

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
JANUARY 15, 2013 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Ogden Avenue Site Improvement Strategy (OASIS) Grants	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

Agreements have been prepared authorizing OASIS Grants in the amount of \$100,000 for the property at 522 Ogden Avenue (Dunkin Donuts) and \$86,775 for the multi-tenant property at 946 Ogden Avenue.

**STRATEGIC PLAN ALIGNMENT**

The Strategic Goals for 2011-2018 included *Strong, Diverse Local Economy*.

**FISCAL IMPACT**

The FY13 budget includes \$250,000 in the Ogden Avenue TIF Fund for the OASIS program. These projects would total \$186,775.

**RECOMMENDATION**

Approval of the grants on the February 5, 2013 consent agenda.

**BACKGROUND**

In September 2010 in response to the requests of the property and businesses owners in the Ogden TIF district, the Village Council adopted the OASIS matching grant program to enhance the Ogden Avenue corridor. In August 2012, the Council approved changes to the program that provide business and property owners with matching grants up to 75% of total project costs for certain site improvements. The goals of the OASIS program are:

- Provide more attractive sites
- Improve traffic circulation for vehicles and pedestrians (on private property as well as the street)
- Improve existing building appearance
- Improve signage and reduce visual clutter

*522 Ogden Avenue (Dunkin Donuts)*

The applicant, the business owner, is proposing to renovate the entire building and site, including a façade update, new landscaping, a new masonry garbage enclosure and replacement of nonconforming signs. The interior of the building will also receive a comprehensive renovation, although this work is not eligible for OASIS funding. Total project costs for the exterior improvements are estimated to be \$161,070. The requested OASIS grant would pay for up to \$100,000. The application was reviewed by the OASIS Team. The team found that the application meets the program criteria and unanimously recommended the grant award. Staff concurs.

### 946 Ogden Avenue

The applicant, the property owner, is proposing to update the building façade. The building is currently used for automobile upholstery repair (Mr. Trim) on the first floor, with offices above. The project includes façade renovation, new landscaping and replacement of the nonconforming signs. Total project costs for the improvements are estimated to be \$138,945. The applicant proposed the project under the previous program parameters and was awarded a grant of \$34,250.50. The applicant did not make the improvements and the grant award expired. Under the current program, the requested OASIS grant would pay for up to \$86,775. The application was reviewed by the OASIS Team. The team found that the application meets the program criteria and unanimously recommended that the grant be awarded. Staff concurs.

The previous OASIS grant awards are noted in the table below.

<b>Approved OASIS Grants 2010-2012</b>			
<b>Business</b>	<b>Address</b>	<b>Amount</b>	<b>Status</b>
DG Animal Hospital	631-635 Ogden	\$48,737.00	Paid
Bill Kay Nissan	1601 Ogden	\$40,000.00	Paid
Helmut and Vito's	1430 Ogden	\$3,350.00	Paid
Merlin	1711 Ogden	\$6,589.00	Paid
Prestige Liquors	739 Ogden	\$29,234.38	Permit Pending
Skuddlebutts			
Shopping Center	436-440 Ogden	\$2,105.75	Paid
United Limo	432 Ogden	\$12,700.00	Paid
Phillips Flowers	1512 Ogden	\$4,409.00	Paid
	333 Ogden &		
A-Len Radiators	4305 Fairview	\$93,750.00	Paid
Door & Window			
Superstore	1740 Ogden	\$7,500.00	Paid
Mr. Trim	946 Ogden	\$34,250.50	Expired
Apartment Building	1614 Ogden	\$10,000.00	Expired
Apartment Building	1602 Ogden	\$10,000.00	Expired
Auto Zone Shopping			
Center	237-245 Ogden	\$7,500.00	Work Progressing
Jay's Plumbing	1509 Ogden	\$3,500.00	Paid
Mr. Submarine	1322 Ogden	\$48,621.88	Paid
	1530-1552		
Shopping Center	Ogden	\$6,942.50	No permit request
Midwest Auto Body	534 Ogden	\$14,952.14	Work Progressing
Soccer 2000/Radio			
Shack	222-224 Ogden	\$22,395.00	Expired
Firestone	845 Ogden	\$10,232.49	Work Progressing
Shopping Center	406-414 Ogden	\$3,423.90	Paid
<b>Totals</b>		<b>\$420,193.54</b>	

### ATTACHMENTS

OASIS Grant Program Policy

Aerial Maps

OASIS Applications and recommendation letters

Resolutions

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION AUTHORIZING EXECUTION OF A GRANT  
AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE  
AND PARAS D. KAYASTHA**

BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

1. That the form and substance of a certain Grant Agreement (the “Agreement”), between the Village of Downers Grove (the “Village”) and Paras D. Kayastha (the “Applicant”), for OASIS Program grant funding, in the amount of \$100,000.00, to make improvements to the property/business located at 522 Ogden Avenue, which is along the Ogden Avenue commercial corridor, as set forth in the form of the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

2. That the Village Manager and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Manager shall deem necessary.

3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.

4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

\_\_\_\_\_  
Mayor

Passed:

Attest: \_\_\_\_\_  
Village Clerk

## **OASIS GRANT AGREEMENT**

THIS AGREEMENT is made this \_\_\_\_ day of \_\_\_\_\_, 2013 by and between the Village of Downers Grove, Illinois, an Illinois municipal corporation with offices at 801 Burlington Avenue, Downers Grove, Illinois 60515, ("the Village") and Paras D. Kayastha at 5N271 Swift Road, Itasca, Illinois 60143 ("Applicant").

