGTH OF JUMP PSL. PATCH EXISTING GRANULAR BASE CONCRETE FLOOR PATCHES FLUSH TO ADJACENT CONCRETE.
11. GENERAL CONTRACTOR SHALL VERIFY AND INSURE THAT ALL CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT MAINTAINS THE EXISTING STRUCTURE TO REMAIN IN A SOUND LEVEL OF OPERATION AND CLEANLINESS.
ALL CONTRACTORS SHALL TAKE OUT ALL NECESSARY INSURANCE TO IMPROVE AND HOLD HARMLESS THE OWNER, ARCHITECT AND GENERAL CONTRACTOR FROM ALL DAMAGES RESULTING FROM CONTRACTORS EXECUTION OF WORK.
THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS AND MATERIALS.
CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND PROTECTION OF EXISTING UTILITIES, WALLS, FLOORS, CEILING, ETC. INCREASED DURING DEMOLITION AND CONSTRUCTION.

12. CONTRACTOR(S) SHALL ADEQUATELY PROTECT PERSONS AND PROPERTY FROM ALL DANGERS OF THE WORK. CONTRACTOR SHALL PRACTICE APPLICABLE MANUFACTURERS STANDARDS INCLUDING A.C.I. STANDARDS.
13. INTERIOR OF STUDY BOARD IS TO BE 5/8" THICK UNLESS NOTED OTHERWISE ON THE DRAWINGS. METAL STUDS PARTITION TYPES, FINISHED "C" CHANNEL METAL STUDS, SURFACE FOR APPLICATION OF SPECIFIED FINISHES.
PROVIDE CONNECTION JOINTS AT 36" O.C. MAX.
14. PROVIDE GALVANT AND CALKING WHERE INDICATED ON DRAWINGS. PROVIDE GALVANT AND CALKING ON ALL JOINTS BETWEEN DIFFERING MATERIALS TO PROVIDE A WEATHER TIGHT SEAL. PROVIDE GALVANT AND CALKING ON AIR INFLTRATION, COURSE OF GULF, TO MATCH EXISTING FINISH.
15. TO FOLLOW METAL FOR DOOR FRAMES TO BE 1 3/4" GA. FRAMES TO BE 3" X 3" X 1/2" ALUMINUM ANGLE.
16. WOOD & HOLLOW METAL SPOKE FINISHES TO BE MANUFACTURED AND INSTALLED TO MEET A.M.I. & S.O.I. STANDARDS & RECOMMENDATIONS.
17. ALL NEW DOORS TO RECEIVE PAINT FINISH TO MATCH EXISTING PRIMER AND U.I. COAT. BENCHMARK MODELS EGGSHELL LATE, FINISH TO MATCH EXISTING. FINISH TO MATCH EXISTING PREPARED FOR APPLICATION OF PAINT.
18. PREPARE EXISTING CONCRETE FLOOR AS REQUIRED WITH LATEX CONCRETE TO PROVIDE A SMOOTH AND LEVEL SURFACE FOR THE INSTALLATION OF THE FINISH FLOOR MATERIAL.
19. INSTALL CERAMIC TILE IN ACCORDANCE WITH TCA GUIDELINES. CERAMIC TILE TO BE THIN SET WITH UNMODIFIED GROUT.
20. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND MAINTAINED THROUGHOUT THE PROJECT. FIRE EXTINGUISHERS TO BE COORDINATED BETWEEN THE LOCAL FIRE BUREAU AND APPLICABLE CODES.
21. TESTING OF LOCKSETS TO BE COORDINATED BETWEEN THE TENANT, GENERAL CONTRACTOR AND LEASING AGENT.
22. ALL FINISH AND DEVICE LOCATIONS ARE CONCEPTUAL WITH EXISTING STRUCTURE. THE WORK OF OTHER TRADES INCLUDING ELECTRICAL, PLUMBING, FIRE PROTECTION AND SIGNALING SYSTEMS.

CLEANUP
FINAL CLEAN-UP: THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO MAKE CERTAIN THAT ALL DEBRIS WOULD INCLUDE WINDING DOWN, CLEANING GLASS, SERVICES WHICH WOULD BE PERFORMED UNDER THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, INCLUDING CONSTRUCTION EQUIPMENT, TOOLS, AND MATERIALS FROM THE PROJECT SITE UPON COMPLETION OF THE WORK. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE.

SCOPE OF WORK

REMODEL AND ADDITION TO EXISTING SINGLE STORY COMMERCIAL BUILDING WITHIN AN EXISTING BUILDING. THE SCOPE OF WORK SHALL INCLUDE THE INTERIOR REMODEL OF THE EXISTING BUILDING WITH THE ADDITION OF A NEW WING. THE NEW ADDITION SHALL INCLUDE ROOM FOR (1) ACCESSIBLE TOILET ROOM, (2) MECHANICAL ROOM, (3) NEW WING WITH ROOF FOR A NEW GAMING AREA.
THE EXISTING FRONT ENTRY DOOR AND WINDOW SYSTEM SHALL BE REMOVED AND REPLACED WITH A NEW ALUMINUM FRAMED WINDOW SYSTEM. NEW WINDOW SYSTEMS TO BE INSTALLED ALONG THE WEST ELEVATION OF THE NEW WING.

THE EXISTING ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS SHALL BE REMOVED AND DISCARDED. A NEW ELECTRICAL AND PLUMBING SYSTEM SHALL BE INSTALLED WITH A NEW CONCRETE PATIO AREA TO BE CONSTRUCTED ON THE ADJACENT LOT WEST OF THE EXISTING BUILDING. ALL WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE W/AMENDMENTS FRAMED ROOF CANOPY.

BUILDING / CODE DATA:
 * TYPE: JB
 * IMPROPER / NON-COMBUSTIBLE: CONSTRUCTION

USE GROUP: A - ASSEMBLY

AREA:
 BUILDING: 1,124 S.F.
 PATIO: 2,204 S.F.

