

		<b>AGENDA ITEM EXECUTIVE SUMMARY</b>					
		Title:	Recommend approval of a Façade Improvement Grant for 318-320 W. Main St (Choice Commercial Properties)				
		Presenter:	Russell Colby				
<i>Please check appropriate box:</i>							
	Government Operations		Government Services				
X	Planning & Development – 7/11/11		City Council				
Estimated Cost:	\$12,650	Budgeted:	YES	X	NO		
If NO, please explain how item will be funded:							
<b>Executive Summary:</b>							
<p>Joe Stanton of Choice Commercial Properties, new owner of the former Parkside Liquors building, has applied for Façade Improvement Grant funding for a front storefront façade renovation.</p> <p>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.</p> <p>The project scope includes total removal of the existing wood-sided storefront and installation of two new storefronts to divide the building into two tenant spaces, which was likely the original configuration of the building.</p> <p>The proposed cost of work is \$35,734. The Façade Grant would fund a maximum of \$14,850. The property has not received a Façade Grant in the past.</p> <p>The Historic Preservation Commission has recommended approval of the grant.</p>							
<b>Attachments:</b> <i>(please list)</i>							
Façade Improvement Application and cost estimates Photos of the building Historic Preservation Commission Resolution							
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>							
Staff recommends approval of the Façade Improvement Agreement.							
<i>For office use only:</i>		<i>Agenda Item Number:</i>					

CITY OF ST. CHARLES  
FACADE IMPROVEMENT PROGRAM  
APPLICATION FORM

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

1) Applicant: CHOICE COMMERCIAL PROPERTIES, LLC - JOE STANTON  
(Name)

Home Address: \_\_\_\_\_  
(Street) (City/State/Zip) (Phone)

Business Address: 524 W. STATE ST. GENOA, IL 60137 630-208-0315  
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: 45-2076037

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

318-320 WEST MAIN STREET FRONT AND REAR FACADES  
(Street Address)

PARCEL NUMBER - 69-27-361-006  
(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) SEE ATTACHED
- Signage
- Exterior Lighting
- Restoration of Architectural Features
- Rear Entrance Improvements(Please specify below)

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

SEE ATTACHED

Preliminary Cost Estimate: \$ 35,734.00 City's Grant Amount: \$ \_\_\_\_\_  
AND  
\$ 17,176.00

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 Joe Stanton FOR CHOICE COMMERCIAL PROPERTIES, LLC 7/1/11  
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 \_\_\_\_\_, 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 \_\_\_\_\_ Date \_\_\_\_\_  
Owner

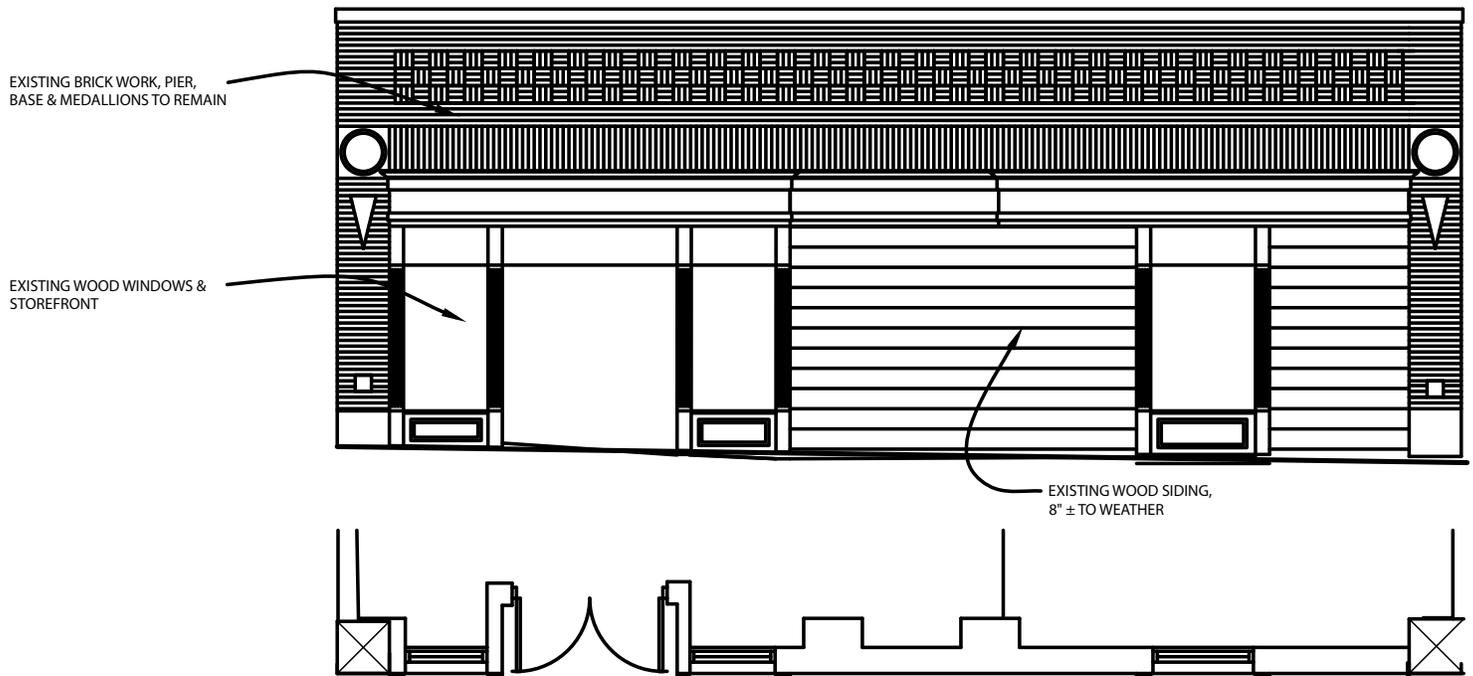
# 318-320 W. Main Street • St. Charles, Illinois