WITNESSETH:

WHEREAS, the Village has established the Ogden Avenue Site Improvement Strategy Program ("OASIS Program") for application to receive a grant from the Village to make improvements to properties/businesses along the Ogden Avenue commercial corridor; and,

WHEREAS, said Program is funded from TIF funds for the purpose of controlling and preventing blight and deterioration within the Ogden Avenue Tax Increment Finance District ("TIF District"), and to encourage the further redevelopment of properties in the TIF District in accordance with the general guidelines set forth in the Program as amended in Ordinance 5277 on August 21, 2012; and,

WHEREAS, Applicant owns a business at 522 Ogden Avenue, Downers Grove, Illinois 09-05-213-007 which is located within the TIF District; and

WHEREAS, pursuant to the Program the Village has agreed to financially participate, subject to its sole discretion, the Program Guidelines, and the terms and conditions set forth in this Agreement; and,

WHEREAS, the Applicant desires to participate in the Program, subject to the Program Guidelines and the terms and conditions set forth in this Agreement;

NOW THEREFORE, in consideration of the mutual covenants and agreement herein set forth, and other good and valuable consideration, the Parties do hereby agree as follows:

A. General Provisions:

1. The above recitals are incorporated into and made part of this Agreement as though fully set forth herein.
2. This Agreement may not be transferred or assigned.
3. This Agreement may be terminated by either party by giving ten (10) days written notice to the other party. If the Applicant terminates this Agreement, the Village shall not be required to make any reimbursement payments to the Applicant.
4. In the event the Applicant fails to complete the project and submit the required proof of payment documents in the required timeframe, the Village may terminate this Agreement and award the funds to other eligible projects.
5. The parties shall have any and all remedies available at law in the event of a breach of this Agreement.
6. Applicant acknowledges that the Freedom of Information Act may apply to public records in possession of Applicant or a contractor. Applicant and its contractors shall cooperate with the Village in its efforts to comply with the Freedom of Information Act. 5 ICLS 140/1 et. seq.
7. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois. Venue is proper only in the County of DuPage.

8. This Agreement will not be subject to amendment unless made in writing and signed by all parties.
9. Any notice will be in writing and will be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party at the party's place of business. Notices shall be addressed to designated representatives of both parties as follows:

Village Manager  
Village of Downers Grove  
801 Burlington Ave.  
Downers Grove, IL 60515

To the Applicant as stated below.

**B. Applicant's Obligations:**

1. Applicant shall complete the project in substantial compliance with the attached plans, incorporated as part of this Agreement as Exhibit A. Any changes to the plans shall require written approval from the Community Development Director, or his designee.
2. Applicant, at its own expense, shall obtain all necessary permits prior to commencement of any work to complete the improvements.
3. Applicant shall submit the following required proof of payment documents:
  - a. Itemized paid-in-full invoices.
  - b. Canceled checks for the payment for the completed improvements.
  - c. Final lien waivers, if applicable.
  - d. Certified payroll records of contractors.
4. Applicant understands that it will not receive payment if there are any outstanding code violations on the property or if Applicant owes any money to the Village.
5. Applicant shall complete the project and submit the required proof of payment documents within one (1) year of the effective date of this Agreement. If the project is not completed or if the required proof of payment documents are not submitted within one (1) year, the Village shall have the right to declare this Agreement null and void and shall not be required to make any reimbursement payments to the Applicant.
6. Applicant shall complete the project in such a manner as to comply with all conditions of this Agreement, and in accordance with the Program Guidelines and all pertinent regulations, ordinances, or codes of the Village or other authority having jurisdiction over the property.
7. Applicant is hereby notified by the Village that work contemplated by this Agreement may be subject to the Prevailing Wage Act ("Act"), 820 ILCS 130/1 et seq. Applicant agrees to comply with all applicable provisions of the Act as administered by the Illinois Department of Labor ("IDOL"). Applicant further agrees to contact IDOL for a determination of applicability of the Act to the project contemplated by this Agreement. If required by IDOL, Applicant agrees to pay the prevailing wage rates and to require that all of its subcontractors pay prevailing wage to any laborers, workers or mechanics who perform work on the projects contemplated by this Agreement. For applicable rates, go to the State of Illinois – Department of Labor website and use the most current DuPage county rate. Applicant recognizes and agrees that it is solely responsible for compliance with the Act and agrees to fully indemnify, defend and hold harmless the Village with regard to any actions or proceeding instituted regarding such compliance.
8. Applicant shall be required to submit an executed Campaign Disclosure Certificate, attached hereto as Exhibit B.

C. Village's Obligations:

1. The Village shall reimburse the Applicant for three-quarters (3/4) of the actual incurred costs to complete all eligible aspects of the project. The amount of said reimbursement shall not exceed \$100,000.
2. The Village shall remit payment to the Applicant within sixty (60) days of completion of the project and receipt of the required proof of payment documents.
3. The Village shall diligently review permit submittals, issue permits and complete required inspections deemed necessary to complete the project.

IN WITNESS HEREOF, the parties set their hand and seal the day and date hereinabove written.