CODES:
 * 2018 INTERNATIONAL BUILDING CODE W/AMENDMENTS
 * 2018 NATIONAL ELECTRICAL CODE W/AMENDMENTS
 * 2018 ENERGY CONSERVATION CODE W/AMENDMENTS
 * 2018 INTERNATIONAL FIRE CODE W/AMENDMENTS
 * 2018 ILLINOIS PLUMBING CODE W/AMENDMENTS
 * 2018 ILLINOIS ACCESSIBILITY CODE



1 LOCATION MAP
NOT TO SCALE

Project No: **22102**

No:	Description:	Date:
512123	ISSUED FOR REVIEW	5/12/23

Sheet Title:
**GENERAL NOTES,
 DRAWING INDEX
 LOCATION MAP**

Sheet No:
T1.0

6 W. Saint Charles Road
 Lombard, IL 60148

**Capital Architects
 Architect**

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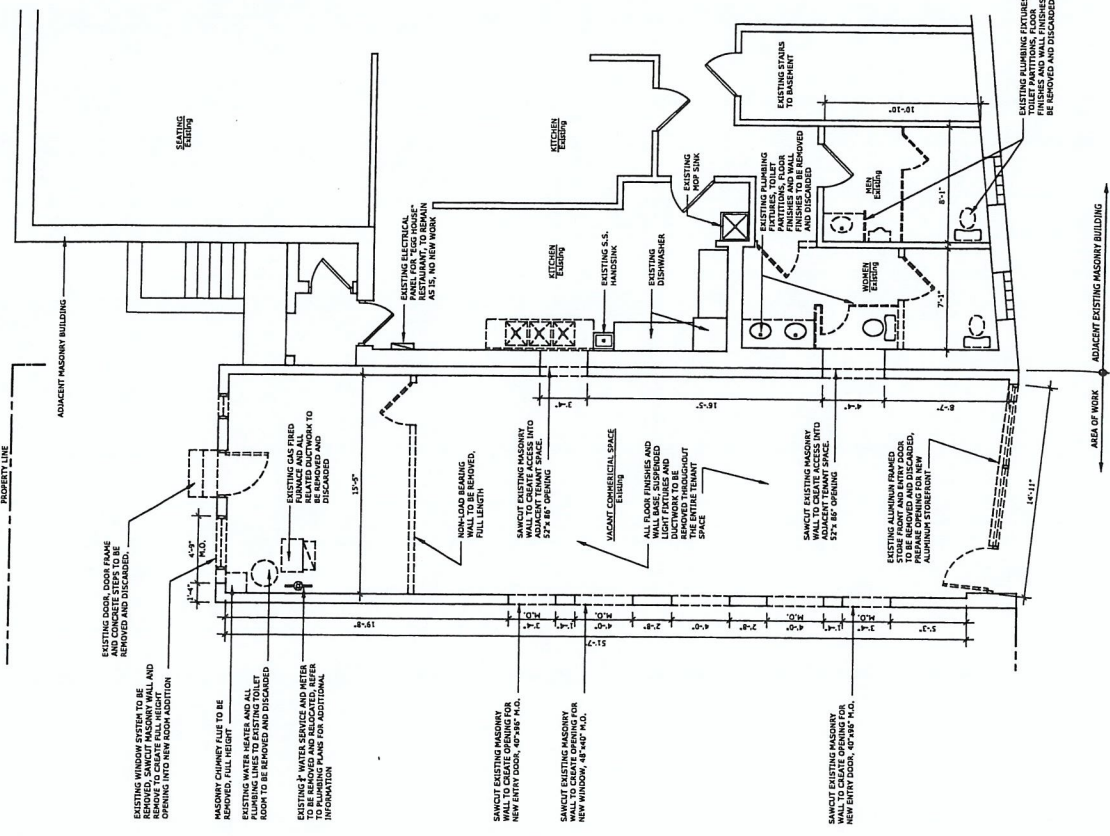
Project No.: **22102**

No.	Description	Date
1	ISSUED FOR PERMIT	5/13/23

Sheet Title:
DEMOLITION PLAN

Sheet No.:
A1.0

- DEMOLITION NOTES:**
1. DOTTED LINES REPRESENT CONSTRUCTION TO BE REMOVED.
 2. DEMOLITION CONTRACTOR SHALL EXERCISE FULL DUE CARE AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT CONSTRUCTION TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING DEMOLITION WORK.
 3. CONSTRUCTION CALLED FOR TO BE REMOVED AND SAVED AND STORED PROPERLY PER ORDINANCE SHALL BE IDENTIFIED BY THE CONTRACTOR AND STORED PROPERLY PER ORDINANCE.
 4. CONTRACTORS SHALL BE HELD RESPONSIBLE TO REPAIR ANY DAMAGE TO BUILDING SYSTEMS DUE TO DEMOLITION OR NEW CONSTRUCTION.
 5. ALL WALLS TO BE REMOVED ARE NON-BEARING WALLS.
 6. REMOVE ALL ELECTRICAL SYSTEMS IN WALLS TO BE REMOVED. ALL ELECTRICAL SYSTEMS TO REMAIN SHALL BE IDENTIFIED BY THE CONTRACTOR AND PROTECTED FROM DAMAGE. ALL ELECTRICAL SYSTEMS TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND PROTECTED FROM DAMAGE.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING DEMOLITION WORK.
 8. ALL ELECTRICAL WITHIN EXISTING WALLS TO REMAIN FOR REUSE.



1 DEMOLITION PLAN
 1/4" = 1'-0"

No.	Description	Date
1	ISSUED FOR REVIEW	5-12-23

PARTITION TYPE LEGEND :



