




## MEMORANDUM

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

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

**MEETING DATE:** February 10, 2025

**SUBJECT:** Downtown Improvement & Renovation Grant; 22 W. St. Charles Road  
(Vibe Cafe Awning)

The Community Development Department has received an application for the Improvement and Renovation Grant Program (also known as the Facade Grant Program) for the property located at 22 W. St. Charles Road. The business applicant who is seeking to open at the subject space is Jeffery Foster dba Common Ground/Vibe Cafe. At the January 10, 2025 ECDC meeting, a Retail Business Grant application was reviewed. This companion but separate request is for a fabric awning replacement which will include advertising signage for the business. The awning's existing structural supports are intended to remain and not a part of this request. The tenant space has not been subject to a past grant approval.

The applicant submitted the attached quote from Thatcher Oaks Awnings for the awning fabric work, in the amount of **\$2,320**. Staff finds that this figure aligns with a grant request approved for the Fringe Salon replacement fabric awning at 106 W. St. Charles Road in 2023 (\$2,550).

### **Program Provisions**

The Program also seeks three quotes for the requested work to be performed. The applicant has been trying to secure additional quotes, but if he cannot get such additional quotes, he is seeking a deviation from this Program requirement, given the nature of the improvement (a fabric awning) and the time elements associated with their relocation.

### **Downtown Guidebook Elements**

As part of the Downtown Lombard Revitalization Project Guidebook, recommendations were provided for façade enhancements. Staff finds that the awning replacement would be consistent with the recommendations within the Downtown Plan as it continues to provide new fabric materials with a strong visual impact.

Staff is supportive of the request for the following reasons which is consistent with the past grant approval:

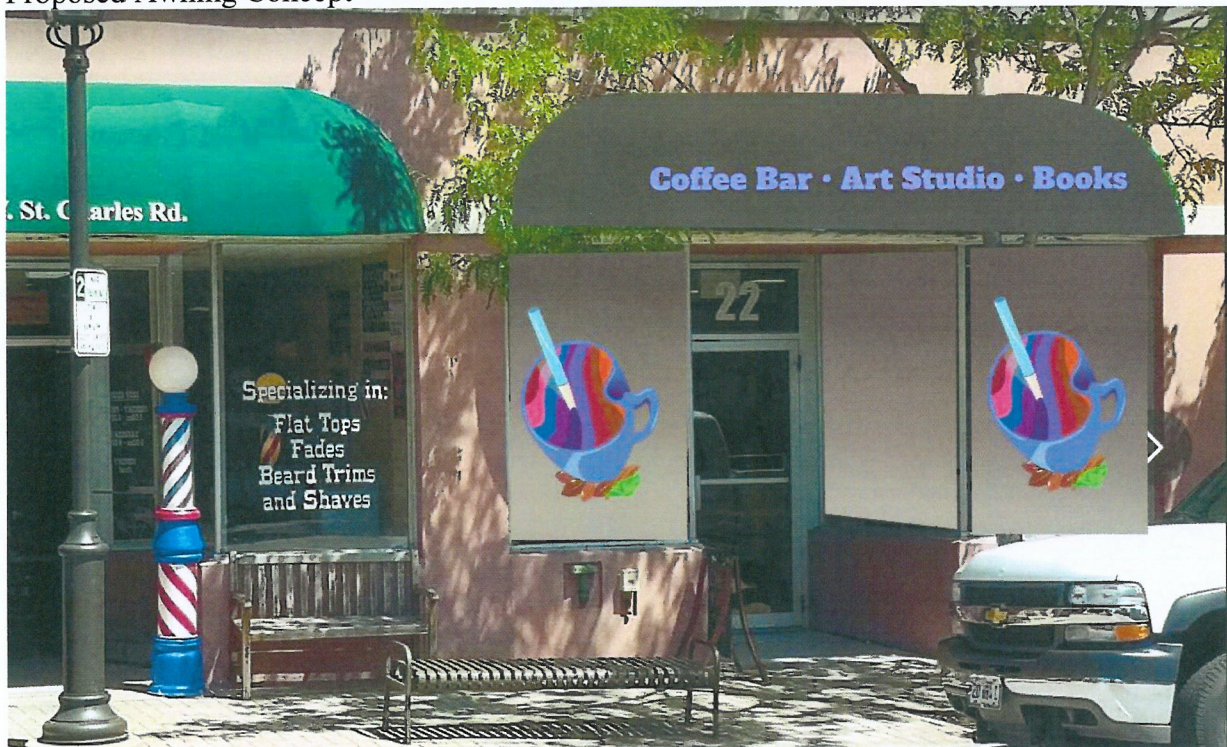
1. Consistent with the recommendations of the Downtown Lombard Revitalization Project Guidebook.
2. Strong visual enhancement.
3. Consistent with past approvals for other façade grant requests.