APPLICANT:

Paras D. Kayastha  
5N271 Swift Road  
Itasca, Illinois 60143

VILLAGE OF DOWNERS GROVE:

By:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Village Manager

\_\_\_\_\_  
Print Name

Attest:

\_\_\_\_\_  
Title

\_\_\_\_\_  
Village Clerk

**Exhibit B**  
**Campaign Disclosure Certificate**

The Campaign Disclosure Certificate is required pursuant to the Village of Downers Grove Council Policy on Ethical Standards and is applicable to those campaign contributions made to any member of the Village Council.

Said Campaign Disclosure Certificate requires any individual or entity that is a party to a contract with the Village to disclose campaign contributions, as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4), made to current members of the Village Council within the five (5) year period preceding the date of the contract.

By signing the contract, Applicant agrees to refrain from making any campaign contributions as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4) to any Village Council member and any challengers seeking to serve as a member of the Downers Grove Village Council.

\_\_\_\_\_  
Under penalty of perjury, I declare:

☐ Applicant has not contributed to any elected Village position within the last five (5) years.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

☐ Applicant has contributed a campaign contribution to a current member of the Village Council within the last five (5) years.

Print the following information:

Name of Contributor: \_\_\_\_\_  
(company or individual)

To whom contribution was made: \_\_\_\_\_

Year contribution made: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

### Application

A printable version of the Ogden Avenue Site Improvement Reimbursement Grant Application is available on-line at [www.downers.us](http://www.downers.us) or [www.dgedc.com](http://www.dgedc.com). A paper copy of the application is available on the next page. Three (3) copies of the complete application, including any support documentation are due by the application deadline(s).

Applicant is:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner
Name of Business/Building:	Donkin Donuts
Address/Property ID # of Project Property:	522 Ogden Ave
Owner's Name AND TITLE:	VRAT SAVSANI
Owner's Mailing Address:	927 Century Farm Ln, Naperville, IL 60563
Owner's Business Phone:	630-253-7107
Owner's Fax:	
Owner's E-Mail:	
PLEASE ONLY COMPLETE THE REST OF THIS TABLE IF TENANT IS THE GRANT APPLICANT.	
Tenant Name AND TITLE:	PARAS D KAYASTHA FRANCHISEE
Tenant Mailing Address:	50271 Swift Rd, Itasca, IL 60143
Business Phone for Tenant:	312493 9237
E-Mail for Tenant:	ParasKayastha@gmail.com

### **Project Information**

*Project Description:*



***Existing Site Conditions:***

Please provide a photo of current site conditions to illustrate where improvements are proposed. Photographs must be provided in a digital (e.g. JPEG) format. Electronic photos may be e-mailed to: [jobrien@downers.us](mailto:jobrien@downers.us).

***Written Project Description:***

Please describe your proposed project improvement. Attach pages as needed.


**Required Documentation For Submittal:**

3 copies of the complete application, including any support documentation are due by **December 3, 2012**. Additional copies may be requested by OASIS team after the application deadline.

1. If you are proposing an alteration to a building the following documents must be submitted (collated and stapled into packets) with the applicants name and address on the front page. Please submit legible documents, not to exceed 11" x 17" in size.

- Façade elevations (as determined necessary at pre-application meeting\*), including height, length and width measurements
- Color scheme of the proposed addition or alteration
- Building material samples (roof, siding, chimneys, etc.) if applicable
- Site plan with building outline and proposed changes
- Cut sheets for proposed doors and windows, if applicable
- Façade improvement projects must provide screening of mechanical units.

If you have questions about this, please contact the Community Development Department. Specific questions about submittal requirements will be answered during the pre-application meeting.

2. If you are proposing landscape/or other site improvements the following documents must be submitted (collated and stapled into packets) with the

## 522 Ogden Ave Dunkin Donuts Remodel

We are proposing a remodel of an existing Dunkin Donuts to a new image. This is an extensive remodel of the existing store, including but not limited to the façade, parking lot, new signage and improved landscaping. We are also remodeling the interior of the building, we understand that we will not be funded for this portion but the interior is a part of the overall project scope. We have provided an interior floor plan for your reference.

We are proposing to remove the mansard roof on the existing building and replace it with a more modern look of tan colored EIFS panels. We are also proposing to build monoliths on the East, South and West Elevations. These would be covered in Hardi Board Siding in a pallet of brown colors as depicted in the material board. The existing cooler in the rear of the building will be framed out and covered in the same Hardi Board Siding as the monoliths. We will be cleaning and replacing any damaged storefront as required and installing new orange awnings to match the new image of Dunkin Brands.

We are proposing to replace the existing signage with new signage on the building and replace the existing pole sign along Ogden Avenue with a new monument sign. This sign will have a split face block base in tan to match the building and a complaint sign face. The current signage will be removed.

We are proposing to remove portion of the existing parking lot. We will regrade, reconfigure and reconstruct portions of the parking lot to make it safer and more useable for both vehicles and pedestrians. We are removing the existing concrete curbs and islands and replacing them with new concrete curbs and islands with upgraded landscaping. There are some very deep sewer inlets in the lot that we feel can be brought up to a higher grade so as to make it less dangerous to the customers. The existing parking lot is difficult to maneuver in and with this revised plan we are hope to make it a bit easier to move around the lot.

The new plan also calls for some additional landscaping for the site. We are adding landscaping to the islands in the parking lot and around the perimeter of the site. We are including the new monument sign within the new proposed landscaping. We will also be adding some perennial flowers and shrubs to the site and making any improvements to the existing landscaping as needed.