CONSTRUCTION KEY NOTES

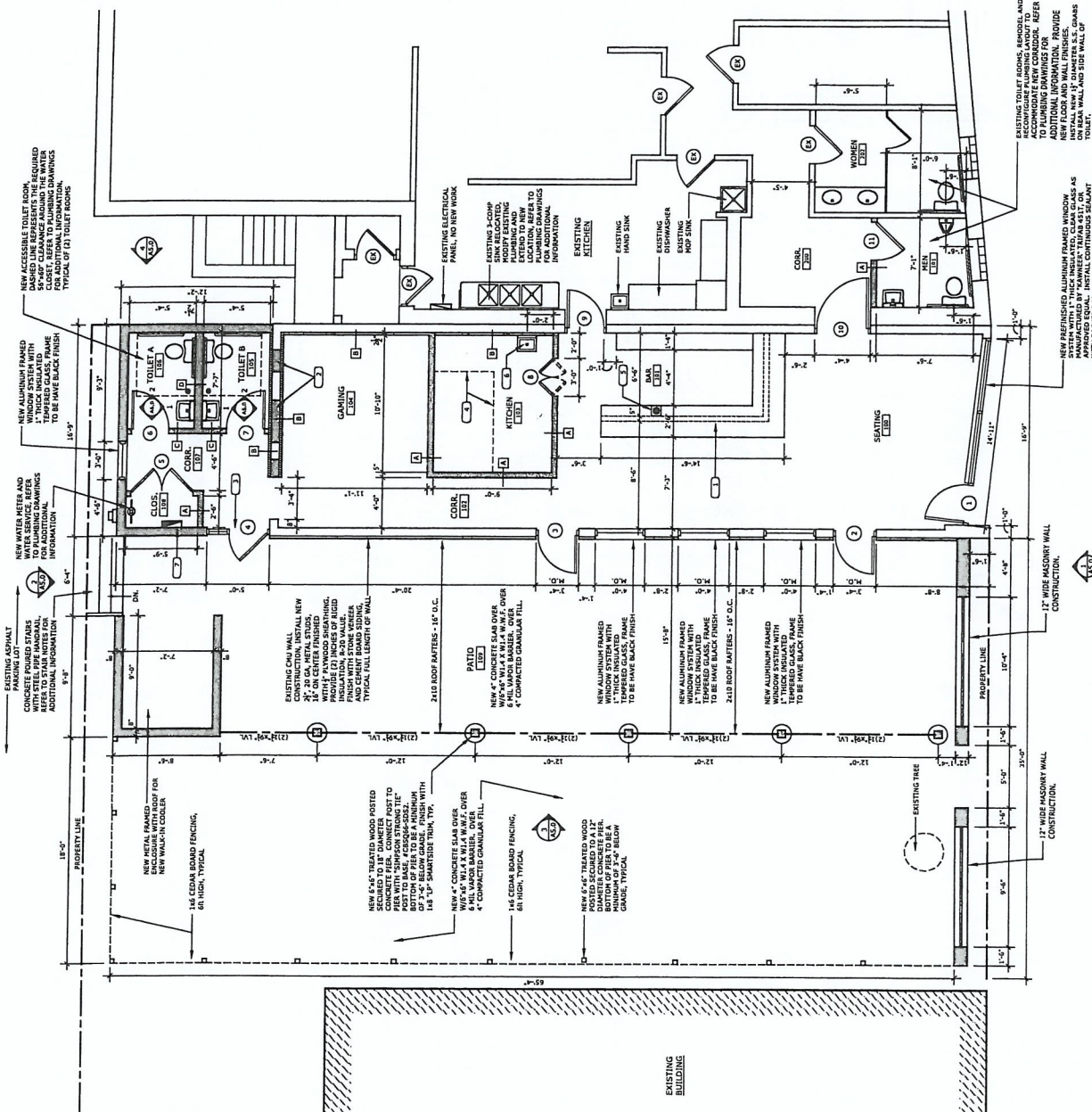
- 1 NEW BAR COUNTER, 3/4\"/>
- 2 NEW PREFINISHED ALUMINUM FRAMED ENTRY DOOR WITH 1/2\"/>
- 3 FILL MASONRY CORNERS WITH 3\"/>
- 4 NEW OPEN FLOOR SINK, SAWCUT EXISTING FLOOR TO ACCOMMODATE NEW SINK. VERIFY LOCATION NEW DRAIN TO FILL WITH NEW EQUIPMENT CONTRACTOR
- 5 NEW WALL MOUNTED STAINLESS STEEL SINK WITH 1/2\"/>
- 6 NEW 200 AMP ELECTRICAL SERVICE AND PANEL WITH 40 CIRCUITS. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL PANEL AND ALL NECESSARY NEW CONDUIT AND RECEPTACLES.

SYMBOL LEGEND

- 1 DOOR AND FRAME, REFER TO ADDITIONAL INFORMATION

GENERAL CONSTRUCTION NOTES

- 1) ALL METALS SHALL BE DERIVED FROM THE SAME SOURCE AND SHALL BE PROVIDED TO PROVIDE A SMOOTH AND FLUSH SURFACE. FLOOR SLAB TO BE CONCRETE ON GROUND. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING FINAL BID.



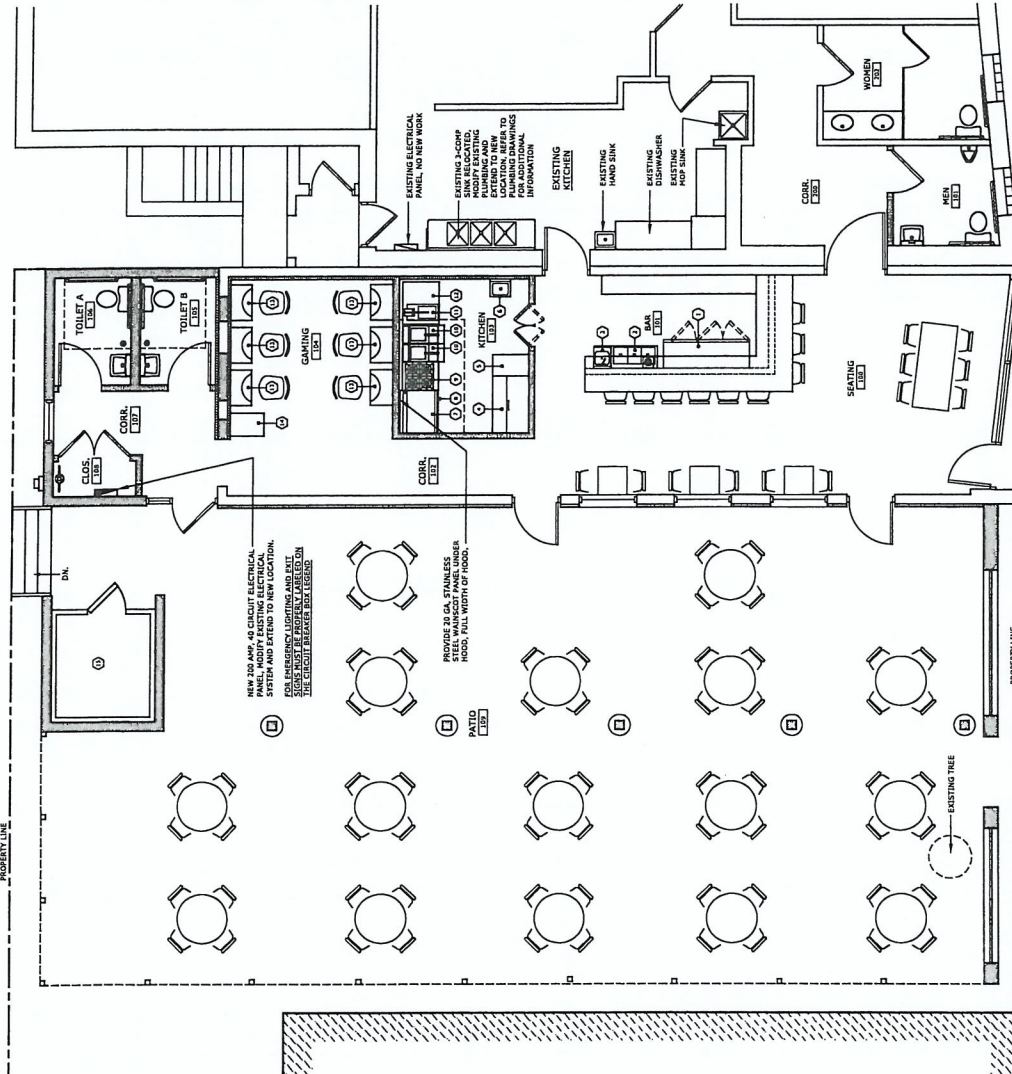
1 CONSTRUCTION PLAN
 1/4" = 1'-0"
 NORTH