Existing Awning



Proposed Awning Concept



### **COMMITTEE ACTION REQUESTED**

This item is being placed on the February 10, 2025 ECDC agenda for consideration. Staff recommends that the ECDC approve the requested Downtown Renovation and Improvement Grant being sought for the property at 22 W. St. Charles Road up to **\$1,160.00**. The recommendation is subject to the following conditions:

1. That the applicant shall apply for and receive a Village permit for the sign component on the awning.
2. Before the grant can be paid out, the applicant, the applicant shall submit a final receipt (showing the project is paid in full), waivers of lien from contractor(s), and an IRS W-9 form.
3. After the grant money is paid, the applicant shall display the Village window sign acknowledging they received a grant.



# THATCHER OAKS AWNINGS

450 W. WRIGHTWOOD AVE.  
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:

Common Ground Coffee  
22 St. Charles Rd.  
LOMBARD, IL 60148

DATE: 8/16/2024

QUOTE #: 36972

DELIVERY: h

TERMS: 50% DEPOSIT, BALANCE DUE ON COMPLETION

DESCRIPTION	AMOUNT
<p>One (1) canvas awning removed, recovered, and reinstalled.</p> <p>- Extended bubble style canvas awning. 1 @ 15'-6" wide x 2'-8" projection x 3'-0" tall</p> <p>- Recover) Thatcher Oaks will remove the existing frame from the location and bring back to our facility, where the frame will be re-conditioned as needed – to remain standard mill finish silver.</p> <p>- Material: Sunbrella standard canvas – to be determined – Sunbrella carries a 10-year limited warranty.</p> <p>- Graphics: included in pricing – client to provide proper logo file prior to production. Graphics will be applied using the Sunbrella Graphics system. This system utilizes heat and pressure to apply high performance graphic films to the fabric.</p> <p>- Awning installed by USW Local 17 installers.</p> <p>- Any permit required will be an additional cost.</p> <p>Thank you for your interest in Thatcher Oaks Awning Company, Russ Boersma (312) 833-1432 russ@thatcheroaks.com</p> <p><b>TOTAL:</b></p>	<p><b>\$2,320.00</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.





## Experience the Sunbrella® Difference

Sunbrella marine fabrics deliver trusted protection and comfort, even in the harshest conditions.



Backed by the Industry's Most Comprehensive Warranty\*\*

LIMITED WARRANTY



The Skin Cancer Foundation recommends certain Sunbrella fabrics in shading products as part of a complete sun protection regimen, including regular use of sunscreen, to aid in preventing sun-induced skin damage.



Fade &  
UV Resistant



Superior Sun  
Protection



Breathable,  
Cooling Shading



Easy Care



Mold, Mildew and  
Stain Resistant

\*2020 third-party study among U.S. boat owners with incomes greater than \$100k+

\*\*Sunbrella Plus® and SeaMark® fabrics are covered by a 5-year warranty.  
See [sunbrella.com/warranty](https://sunbrella.com/warranty) for details.



Sunbrella Fabric Finder  
Find what you're looking  
for faster with our new  
Fabric Finder tool.



# Solids / Textures

100% Sunbrella® Acrylic



**Midnight**  
6036-0000 / 60" (152cm)



**Marine Blue**  
4678-0000 / 46" (117cm)  
6078-0000 / 60" (152cm)



**Captain Navy**  
4646-0000 / 46" (117cm)  
6046-0000 / 60" (152cm)  
80046-0000 / 80" (203cm)  
8446-0000 / 60" Plus  
2098-0063 / 60" SeaMark®



**Navy**  
4626-0000 / 46" (117cm)  
6026-0000 / 60" (152cm)  
2107-0063 / 60" SeaMark



**Sapphire Blue**  
4641-0000 / 46" (117cm)



**Storm**  
4636-0000 / 46" (117cm)



**Capri**  
4675-0000 / 46" (117cm)  
6075-0000 / 60" (152cm)



**Pacific Blue**  
4601-0000 / 46" (117cm)  
6001-0000 / 60" (152cm)  
80001-0000 / 80" (203cm)



**Ocean Blue**  
4679-0000 / 46" (117cm)  
6079-0000 / 60" (152cm)



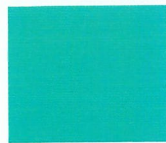
**Mediterranean Blue**  
4652-0000 / 46" (117cm)  
6052-0000 / 60" (152cm)



**Sky Blue**  
4624-0000 / 46" (117cm)



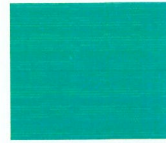
**Smoke**  
4615-0000 / 46" (117cm)  
6015-0000 / 60" (152cm)