The existing dumpster enclosure is wood fencing that is falling apart. It is visible from Ogden Avenue and we are proposing to replace the existing enclosure with a new CMU split face block enclosure, tan in color with new doors. This will blend more naturally into the existing retaining walls around the lot and update the existing dilapidated trash enclosure.

We are looking forward to upgrading this building and site to fit in with the landscape of the Ogden Avenue Corridor. We feel with these upgrades that our building will fit into the fabric of the community and the new look of Ogden Avenue. We look forward to working with the Village on these items.

applicants name and address on the front page. Please submit legible documents, not to exceed 11" x 17" in size.

- Site plan with building outline and proposed changes to site
- Landscape plan, if applicable (e.g. access, driveway consolidation, etc)

3. If you are proposing a new sign/awning/canopy the following documents must be submitted (collated and stapled into packets) with the applicants name and address on the front page:

- Color drawing of the sign/awning including measurements of free-standing sign and site plan showing sign location on a site
- Façade elevation showing sign/awning placement, if plan applicable

Schedule Information:

Anticipated Project Start Date: January 2013

Anticipate Project Completion Date: March 2013

NOTE: Completion Date must be prior within one year of the year following application.

Architect / Designer for the Project (If Applicable):

Name: Gleason Architects, P.C.

Address: 7105 Heartland Drive, Unit A

Phone: 630-466-8740 Fax: 630-466-8760

Contractor for the Project (If Known):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Itemized Activity Estimated

	Total Site Improvem ent Costs	Grant Eligible Project Costs*	TO BE COMPLETED BY CITY	
			Grant Contribution	Bonus Award
ESTIMATE 1 Contractor Name: <u>Krishna</u>	<u>168,311</u>			
ESTIMATE 2 Contractor Name: <u>Level</u>	<u>161,070</u>			

Two detailed contractor estimates are required. Please provide additional sheets with supporting detail as necessary.

**EXHIBIT #10-B**

DOCUMENT TITLE	GENERAL CONTRACTOR'S BID FORM
DOCUMENT DATE	11/28/2012
LOCATION OF DOCUMENT IN CR MANUAL	Section #10: General Contractor's Bidding/Selection
LOCATION OF DOCUMENT FOR USE	Construction Services Web Page/Online ADQSR Extras
ACCOUNTABILITY OF THIS FORM	FD = N/A CD = New/Remodel

DATE:	11/28/2012
P/C#:	
LOCATION:	522 Ogden Downers Grove, IL
DMA:	
ADQSR BIDDING STORE:	
DISTRIBUTION TYPE:	

The undersigned proposes to furnish all labor, material and equipment required for the construction of an Allied Domecq Quick Service Restaurants brand building, and all site work at the above subject location, in accordance with plans and specifications. The bid includes labor and material costs, as listed below:

**SITE****DIVISION 2 - SITE WORK**

	Qty	Units	Unit Cost	Total
<b>02050 DEMOLITION</b>		CF		\$8,200.00
<b>02100 SITE PREPARATION</b>				
Ledge Removal		HR		\$0.00
Tree Removal		EA		\$800.00
<b>02200 EARTHWORK</b>				
Strip Site		CY		\$7,900.00
Fill		CY		\$900.00
Cut		CY		\$0.00
Trenches 2' Wide x 5' Deep		LF		\$0.00
Storm Drains		EA		\$0.00
Catch Basin(s)		EA		\$0.00
<b>02444 CHAIN LINK FENCE 6 FT. HIGH/GATE/DUMPSTER ENC.</b>		LF		\$2,200.00
<b>02500 PAVING AND SURFACING</b>				
Paving		SY		\$7,300.00
Masonry - Trash Enclosure		SY		\$12,000.00
Line Striping & Handicap Signage (Landlord)		EA		\$1,580.00
Misc. Metals, Steel Gate, Jambs, Clearance Bar		SF		\$0.00

EXHIBIT #10-B  
GENERAL CONTRACTOR'S BID FORM - Page 2 of 4

SITE	Qty	Units	Unit Cost	Total
02800 LANDSCAPING - Allowance		EA		\$10,000.00
<b>DIVISION 3 - CONCRETE</b>				
<b>03300 CAST-IN-PLACE CONCRETE</b>				
Concrete Curbs		LF		\$8,000.00
Public Sidewalk		SF		\$0.00
Concrete Bumpers (Landlord)		EA		\$0.00
Miscellaneous Concrete (7" Drive-thru/Dumpster)		EA		\$0.00
Handicap Ramp		SF		\$0.00
<b>DIVISION 15 - MECHANICAL</b>				
<b>15100 PLUMBING</b>				
Sanitary Sewer Size 4"		LF		\$0.00
Water Service Size 1 1/2"		LF		\$0.00
Gas Service		LF		\$0.00
Tap Fee(s)		EA		\$0.00
Septic System		LF		\$0.00
Guard Rail/Rack Shelf		EA		\$0.00
<b>DIVISION 16 - ELECTRICAL</b>				
<b>16100 ELECTRICAL SERVICE</b>				
Overhead - 600 AMP		LF		\$0.00
Underground		LF		\$0.00
Yard Lighting & Poles		EA		\$0.00
Sign Wiring		EA		\$800.00
<b>OTHER SITE COSTS</b>				
Site - General Conditions		EA		\$2,500.00
Site - All required permits		EA		\$0.00
<b>SUB TOTAL - SITE</b>				<b>\$62,180.00</b>
<b>OVERHEAD &amp; PROFIT - SITE</b>				<b>\$0.00</b>
<b>TOTAL SITE</b>				<b>\$62,180.00</b>