No.	Description:	Date:
1	ISSUED FOR REVIEW	5-12-23

EQUIPMENT SCHEDULE			
ITEM NO.	ITEM	MANUFACT.	MODEL NUMBER
1	UNDERCOUNTER REFRIGERATION UNIT		
2	UNDER COUNTER 3-COMPARTMENT SINK	FENLICK	TE3C
3	UNDER COUNTER HAND SINK	FENLICK	TSCE18PFC-AC
4	HT SANDWICH PREP TABLE (see schedule)		
5	18"x30" S.S. TABLE	ADVANCE TACO	
6	WALL MOUNTED S.S. HAND SINK		
7	3R GAS FLAT GRILL		
8	EQUIPMENT TABLE ON CASTERS		
9	2R - 4 BURNER STOVE		
10	GAS FRYER - 18" WIDE	ADVANCE TACO	
11	BUMP STATION		
12	38"x30" S.S. TABLE		
13	VIDEO GAMING MACHINE		
14	AIR MACHINE		
15	7'-8"x8'-0" WALK-IN COOLER		

GENERAL NOTES:

- 1) ALL SHELVING SHALL BE CONSTRUCTED OF METAL OR MATERIALS WHICH HAVE A FINISH WHICH IS EASILY CLEANABLE, NON-ABSORBENT SURFACE. SHELVES SHALL BE 18" HIGH AND 12" DEEP. ALL SHELVING SHALL BE 8" MIN. ABOVE THE FLOOR.
- 2) SEAL ALL GAPS AROUND PLUMBING.
- 3) PROVIDE AIR GAP AT 2-COMPARTMENT SINK AND 1-COMPARTMENT SINK
- 4) CAULK AND SEAL ALL PERMANENT STRUCTURES.
- 5) ALL LIGHT FIXTURES WILL HAVE LEAK COVERS, TYPICAL THROUGHOUT THE SPACE.
- 6) ALL DOORS TO BE TIGHT FITTING WITH NO GAPS AND PROPER SELF CLOSURES



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




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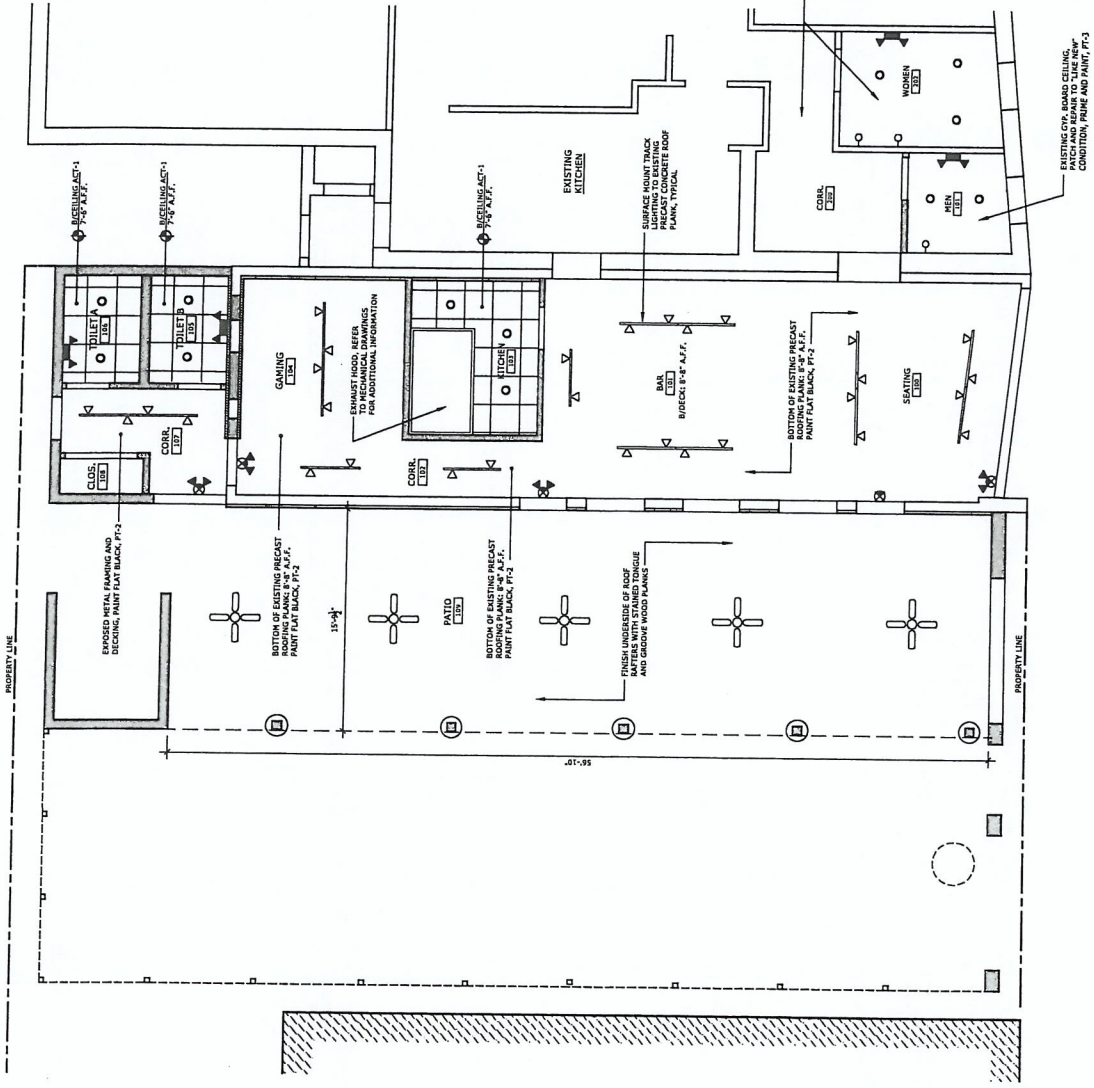
Project No. **22102**