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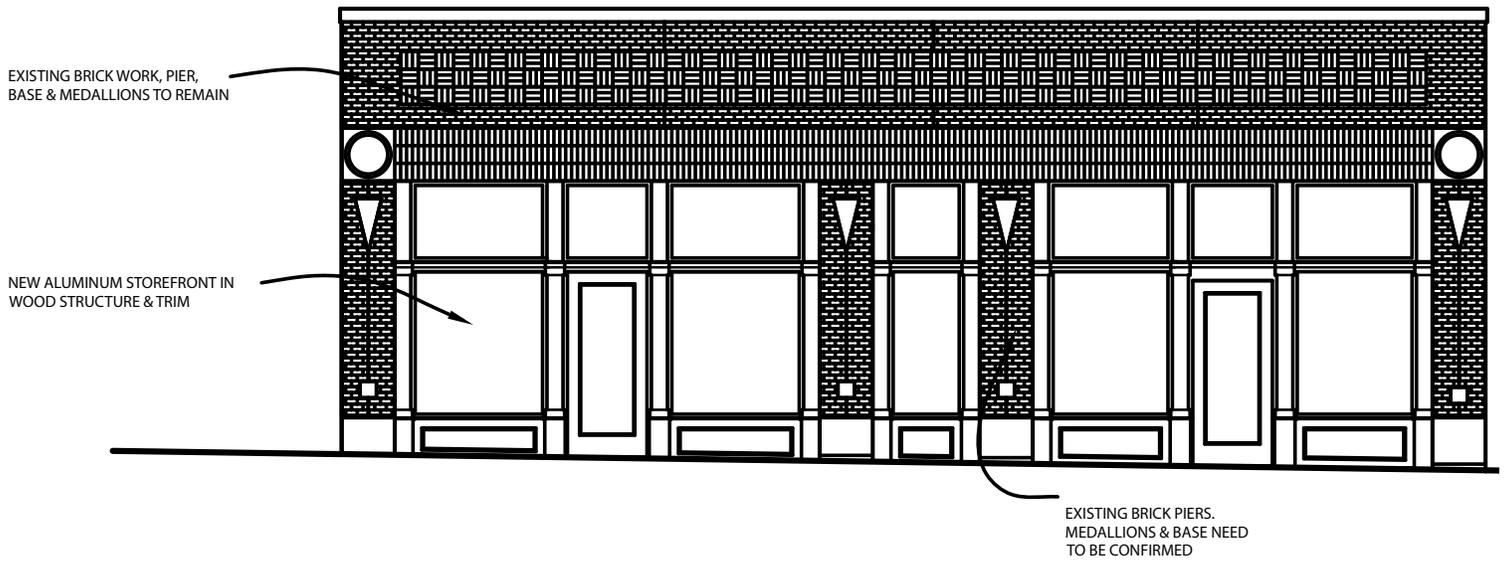
# 318-320 W. Main Street • St. Charles, Illinois



**SOUTH ELEVATION existing**

SCALE: 1/4" = 1'-0"