## EXHIBIT #10-B

## GENERAL CONTRACTOR'S BID FORM - Page 3 of 4

## BUILDING

	Qty	Units	Unit Cost	Total
<b>DIVISION 2 - SITE WORK</b>				
02100 Site Preparation		EA		\$0.00
02200 Earthwork		EA		\$0.00
<b>DIVISION 3 - CONCRETE</b>				
03300 Footings (24") & Foundation		CU		\$0.00
03300 Concrete Slab (After Plumbing)		SF		\$0.00
33000 Concrete Sidewalk		SF		\$0.00
<b>DIVISION 4 - MASONRY</b>				
04220 Masonry Work - Bulkhead		SF		\$0.00
<b>DIVISION 5 - METALS</b>				
05120(Support for HVAC Units)		EA		\$0.00
<b>DIVISION 6 - WOOD &amp; PLASTICS</b>				
06100 Carpentry - Rough		EA		\$0.00
06200 Carpentry - Finish (Included)		EA		\$0.00
<b>DIVISION 7 - THERMAL &amp; MOISTURE PROTECTION</b>				
07210 Insulation (Included)		SF		\$0.00
07412 Roof Panels		SF		\$0.00
07412 Accent Band		LF		\$0.00
07510 Built-up-Roof (with insulation)		SF		\$0.00
EIFS (Including RTU Surround)		SF		\$24,300.00
Aluminum Flashing/Coping		EA		\$0.00
Roof Patching For Shrouds		EA		\$5,800.00
EPDM Roofing system		SF		\$0.00
<b>DIVISION 8 - DOORS &amp; WINDOWS</b>				
08110 Doors - Metal		EA		\$3,800.00
08210 Doors - Wood		EA		\$0.00
08410 Aluminum Storefront (Vestibule)		SF		\$0.00
08411 Drive-thru Window		EA		\$0.00
08710 Hardware		EA		\$0.00
08800 Glazing		SF		\$0.00
<b>DIVISION 9 - FINISHES</b>				
09250 Gypsum Wall Board		SF		\$0.00
Stainless Steel Panels				\$0.00
09330 Quarry Tile and Ceramic Tile		SF		\$0.00
09510 Acoustical Ceiling		SF		\$0.00
Sidding		SF		\$26,200.00
09900 Painting - Exterior		EA		\$3,500.00
09950 Fiberglass Wall Covering		SF		\$0.00
09952 Vinyl Wall Covering		SF		\$0.00
<b>DIVISION 10 - SPECIALTIES</b>				
10671 Shelving (if not ordered by equipment supplier)		LF		\$0.00
Signs Bulding and Monument		EA		\$9,100.00
Toilet Accessories and Guards		EA		\$0.00
<b>DIVISION 15 - MECHANICAL</b>				
15100 Plumbing		EA		\$0.00
15200 HVAC		EA		\$0.00
Fire Alarm (Allowance)		EA		N/A
Sprinklers (Allowance)		EA		N/A

## EXHIBIT #10-B

## GENERAL CONTRACTOR'S BID FORM - Page 4 of 4

SITE	QTY	UNITS	UNIT COST	TOTAL
<b>DIVISION 16 - ELECTRICAL</b>				
16100 Electrical		EA		\$0.00
Led Light Fixtures Cost (on Building for Parking Lot)				\$9,200
<b>OTHER BUILDING COSTS</b>				
Building - General Conditions		EA		\$8,000.00
Building - All required permits		EA	by others	\$0.00
<b>SUB TOTAL - BUILDING</b>				
				\$89,900.00
<b>OVERHEAD &amp; PROFIT BUILDING</b>				
		10%		\$8,990.00
<b>TOTAL - BUILDING</b>				
				\$98,890.00
<b>TOTAL SITE (from Page 2)</b>				
				\$62,180.00
<b>TOTAL BUILDING (from Page 4)</b>				
				\$98,890.00
<b>SUB-TOTAL (SITE/BUILDING)</b>				
				\$161,070.00
<b>SALES TAX (if applicable)</b>				
		%		\$0.00
<b>TOTAL (SITE/BUILDING/SALES TAX)</b>				
				\$161,070.00

I have visited the site and reviewed all of the contract documents.

Level Construction

700 N. Green St Chicago, IL 60642

Mitesh Patel

President



**EXHIBIT #10-B**

DOCUMENT TITLE	GENERAL CONTRACTOR'S BID FORM
DOCUMENT DATE	11/30/2012
LOCATION OF DOCUMENT IN CEMANUAL	Section #10 - General Contractors Bidding Selection
LOCATION OF DOCUMENT FOR USE	Construction Services Web Page/Online ADQSR Extrater
ACCOUNTABILITY OF THIS FORM	FD = N/A, GD = New/1 - Store

DATE: 11/26/2012

P/C#:

LOCATION: 522 Ogden Ave  
Downers Grove, IL

DMA:

ADQSR BRAND STORE: Dunkin Donuts

DISTRIBUTION TYPE: Satellite

The undersigned proposes to furnish all labor, material and equipment required for the construction of an Allied Domecq Quick Service Restaurants brand building, and all site work at the above subject location, in accordance with plans and specifications. The bid includes labor and material costs, as listed below:

**SITE****DIVISION 2 - SITE WORK**

	Qty	Units	Unit Cost	Total
<b>02050 DEMOLITION</b>	1	Ea	\$7,000.00	\$7,000.00
<b>02100 SITE PREPARATION</b>				
Ledge Removal	0	HR	\$0.00	\$0.00
Tree Removal	0	EA	\$750.00	\$750.00
<b>02200 EARTHWORK</b>				
Strip Site	0	CY	\$8,100.00	\$8,100.00
Fill	0	CY	\$780.00	\$780.00
Cut	0	CY	\$0.00	\$0.00
Trenches 2' Wide x 5' Deep	0	EA	\$0.00	\$0.00
Storm Drains	0	EA	\$0.00	\$0.00
Catch Basin(s)	0	EA	\$0.00	\$0.00
<b>02444 CHAIN LINK FENCE 6 FT. HIGH/GATE/DUMPSTER ENC.</b>	1	EA	\$3,000.00	\$3,000.00
<b>02500 PAVING AND SURFACING</b>				
Paving	0	EA	\$8,300.00	\$8,300.00
Masonry - Trash Enclosure	0	EA	\$12,200.00	\$12,200.00
Line Striping & Handicap Signage	0	EA	\$1,600.00	\$1,600.00
Misc. Metals, Clearance Bar, Clearance Canopy	0	EA	\$0.00	\$0.00

EXHIBIT #10-B  
GENERAL CONTRACTOR'S BID FORM - Page 2 of 4

SITE	Qty	Units	Unit Cost	Total
02800 LANDSCAPING - Allowance	0	EA	\$0.00	\$11,200.00
<b>DIVISION 3 - CONCRETE</b>				
03300 CAST IN PLACE CONCRETE				
Curbs/Pad for signs	0	EA	\$0.00	\$9,300.00
Public Sidewalk	0	SF	\$0.00	\$0.00
Concrete Bumpers	0	EA	\$0.00	\$0.00
Miscellaneous Concrete (7" Drive-thru/Dumpster)	0	EA	\$0.00	\$0.00
Handicap Ramp	0	SF	\$0.00	\$0.00
<b>DIVISION 15 - MECHANICAL</b>				
15100 PLUMBING				
Sanitary Sewer Size 4"	0	LF	\$0.00	\$0.00
Water Service Size 1 1/2"	0	LF	\$0.00	\$0.00
Gas Service	0	LF	\$0.00	\$0.00
Tap Fee(s)	0	EA	\$0.00	\$0.00
Septic System	0	LF	\$0.00	\$0.00
Guard Rail/Rack Shelf	0	EA	\$0.00	\$0.00
<b>DIVISION 16 - ELECTRICAL</b>				
16100 ELECTRICAL SERVICE				
Overhead	0	LF	\$0.00	\$0.00
Underground	0	EA	\$0.00	\$0.00
Yard Lighting & Poles	0	EA	\$0.00	\$0.00
Sign Wiring	0	EA	\$0.00	\$800.00
<b>OTHER SITE COSTS</b>				
Site - General Conditions	1	EA	\$0.00	\$0.00
Site - All required permits	0	EA	\$0.00	\$0.00
<b>SUB TOTAL - SITE</b>				<b>\$63,030.00</b>
<b>OVERHEAD &amp; PROFIT - SITE</b>	0	10%		<b>\$6,303.00</b>
<b>TOTAL SITE</b>				<b>\$69,333.00</b>