No.	Description	Date
1	ISSUED FOR REVIEW	5-12-23

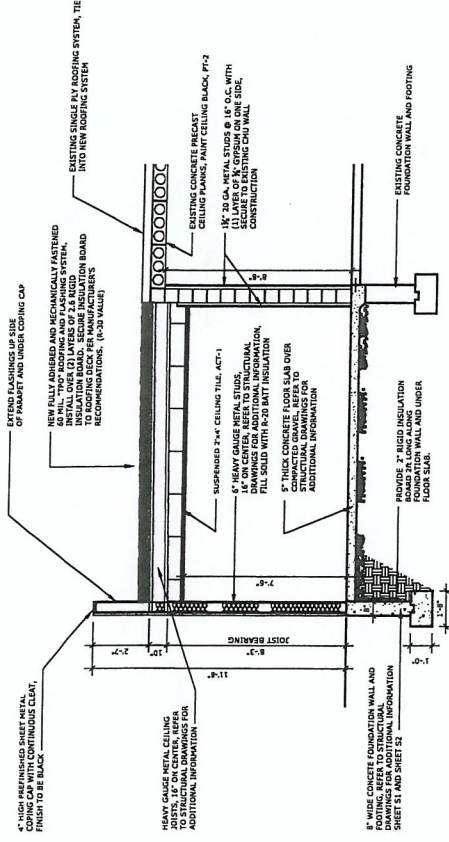
Sheet Title
REFLECTED CEILING PLAN

Sheet No.
A4.0

- CEILING SYMBOL KEY:**
-  NEW RECAST PRECAST CONCRETE CEILING
 "LITONIX" LED EMERGENCY LIGHT
 3500K, 0A, WP, 120V
 -  MS & AS TRACK LIGHTING:
 "PROGRESS LIGHTING"
 3500K, 0A, WP, 120V
 SECTION 11 TYPE SYMBOL, RA93 LED
 -  EXTERIOR RATED CEILING FAN
 -  WALL SWITCH
 -  NEW "LITONIX" LED EXIT SIGN,
 #EDC-1-CL-CL120V
 -  NEW "LITONIX" LED EMERGENCY LIGHT
 WITH 90 MINUTE BATTERY BACK-UP
 #EML-1-CL-CL120V
 -  COMBINATION EXIT/EMERGENCY LIGHT
 WITH BATTERY BACK-UP,
 #EML-1-CL-CL120V
 -  NEW VINYL FACED 7/8" CEILING TILE
 WITH 90 MINUTE BATTERY BACK-UP
 TO BE 7'-0" ABOVE FINISHED FLOOR,
 WITH 1/2" OVERLAP. FINISH WITH
 THE WIDTH AND LENGTH OF THE ROOM



1 REFLECTED CEILING PLAN
 1/4" = 3'-0"



1 BUILDING SECTION
3/8" = 1'-0"

Interior Remodel
GROVE TAVERN
6 W. Saint Charles Road
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Architect**

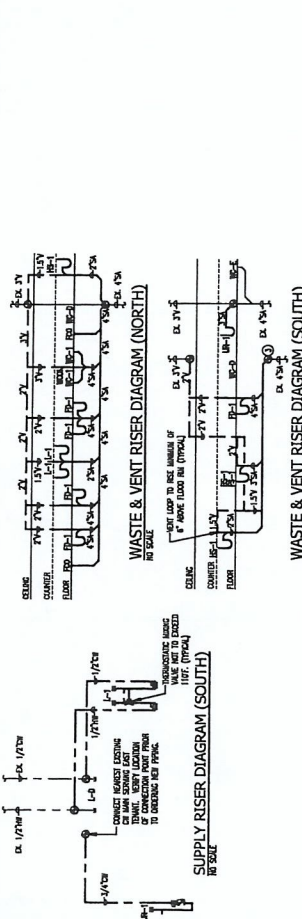
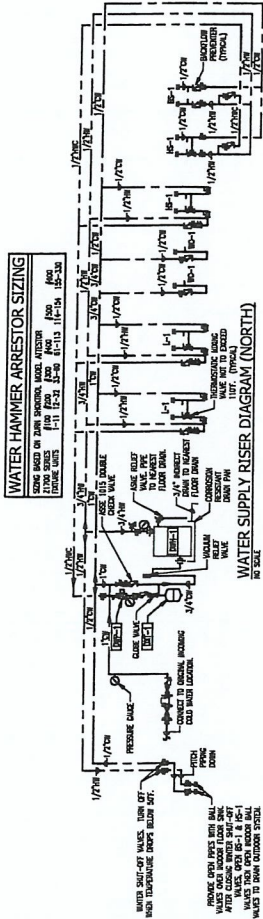
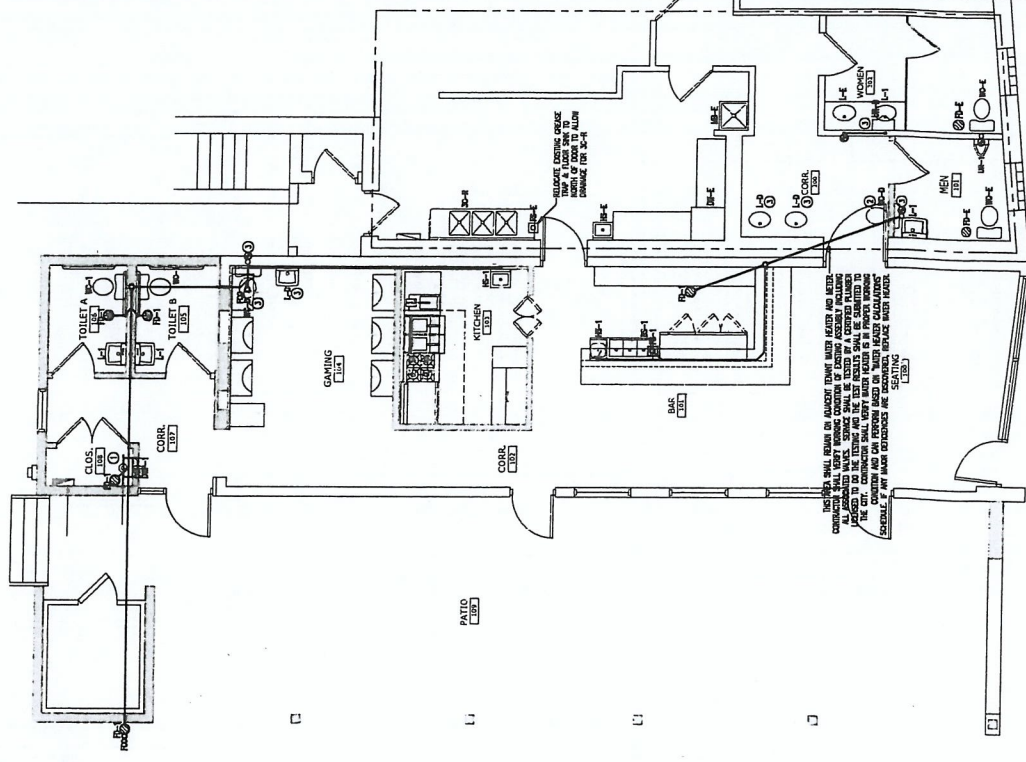
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Tom C. Murphy
Expires Nov. 30, 2023