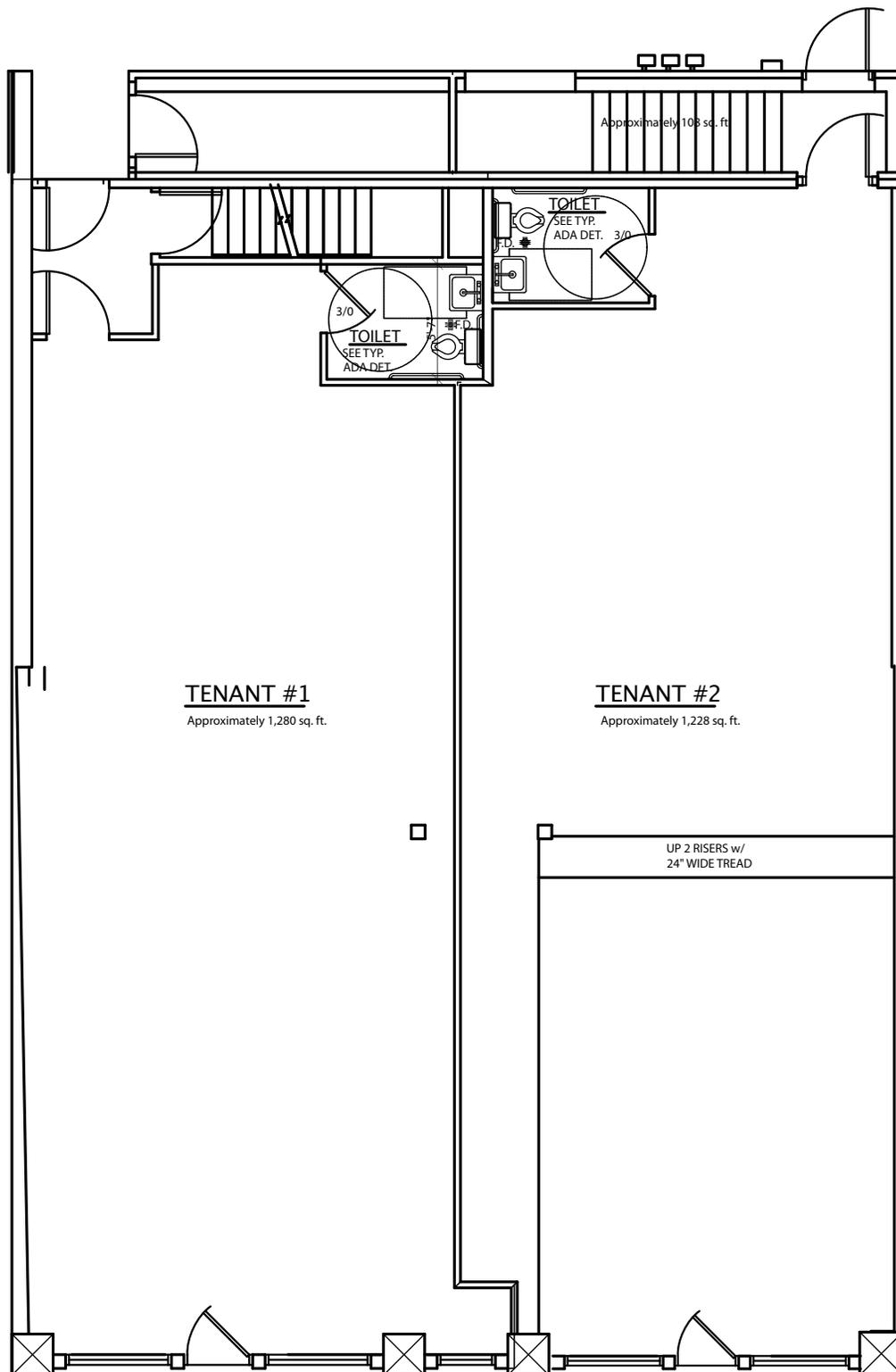
# 318-320 W. Main Street • St. Charles, Illinois



## PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

# 318-320 W. Main Street • St. Charles, Illinois



## FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



# 318-320 W. Main Street • St. Charles, Illinois

## Architectural Fees

We have received two quotes for architectural services for the concept and construction documents for the front and rear facade improvements at 318 - 320 W. Main Street.

Phase 1 of the project was for existing measurement and structure and conceptual elevations for the front facade.

Phase 2 of the project is elevations for the rear facade and construction documents for the front and rear improvements.

Architectural fees for elevations and construction documents for front and rear facade improvements is estimated to be \$4,500 to \$5,000.

Architectural Resources, LLC has done our preliminary work and we anticipate retaining them if this project is approved.

