



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Facade Improvement Agreement: 210 Cedar Avenue, Panache
Presenter:	Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – 6/13/11		City Council

Estimated Cost:	\$7,500	Budgeted:	YES	X	NO	
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If NO, please explain how item will be funded:

Executive Summary:

Tony and Cheryl Herman, owners of Panache, have applied for Façade Improvement Grant funding for repair work for the building located at 210 Cedar Avenue.

The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available first for buildings located in Special Service Area 1B (Downtown Revitalization) and secondarily for other properties located outside SSA 1B but within the Central Historic District. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project, up to \$10,000 for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period. The program budget for FY 11-12 is \$40,000.

The project scope includes:

- Re-painting (strip, prime, and paint two coats on the structure, color will match the existing)
- Replacing the front and side entrance porch decks with cedar decking material
- Replace damaged glass in existing windows

The proposed cost of work is \$15,000. The Façade Grant would fund a maximum \$7,500. The property has received a Façade Grant in the past, but not within the past 5 years.

The Historic Preservation Commission has recommended approval of the grant.

Attachments: *(please list)*

Façade Improvement Application with cost estimates
Photos of the building
Historic Preservation Commission Resolution

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval of the Façade Improvement Agreement.

For office use only:

Agenda Item Number:

MAY 11 2011

CITY OF ST. CHARLES
FACADE IMPROVEMENT PROGRAM
APPLICATION FORM

CDD
Planning Division

A non-refundable fee of \$50.00 must accompany this application. Checks should be made payable to the City of St. Charles.

1) Applicant: [REDACTED]
(Name)

Home Address: 512512 BUCKSKIN TR ST CHARLES 60175
(Street) (City/State/Zip) (Phone) [REDACTED]

Business Address: 210 CEDAR AVE ST CHARLES IL 60174 630-587-1090
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: 364273685

2) Building or establishment for which the reimbursement grant is sought

PANACHE' INC 210 CEDAR AVE ST CHARLES
(Street Address)

(Property Identification Number)

4) Is this property listed on the National Registry or designated as a Local Landmark: Yes No

3) Proposed Improvements(Check all that apply):

- Canopy/Awning
- Windows/Doors
- Tuck pointing/Masonry Repair
- Masonry Cleaning
- Painting
- Other(Please Specify) DECK REPLACEMENT
- Signage
- Exterior Lighting
- Restoration of Architectural Features
- Rear Entrance Improvements(Please specify below)

Describe the scope and purpose of the work to be done:

DECKS - ARE ROTTING NEED NEW SURFACE APPLIED
OUTSIDE PAINTING
SEAL IN WINDOWS LEAK & SOME CARPENTRY WORK ON SILLS OR
REPLACE

Preliminary Cost Estimate: \$ 15,000

City's Grant Amount: \$ 7,500

4) Statement of Understanding:

- A. I agree to comply with the guidelines and procedures of the St. Charles Façade Improvement Program.
- B. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- C. I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- D. I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature Tony Herman
Applicant

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at 210 CEDAR AVE, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature Tony Herman Date 5-11-11
Owner



May 13, 2011

PAINTING PROS PLUS, INC.
cooperate with KADAR CORP.
Tel.847- 490- 2499
Cell 847- 370-2499

PROPOSAL & CONTRACT # 1083

To: Panache
210 Cedar Ave.
St. Charles, IL 60174

EXTERIOR PAINTING

1) House

- Siding – scraping, sanding, primer and caulking in all area as needed.
One coat paint or solid color latex stain. \$2,300.00
- Second coat \$ 760.00
- Trim – scraping, sanding, primer and caulking in all area as needed.
One coat paint or solid color latex stain. \$3,200.00
- Second coat \$1,060.00

2) Storage shed

- Trim and siding – preparation and painting.
One coat paint or stain. \$ 460.00
- Second coat \$ 150.00

3) Replace three rotten window frames \$ 230.00

If we will find more rotten wood after scraping we will charge \$ 40.00 per hour for replace.

All paint and materials included in price.
Please contact K.C. for any question at 847-370 2499.

CUSTOMER SIGNATURE

DATE

LABOR PERFORMER

The estimate is valid for one year.
Labor and materials are guaranteed for one year (unless established otherwise).
Full payment required after the job is done (30% deposit may be required on first worked day).

**Meier Remodeling Inc.
109 Horne St.
St. Charles Illinois 60174**

May 26, 2011

Panache'
Cheryl Herman
210 Cedar Avenue
St. Charles, Illinois 60174
630-587-1090

Dear Cheryl,

I am pleased to submit this proposal for the work on your existing decks. Work can begin as scheduled upon approval of this contract.

Scope of work:

- Demo the existing plank decking and remove screws
- Inspect the framing for any damaged or rotted wood
- Install cedar deck boards with 3" deck screws
- All stairs will be replaced with cedar deck boards
- Stain deck with owners choice of stain
- Caulk railing
- Install a 1"x 8" trim board on the north side of the shed

We will do this work for the sum of \$2,625.00

Meier Remodeling will furnish and install all materials for the project.

We require payment of 50% down when work begins. The remainder of the balance will be due upon completion of the project.

If you have any questions please call me @ 847-602-8188

Panache' Cheryl Herman

Rick Meier, Meier Remodeling Inc.

A&G Glass & Mirror, Inc.

501 W. Roosevelt Road
West Chicago, IL 60185

630-231-2340 phone
630-231-3356 fax

aandglass@hotmail.com

Estimate prepared by: Gary M. Frohling

Proposal: Tony Herman

Date: June 1, 2011

Job Name :

Job Location: 210 Cedar Ave. St. Charles, IL

Attn: Tony

West:

- 1- 36 x 19 5/8 ins. units
- 2- 19 3/4 x 67 1/4 ins. units
- 2- 19 3/4 x 55 3/8 ins. units
- 1- 22 x 24 ins. unit

East:

- 4- 20 x 24 ins. unit
- 3- 20 x 22 ins. unit

South:

- 2- 19 3/4 x 57 3/4 ins. unit
 - 15- \$1,544.00 installed w/ tax
- Clear annealed glass

15- \$1,865.66 installed w/ tax
Low E annealed glass

Acceptance of Proposal _____ Date ___/___/___

Note: Work cannot proceed until we have a signed authorization of Proposal. Any alteration or deviation from above specifications involving extra charge over and above the estimate needs to be in writing. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal may be withdrawn by us if not accepted within 60 days. By signing this proposal you are accepting and guaranteeing payment of the invoice, you are also agreeing to pay attorney fees and court costs as allowed by law if such action be taken. If balance not paid within 30 days 5% interest will be added and compounded monthly.





City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 2-2011

**A Resolution Recommending Approval of
A Façade Improvement Grant Application
(210 Cedar Avenue – Herman/Panache)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Façade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Façade Improvement Grant Application for 210 Cedar Avenue, and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds approval of said Façade Improvement Application to be in the best interest of the City of St. Charles.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Façade Improvement Application for 210 Cedar Avenue.

Roll Call Vote:

Ayes: Bobowiec, Withey, Pretz, Norris

Nays: None

Abstain: None

Absent: Prestidge, Weals

Motion Carried.

PASSED, this 1st day of June, 2011.

Chairman

Secretary