Project No.	22102
ISSUED FOR PERMIT	12-12-2023
Per	Permitting
Sheets	1 of 1
Sheet No.	PLUMBING PLAN
Sheet No.	P1.0



PLUMBING DRAWING NOTES

1. THE SPACE BETWEEN EXISTING AND NEW PLUMBING SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL UNDERGROUND OR UNDER BASEMENT/CRAWL SPACE AND STAIR WINGS SHALL BE NO LESS THAN 4" IN DIAMETER.

2. PROVIDE 3/4\"/>

3. CONTRACTOR SHALL VERIFY WORKING CONDITIONS OF EXISTING ASSEMBLY BEFORE BEING ALLOWED TO ASSEMBLY NEW PLUMBING. VERIFY WORKING CONDITIONS OF EXISTING ASSEMBLY BEFORE BEING ALLOWED TO ASSEMBLY NEW PLUMBING.

4. CONNECTIONS SHALL BE TESTED AND LABELED. ALL WORK SHALL BE SUBJECT TO A FINAL INSPECTION BY THE AUTHORITY HAVING JURISDICTION.

5. CONTRACTOR SHALL REMOVE OR ADJUST FRAMING AROUND UNITS AND VERIFY WORKING CONDITIONS BEFORE BEING ALLOWED TO ASSEMBLY NEW PLUMBING.

6. CONTRACTOR SHALL VERIFY WORKING CONDITIONS OF EXISTING ASSEMBLY BEFORE BEING ALLOWED TO ASSEMBLY NEW PLUMBING.

7. CONNECTIONS SHALL BE TESTED AND LABELED. ALL WORK SHALL BE SUBJECT TO A FINAL INSPECTION BY THE AUTHORITY HAVING JURISDICTION.

8. CONTRACTOR SHALL REMOVE OR ADJUST FRAMING AROUND UNITS AND VERIFY WORKING CONDITIONS BEFORE BEING ALLOWED TO ASSEMBLY NEW PLUMBING.

9. CONTRACTOR SHALL VERIFY WORKING CONDITIONS OF EXISTING ASSEMBLY BEFORE BEING ALLOWED TO ASSEMBLY NEW PLUMBING.

10. CONNECTIONS SHALL BE TESTED AND LABELED. ALL WORK SHALL BE SUBJECT TO A FINAL INSPECTION BY THE AUTHORITY HAVING JURISDICTION.

PLUMBING SYMBOLS		PLUMBING ABBREVIATIONS	
1/4" O.D.	COLD WATER PIPING	GA	GAS
1/2" O.D.	HOT WATER PIPING	GR	GROUNDED COLD WATER
3/4" O.D.	SANITARY PIPING	SA	SANITARY
1" O.D.	SANITARY PIPING	SH	SHOWER
1 1/4" O.D.	SANITARY PIPING	SI	SINK
1 1/2" O.D.	SANITARY PIPING	SS	SHOWER PAN
1 3/4" O.D.	SANITARY PIPING	ST	STAIR
2" O.D.	ELECTRIC WATER COLD	UE	UNIFORM
2 1/2" O.D.	ELECTRIC WATER COLD	US	UNIT
3" O.D.	ELECTRIC WATER COLD	VE	VENT THROUGH ROOF
4" O.D.	ELECTRIC WATER COLD	VH	VENT THROUGH
4 1/2" O.D.	ELECTRIC WATER COLD	VC	VENT THROUGH
5" O.D.	ELECTRIC WATER COLD	VE	VENT THROUGH
6" O.D.	ELECTRIC WATER COLD	VE	VENT THROUGH
8" O.D.	ELECTRIC WATER COLD	VE	VENT THROUGH
10" O.D.	ELECTRIC WATER COLD	VE	VENT THROUGH
12" O.D.	ELECTRIC WATER COLD	VE	VENT THROUGH
14" O.D.	ELECTRIC WATER COLD	VE	VENT THROUGH
16" O.D.	ELECTRIC WATER COLD	VE	VENT THROUGH
18" O.D.	ELECTRIC WATER COLD	VE	VENT THROUGH
20" O.D.	ELECTRIC WATER COLD	VE	VENT THROUGH

Interior Remodel
GROVE TAVERN

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Project No.: **22102**

No.	ISSUED FOR PERMIT	1-22-2023
Description:		Drawn:

Sheet Title:
POWER PLAN

Sheet No.: **E1.0**

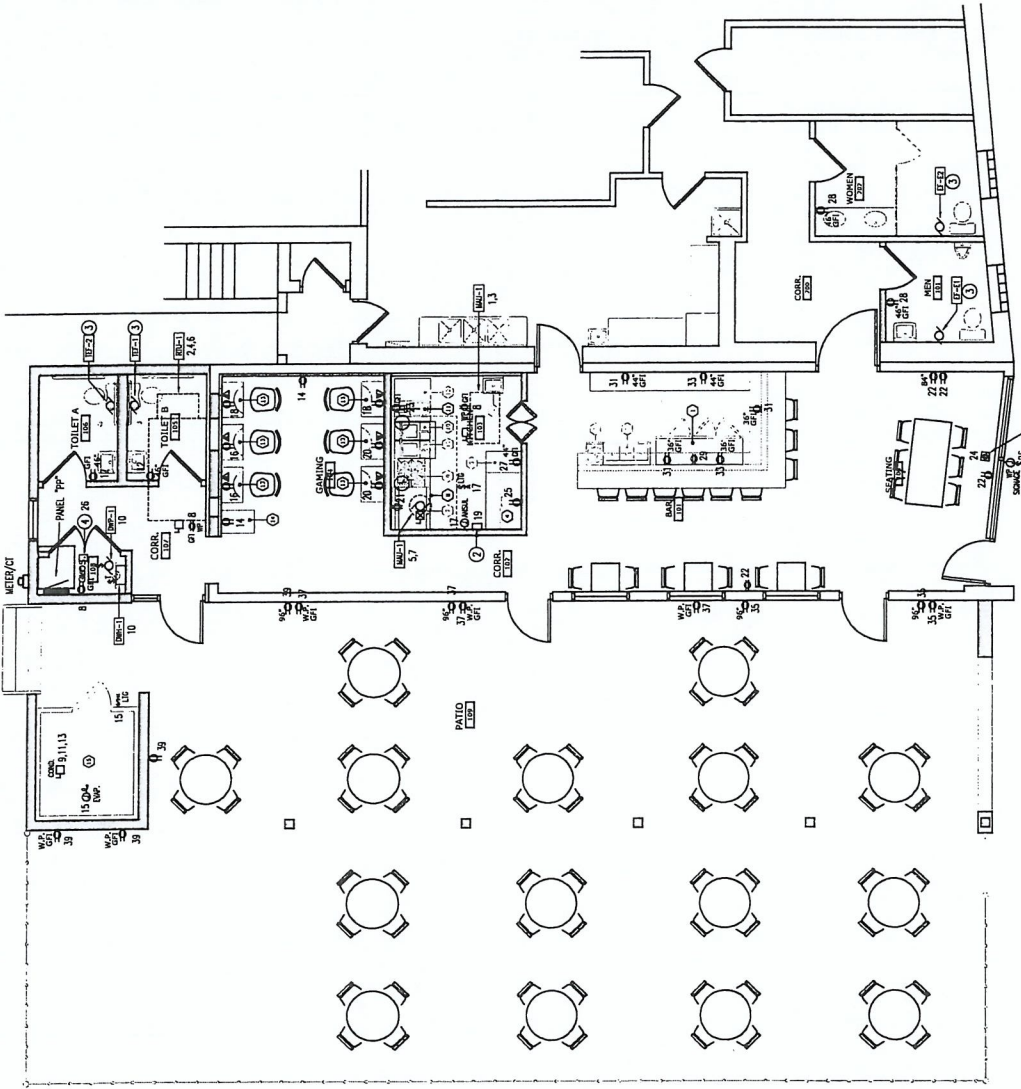
EQUIPMENT SCHEDULE		
ITEM NO.	ITEM	ELECTRICAL
1	UNDER COUNTER 3/4" REACH IN COOLER	115V, 7 AMPS
2	3/4" VOLTAGE TRANSFORMER	
3	1/2" SINK (E.C.)	
4	400V BANQUET PMP REFRIGERATION	115V, 7.2 AMPS
5	15" X 20" S.S. 17" L	
6	S.S. HAND SINK	
7	24" GAS STOVE (E.C.)	
8	WALK TOP COOLER	115V, 5 AMPS
9	HAS 1/2" (STOVE)	
10	G.S. P.M.C.	
11	FRY DUMP STATION	115V, 4.3 AMPS
12	14" X 20" S.S. SINKS	
13	VIDEO GAMING MACHINE	115V, 20 AMPS
14	ATM MACHINE	115V, 20 AMPS
15	EXTERIOR WALK IN COOLER COND.	208V, 30 8.23 AMPS
16	EXTERIOR WALK IN COOLER RMP.	115V, 1.6 AMPS

POWER PLAN GENERAL NOTES

- THE MINIMUM WIRE SIZE SHALL BE 12 AWG. ALL WIRING SHALL BE PERMITTED FOR SHARED NEUTRAL CONDUCTORS AND BRANCH FEEDS TO POWER OUTLETS SHALL BE 3/4" 1/2" CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL POWER BRANCH CIRCUITS SHALL BE TRIP PROTECTED BY 20A, 1-PULL CIRCUIT BREAKERS IN PANELBOARD UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE ALL DIMENSIONS, SIZES AND SPACING AS REQUIRED THROUGHOUT THE DRAWINGS TO ACCOMMODATE THE PANELS, PANELBOARDS AND VOICE AND DATA WIRING. ANY PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE PROPERLY SEALED AND TREATED TO MAINTAIN THE FIRE STOPPING RATING OF THE WALL.
- BACKBOXES ARE TO BE MOUNTED OFFSET, NOT BACK TO BACK.
- REFER TO MECHANICAL AND PLUMBING SHEETS FOR ADDITIONAL EQUIPMENT INFORMATION.
- ANY ELECTRICAL DEVICES ON NEW WALLS SHALL BE FLUSH MOUNTED. NO WIRELOOPS ARE ACCEPTABLE ON NEW WALLS UNLESS NOTED OTHERWISE.
- VERIFY RECEPTACLE LOCATIONS WITH ARCHITECTURAL FURNITURE LAYOUT TO ENSURE PROPER ACCESSIBILITY.
- REFER TO ELECTRICAL DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- ALL RECEPTACLES 50 AMP AND LESS LOCATED IN THE KITCHEN, PREP SERVICE, DISHWASHER AREA SHALL BE GFI PROTECTED. CONTRACTOR SHALL PROVIDE GFI PROTECTION AT THE RECEPTACLE OR BREAKER.
- ALL OUTLETS BELOW HOODS SHALL HAVE SHUNT TRIP BREAKER AND BE INTERLOCKED WITH ANSUL SYSTEM.