# 318-320 W. Main Street • St. Charles, Illinois

Titoni Group Inc  
P.O. Box 147  
South Elgin, IL 60177  
847-347-4260 Cell  
titonigroup@att.net

June 30, 2011

Quote for work to be done at 318 West Main Street, St. Charles, Illinois

To: Choice Commercial Properties LLC  
Attn: Joe Stanton  
524 W. State St.  
Geneva, IL 60134

Scope of work: Front Store Facade Remodel

Demo out over hangs, remove doors, glass, walls to open up to original opening Build temp. wall on inner part of store to secure building ( includes 1 - 20 yd dumpster)	<b>Labor and Materials</b>	<b>\$5,270.00</b>
Saw cut concrete walls to grade of existing walkway to accept new store front knee walls/doors/glass	<b>Labor and Materials</b>	<b>\$820.00</b>
Frame new knee walls, columns, window openings, door openings, trim off in primed popular with panels/moldings etc. on exterior. Finish paint all the exterior trim	<b>Labor and Materials</b>	<b>\$7,250.00</b>
Set new windows/doors	<b>Labor and Materials</b>	<b>\$9,278.00</b>
Repair masonry and tuck-point as needed	<b>Labor and Materials</b>	<b>\$1,875.00</b>
Two columns to be built, if not under old siding	<b>Labor and Materials</b>	<b>\$3,150.00</b>
Supply and install 4 wall light sconces, 2 exits signs above new doors, 6 goose necks above windows	<b>Labor and Materials</b>	<b>\$3,780.00</b>
Insulate exterior walls on front, drywall/tape/prime case out doors and windows	<b>Labor and Materials</b>	<b>\$2,626.00</b>
General clean up, additional dumpsters, signage/address	<b>Labor and Materials</b>	<b><u>\$1,685.00</u></b>
	<b>TOTAL</b>	<b><u>\$35,734.00</u></b>

- No interior build out is included in this quote. It is just for the new front facade of the building.
- Permits, fees, architectural drawings, builders risk insurance are not included in above quotes.
- All work is done in a professional manner, and all work is warranted.
- I am fully insured with both general liability and workers comp insurance.
- Any additional insurance and bonding will be at an additional cost.
- 33% deposit is required to start job, 33% half way to job completion and balance due upon completion of the job.

If you have any questions, please call me at any time.

Thank you,  
Michael Titone

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P.O. Box 147  
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June 30, 2011

Quote for work to be done at 318 West Main Street, St. Charles, Illinois

To: Choice Commercial Properties LLC  
Attn: Joe Stanton  
524 W. State St.  
Geneva, IL 60134

Scope of work: Rear Store Facade Remodel

Demo out 2 doors and cut in a new opening for a third door into future space  
Demo off old siding and place on new tyvek. (1 - 20 yd. dumpster included) demo elevator to open up area to outside basement access.

**Labor and Materials** **\$3,580.00**

Frame and pour new concrete pad to connect 2 elevations on rear store entrance and also to make A.D.A. Compliance

**Labor and Materials** **\$1,275.00**

Supply and install 3 new glass doors and hardware, side rear of building in a cedar lap siding, trim out doors finish paint siding/door frames.

**Labor and Materials** **\$8,650.00**

Supply and install 4 exterior wall sconce lights, 3 interior exit lights

**Labor and Materials** **\$1,986.00**

General clean up, additional dumpsters, signage/address

**Labor and Materials** **\$1,685.00**

**TOTAL** **\$17,176.00**

- No interior build out is included in this quote. It is just for the new rear facade of the building.
- Roof repair, flashing and altering is not included in above quotes.
- Permits, fees, architectural drawings, builders risk insurance are not included in above quotes.
- All work is done in a professional manner, and all work is warranted.
- I am fully insured with both general liability and workers comp insurance.
- Any additional insurance and bonding will be at an additional cost.
- 33% deposit is required to start job, 33% half way to job completion and balance due upon completion of the job.

If you have any questions, please call me at any time

Thank you,  
Michael Titone

**City of St. Charles, Illinois**

**Historic Preservation Commission Resolution No. 5-2011**

**A Resolution Recommending Approval of  
A Façade Improvement Grant Application  
(318-320 W. Main St. – Choice Commercial Properties)**

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

WHEREAS, the Historic Preservation Commission has reviewed the Facade Improvement Grant Application for 318-320 W. Main St., 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 Facade 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 Facade Improvement Application for 318-320 W. Main St.

Roll Call Vote:

Ayes: Bobowiec, Withey, Pretz, Prestidge, Weals

Nays: None

Abstain: None

Absent: Norris

Motion Carried.

**PASSED**, this 6th day of July, 2011.

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Chairman

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Secretary