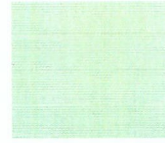
**Aruba**  
4612-0000 / 46" (117cm)



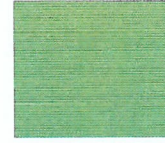
**Turquoise**  
4610-0000 / 46" (117cm)  
6010-0000 / 60" (152cm)



**Aquamarine**  
6023-0000 / 60" (152cm)



**Sea**  
4664-0000 / 46" (117cm)



**Basil**  
4688-0000 / 46" (117cm)



**Charcoal Grey**  
4644-0000 / 46" (117cm)  
6044-0000 / 60" (152cm)  
2110-0063 / 60" SeaMark



**Erin Green**  
4600-0000 / 46" (117cm)



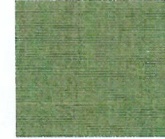
**Persian Green**  
6043-0000 / 60" (152cm)



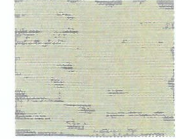
**Forest Green**  
4637-0000 / 46" (117cm)  
6037-0000 / 60" (152cm)



**Ivy**  
4632-0000 / 46" (117cm)  
6032-0000 / 60" (152cm)



**Fern**  
4671-0000 / 46" (117cm)



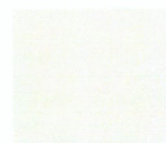
**Cadet Grey**  
4630-0000 / 46" (117cm)  
6030-0000 / 60" (152cm)  
80030-0000 / 80" (203cm)  
8430-0000 / 60" Plus  
84030-0000 / 80" Plus  
2097-0063 / 60" SeaMark



**White**  
4634-0000 / 46" (117cm)  
6034-0000 / 60" (152cm)



**Natural**  
4604-0000 / 46" (117cm)  
6004-0000 / 60" (152cm)  
8404-0000 / 60" Plus



**Oyster**  
4642-0000 / 46" (117cm)  
6042-0000 / 60" (152cm)  
2101-0063 / 60" SeaMark



**Silver**  
4651-0000 / 46" (117cm)  
6051-0000 / 60" (152cm)



**Cloud**  
14609-0000 / 46" (117cm)  
6064-0000 / 60" (152cm)



**Taupe**  
4648-0000 / 46" (117cm)  
6048-0000 / 60" (152cm)

# Solids / Textures

100% Sunbrella® Acrylic



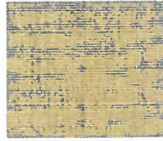
**Parchment**

4683-0000 / 46" (117cm)  
6083-0000 / 60" (152cm)



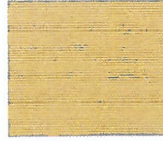
**Linen**

4633-0000 / 46" (117cm)  
6033-0000 / 60" (152cm)  
2104-0063 / 60" SeaMark



**Heather Beige**

4672-0000 / 46" (117cm)  
6072-0000 / 60" (152cm)



**Toast**

4628-0000 / 46" (117cm)  
6028-0000 / 60" (152cm)  
80028-0000 / 80" (203cm)  
8428-0000 / 60" Plus



**Beige**

4620-0000 / 46" (117cm)  
6020-0000 / 60" (152cm)



**Cocoa**

4676-0000 / 46" (117cm)



**Black**

4608-0000 / 46" (117cm)  
6008-0000 / 60" (152cm)  
80008-0000 / 80" (203cm)  
8408-0000 / 60" Plus  
84008-0000 / 80" Plus  
2095-0063 / 60" SeaMark



**Slate**

4684-0000 / 46" (117cm)  
6084-0000 / 60" (152cm)



**True Brown**

4621-0000 / 46" (117cm)  
6021-0000 / 60" (152cm)



**Terracotta**

4622-0000 / 46" (117cm)



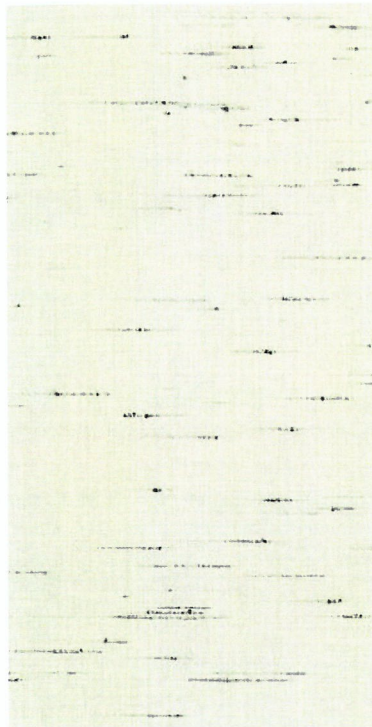
**Tuscan**

4677-0000 / 46" (117cm)