DRAWING NOTES (TYPICAL FOR THIS DRAWING ONLY)

- PROVIDE 240/200V. CONTRACTOR WITH SHUNT TRIP AND INTERLOCK TO ANSUL SYSTEM. ALL CIRCUITS LOCATED BELOW THE HOOD SHALL BE CONNECTED VIA THIS CONTRACTOR. PROVIDE CUT SHEETS AND WIRING SCHEDULES TO THE OWNER.
- HMC HOOD CONTROL PANEL. CONNECT MAIN-1, MET-1 AND CONTROLS PER MECHANICAL SHEETS.
- CONNECT TO THE SWITCHED SIDE OF THE LIGHTING CIRCUIT IN THIS ROOM.
- PROVIDE 7-DAY AUTOMATIC PROGRAMMABLE ASTRONOMICAL TIME CLOCK TO CONTROL EXTERIOR SENSING.



1 **POWER PLAN**
 1/4" = 1'-0"

Interior Remodel
GROVE TAVERN

6 W. Saint Charles Road
 Lombard, IL 60148

**Capital Architects
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Thy C. Micky
 Expires Nov. 30, 2023

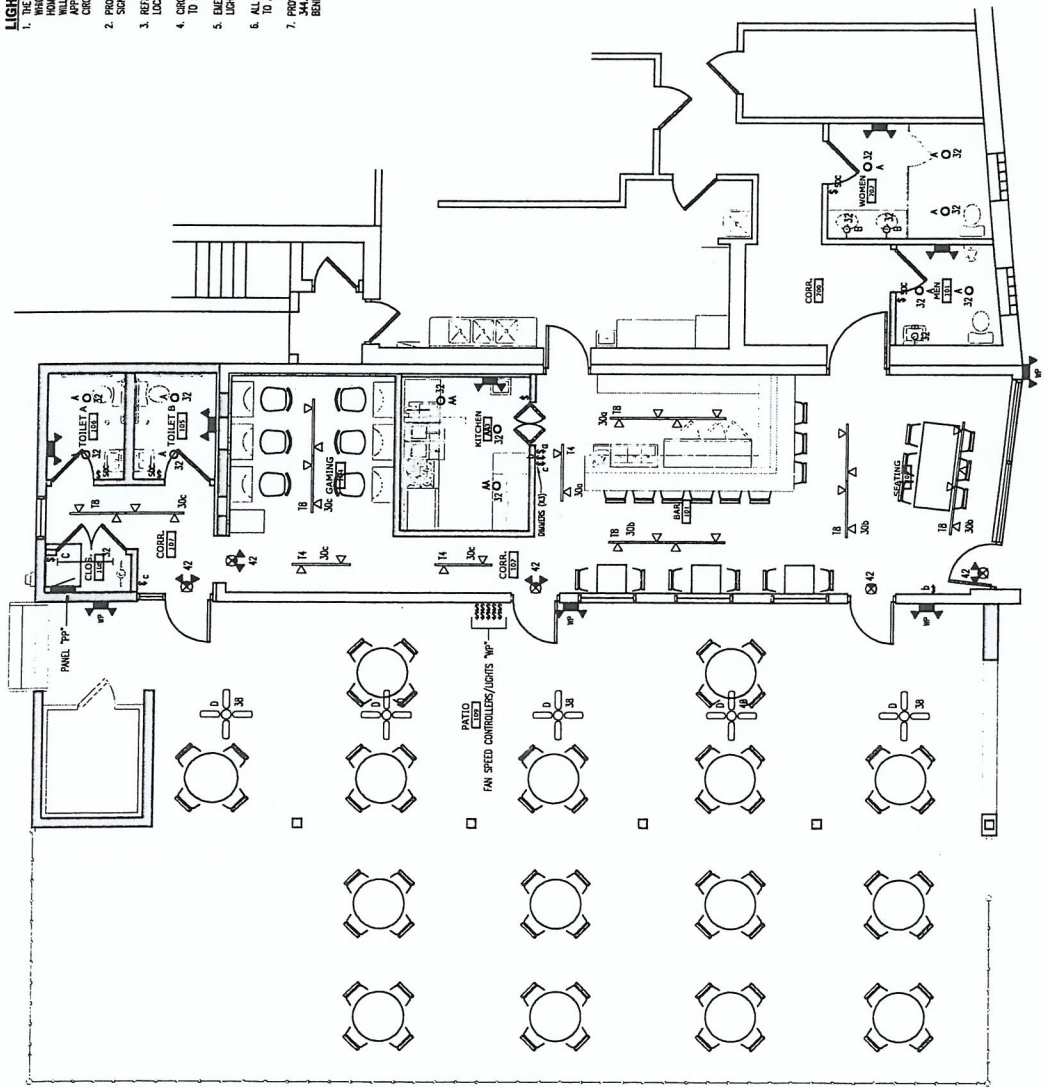
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LIGHTING PLAN

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- LIGHTING PLAN GENERAL NOTES:**
1. THE MINIMUM WIRE SIZE SHALL BE 12 AWG EXCEPT FOR NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL BE 10 AWG. THE MINIMUM CONDUIT SIZE FOR ALL CONDUITS SHALL BE 1/2". ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. ALL LIGHTING BRANCH CIRCUITS SHALL TERMINATE AT PULL-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS OTHERWISE NOTED.
 2. PROVIDE LOCK-ON CIRCUIT BREAKER DEVICE FOR ALL EMERGENCY LIGHTING & EXIT SIGN BRANCH CIRCUITS.
 3. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LIGHTING FIXTURE LOCATIONS.
 4. CIRCUIT NUMBERS ARE SHOWN FOR A GUIDE ONLY. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD.
 5. EMERGENCY BATTERY PACKS SHOWN ARE TO BE CONNECTED TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCH UNDO.
 6. ALL LAY-IN FIXTURES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS TO A STRUCTURAL MEMBER.
 7. PROVIDE BALL BOXTES BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 414.20.8 THAT THESE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BEND (90 DEGREE TOTAL) BETWEEN PULL POINTS.



1 LIGHTING PLAN
 1/4" = 1'-0"