EXHIBIT #10-B  
GENERAL CONTRACTOR'S BID FORM - Page 3 of 4

BUILDING

	Qty	Units	Unit Cost	Total
<b>DIVISION 2 - SITE WORK</b>				
02100 Site Preparation	0	LS	\$0.00	\$0.00
02200 Earthwork	0	EA	\$0.00	\$0.00
<b>DIVISION 3 - CONCRETE</b>				
03300 Footings (24") & Foundation	0	LS	\$0.00	\$0.00
03300 Concrete Slab (including walk-in)	1	EA	\$0.00	\$0.00
33000 Concrete Sidewalk	0	SF	\$0.00	\$0.00
<b>DIVISION 4 - MASONRY</b>				
04220 Masonry Work - Bulkhead	0	SF	\$0.00	\$0.00
Misc. Masonry	0	LS	\$0.00	\$0.00
<b>DIVISION 5 - METALS</b>				
05120 Steel Beams & Columns	0	EA	\$0.00	\$0.00
<b>DIVISION 6 - WOOD &amp; PLASTICS</b>				
06100 Carpentry - Rough (Framing, Drywall, FRP)				
Metal Framing and Drywall Installation	1	LS	\$0.00	\$0.00
06200 Carpentry - Finish	1	LS	\$0.00	\$0.00
<b>DIVISION 7 - THERMAL &amp; MOISTURE PROTECTION</b>				
07210 Insulation (Walls)	1	LS	\$0.00	\$0.00
07412 Roof Panels	0	SF	\$0.00	\$0.00
07412 Accent Band	0	LF	\$0.00	\$0.00
07510 Built-up-Roof (with insulation)	0	SF	\$0.00	\$0.00
EIFS (Includes RTU Surround)	0	EA	\$0.00	\$25,580.00
Aluminum Flashing/Coping	0	EA	\$0.00	\$0.00
Roof Patching for New Shrouds	1	LS	\$0.00	\$6,500.00
EPDM Roofing system	0	SF	\$0.00	\$0.00
<b>DIVISION 8 - DOORS &amp; WINDOWS</b>				
08110 Doors - Metal	1	EA	\$0.00	\$5,400.00
08210 Doors - Wood	0	LS	\$0.00	\$0.00
08410 Aluminum Storefront	1	EA	\$0.00	\$0.00
08411 Drive-thru Window	0	EA	\$0.00	\$0.00
08710 Hardware	0	EA	\$0.00	\$0.00
08800 Glazing	0	SF	\$0.00	\$0.00
<b>DIVISION 9 - FINISHES</b>				
09250 Gypsum Wall Board	1	LS	\$0.00	\$0.00
09330 Quarry Tile and Ceramic Tile (Incl. Bathroom Floor and Wall Tiles)	1	LS	\$0.00	\$0.00
09510 Acoustical Ceiling	1	LS	\$0.00	\$0.00
Sidding	0	LS	\$0.00	\$27,200.00
09900 Painting - Exterior	1	LS	\$0.00	\$3,500.00
09950 Fiberglass Wall Covering (FRP 22 and FRP 33)	1	LS	\$0.00	\$0.00
Chair Rails	1	LS	\$0.00	\$0.00
09952 Vinyl Wall Covering	1	LS	\$0.00	\$0.00
<b>DIVISION 10 - SPECIALTIES</b>				
10671 Shelving (if not ordered by equipment supplier)	0	LS	\$0.00	\$0.00
Signs (Monument and Building)	0	LS	\$0.00	\$9,300.00
Gas Piping	0	LS	\$0.00	\$0.00
Toilet Accessories	1	LS	\$0.00	\$0.00
LED Lights for Building Exterior				\$9,500
<b>DIVISION 15 - MECHANICAL</b>				
15100 Plumbing	1	LS	\$0.00	\$0.00
15200 HVAC	1	LS	\$0.00	\$0.00
Fire Alarm	0	LS	\$0.00	\$0.00
Sprinklers	0	LS	\$0.00	\$0.00

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## EXHIBIT #10-B

## GENERAL CONTRACTOR'S BID FORM - Page 4 of 4

SITE	QTY	UNITS	UNIT COST	TOTAL
<b>DIVISION 16 - ELECTRICAL</b>				
16100 Electrical	1	LS	\$0.00	\$0.00
<b>OTHER BUILDING COSTS</b>				
Building - General Conditions	1	LS	\$3,000.00	\$3,000.00
Building - All required permits		EA		\$0.00
<b>SUB TOTAL - BUILDING</b>				<b>\$89,980.00</b>
<b>OVERHEAD &amp; PROFIT BUILDING</b>				<b>10%</b>
<b>TOTAL - BUILDING</b>				<b>\$98,978.00</b>
<b>TOTAL SITE (from Page 2)</b>				<b>\$69,333</b>
<b>TOTAL BUILDING (from Page 4)</b>				<b>\$98,978</b>
<b>SUB-TOTAL (SITE/BUILDING)</b>				<b>\$168,311</b>
<b>SALES TAX (if applicable)</b>				<b>0%</b>
<b>TOTAL (SITE/BUILDING/SALES TAX)</b>				<b>\$168,311</b>

## Exclusions:

1. Permits and plan Fees
2. Architectural / Engineering Fees
3. Utility service / connection fees
4. Gas service including gas meter
5. All utility connection will be in space.
6. Cost of bond if required
7. Winter conditions, Night and Overtime work
8. Shop drawings
9. Existing parking lot with stripping, masonry and structural steel work, store front with double door
10. Furnishing and installation of Equipments & Cabinets
11. Not used
12. Existing HVAC RTUs, electrical panel and 400 amp service.
13. Sprinkler System
14. Fire Alarm System
15. Low voltage work
16. Tables, Booth, Benches, Trash Receptacles
17. Existing Drive thru window, clearance bar, drive thru loop, drive thru menu board and speaker system
18. All equipment are provided and installed by others. Only plumbing and electric hook ups are included in scope of work.
19. 3M Reverse Osmosis system

I have visited the site and reviewed all of the contract documents.

Company: K-SP CONSTRUCTION INC

Tele. #: 773.501.9424

Address: 2729 W DEVON AVENUE, CHICAGO, IL 60659

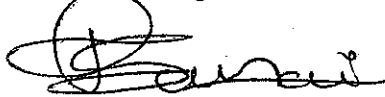
Signature: PETER LAD

Date: 11/26/2012

Title: SECRETARY

This application for a Site Improvement Reimbursement Grant is hereby believed to be complete and accurate.

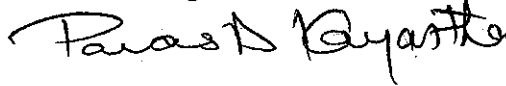
Owner Signature:



Print Owners Name:

VRAJ Samsani

Tenant Signature:



Print Tenant Name:

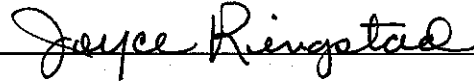
Paras D. KAYASTHA

*NOTE: Tenant Signature only necessary if  
Tenant is applying for a Grant*

STATE OF ILLINOIS  
COUNTY OF DUPAGE  
VILLAGE OF DOWNERS GROVE

The foregoing petition was acknowledged before me by on this 3 day of  
December, 2012.