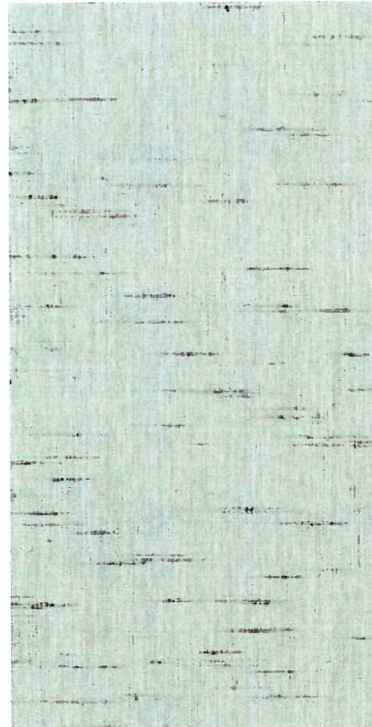
**Orange**

4609-0000 / 46" (117cm)



**Crest Birch**

4660-0000 / 46" (117cm)



**Crest Ash**

4662-0000 / 46" (117cm)



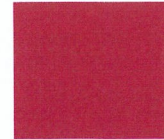
**Concord**

6065-0000 / 60" (152cm)



**Sunflower Yellow**

4602-0000 / 46" (117cm)



**Jockey Red**

4603-0000 / 46" (117cm)  
6003-0000 / 60" (152cm)



**Logo Red**

4666-0000 / 46" (117cm)  
6066-0000 / 60" (152cm)



**Burgundy**

4631-0000 / 46" (117cm)  
6031-0000 / 60" (152cm)



# Solids / Textures

100% Sunbrella® Acrylic



**Hogan Admiral** NEW  
14613-0000 / 46" (117cm)



**Hogan Marina** NEW  
14611-0000 / 46" (117cm)



**Hogan Arctic** NEW  
14612-0000 / 46" (117cm)



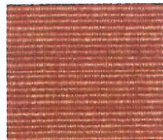
**Hogan Walnut** NEW  
14614-0000 / 46" (117cm)



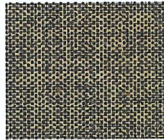
**Hogan Carob** NEW  
14616-0000 / 46" (117cm)



**Hogan Sparrow** NEW  
14615-0000 / 46" (117cm)



**Hogan Flame** NEW  
14617-0000 / 46" (117cm)



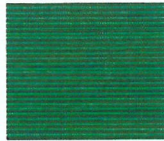
**Tresco Birch**  
4696-0000 / 46" (117cm)



**Tresco Linen**  
4695-0000 / 46" (117cm)



**Dubonnet Tweed**  
4606-0000 / 46" (117cm)  
6006-0000 / 60" (152cm)  
2102-0063 / 60" SeaMark



**Hemlock Tweed**  
4605-0000 / 46" (117cm)  
6005-0000 / 60" (152cm)  
2099-0063 / 60" SeaMark



**Mediterranean Blue Tweed**  
4653-0000 / 46" (117cm)  
6053-0000 / 60" (152cm)



**Royal Blue Tweed**  
4617-0000 / 46" (117cm)  
6017-0000 / 60" (152cm)  
2103-0063 / 60" SeaMark



**Toast Tweed**  
14618-0000 / 46" (117cm)  
2389-0060 / 60" (152cm)  
2100-0063 / 60" SeaMark



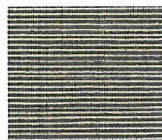
**Charcoal Tweed**  
4607-0000 / 46" (117cm)  
6007-0000 / 60" (152cm)  
2105-0063 / 60" SeaMark



**Walnut Brown Tweed**  
4618-0000 / 46" (117cm)



**Mocha Tweed**  
4616-0000 / 46" (117cm)



**Linen Tweed**  
4654-0000 / 46" (117cm)  
6054-0000 / 60" (152cm)  
2096-0063 / 60" SeaMark



Sunbrella  
Silica fabrics  
are distinctly  
different from  
front to back.  
Either side is  
usable. Please  
be consistent  
in orientation.



**Silica Gravel**  
4833-0000 / 46" (117cm)



**Silica Stone**  
4861-0000 / 46" (117cm)



**Silica Charcoal**  
4897-0000 / 46" (117cm)



**Silica Sesame**  
4860-0000 / 46" (117cm)



**Silica Dune**  
4859-0000 / 46" (117cm)



**Silica Silver**  
4862-0000 / 46" (117cm)