Notary Public:



Notary Public



3 Copies of the completed application should be submitted to the Village's Community Development Department.

Applications may be dropped off at the Village Hall from 8:00 am and 5:00 pm Monday – Friday, or mailed to:

Village of Downers Grove  
ATTN: Community Development Department  
801 Burlington Avenue  
Downers Grove, IL 60515

*Disclosure of Beneficiaries/Trust Disclosure:*

The information requested below must be completed and attached to any grant application submitted to the Village of Downers Grove. This form is used to ensure that the applicant has a recognized, vested interest in the property. This form is required by persons applying for permits, licenses, approvals or benefits from the Village of Downers Grove

Village of Downers Grove

**DISCLOSURE OF BENEFICIARIES**

1. Grant Applicant: Paras Kayastha
2. Address: 522 Ogden Ave, Downers Grove, IL
3. Nature of Applicant (Please circle one):
  - a. Natural Person
  - ☒ b. Corporation
  - c. Land Trust/ Trustee
  - d. Trust/Trustee
  - e. Partnership
  - f. Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of applicant:
5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. PARAS D. KAYASTHA
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

6. Name, address and capacity of person making this disclosure on behalf of the applicant: PARAS D KAYASTHA 5021 Swift Rd, Itasca, IL 60143

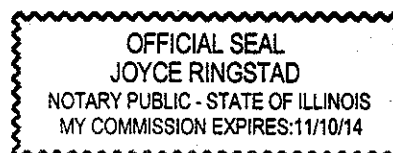
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION I, \_\_\_\_\_, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: Paras Kayastha

Subscribed and Sworn to before me this 3 day of December, 2012

Joyce Ringstad Notary Public



### **Program Summary and Evaluation Criteria**

The Ogden Avenue Site Improvement Strategy (OASIS) is a program that offers matching grants to business and property owners seeking to make improvements to their sites in the Ogden Avenue TIF Corridor. The goals of the OASIS program are:

- Provide more attractive sites
- Improve traffic circulation for vehicles and pedestrians (on private property as well as the street)
- Improve existing building appearance
- Improve signage and reduce visual clutter

These goals are based on the findings of the Downers Grove Comprehensive Plan, 1999 Ogden Avenue Commercial Corridor Master Plan and Village's Strategic Plan. Projects will be reviewed in the context of the recommendations contained within those documents. The categories described below will be used to judge applications.

Applications are judged on a qualitative basis. The OASIS Program is competitive and all applications will be judged against one another – regardless of the number of improvements proposed. The OASIS team will judge applications based on the number of features being improved by an application, the quality of those improvements and how those address the goals of the program. The best projects will be awarded a matching OASIS Grant. Each category contains examples of improvements that are identified as important components to fulfill the goals listed above. The successful project will include multiple elements of the categories below.

**Category 1 – Site Improvements:**

Examples of site improvements include consolidating driveway accesses to Ogden Avenue, removal of nonconforming parking spaces, installing stormwater management strategies, removing pavement and adding landscaping, providing cross-access between properties, installation of public sidewalks and installation of exterior site lighting.

Projects should seek to beautify the property and improve traffic circulation on site and on Ogden Avenue. The OASIS Team will give special consideration to projects at major intersections (Main St, Saratoga Ave, Fairview Ave and Lee Ave).

Improvement proposed: Yes    No

Comments:

**Category 2 – Landscaping:**

Examples of landscaping include screening of off-street parking areas with shrubs, ornamental grasses and shrubs, installing landscaping to improve water run-off quality, installation of foundation plantings, installing ornamental fences, construction of outdoor café spaces and installation of shade trees.

Projects should seek to beautify the property and improve green space. The OASIS Team will give special consideration to landscaping projects that combine elements to improve on-site stormwater management.

Improvement proposed: Yes    No

Comments:



### **Category 3 – Building Façade:**

Examples of improvements to building facades include major renovations that update a building's appearance (a "major renovation" affects more than 50% of existing exterior walls fronting Ogden Avenue or adjacent side streets), installation of a canopy or awning, adding transparent windows, adding pedestrian-friendly doors and shrubs, installing parapet walls and decorative cornices that hide mechanical equipment and installation of decorative lighting fixtures on the building.

Projects should seek to use high-quality materials and designs. Building façade improvements should enhance the commercial nature of the corridor and complement nearby high-quality buildings. Examples of high-quality buildings include: 42-76 Ogden Avenue, 217 Ogden Avenue, 225 Ogden Avenue, 400 Ogden Avenue, 401 Ogden Avenue, 639 Ogden Avenue, 807 Ogden Avenue, 1000 Ogden Avenue, 1148 Ogden Avenue, and 1601 Ogden Avenue.

Improvement proposed: Yes    No

Comments:

### **Category 4 – Signs:**

Examples of improvements to signage include removal of non-conforming signs and installation of code-compliant signs and removal of box-type wall signs and replacement with channel letter signage. Note: sign-only applications will not be funded until the third submission deadline. At that time, sign-only requests will only be funded after all other requests

The successful project will bring the property into compliance with the Village's sign ordinance. Projects should seek to use high-quality materials and designs. The signage should be designed to enhance the business' visibility from Ogden Avenue while removing visual clutter from the corridor. ***Note: Signage Improvements will only be considered if they are part of an application where two or more additional eligible improvements are proposed.***

**Two additional eligible improvements proposed: Yes    No**

Improvement proposed: Yes    No

Comments:

**Overall Project Comments:**

**OASIS Team Recommendation:**

### **Grant Distribution**

<b>Interior Parcels less than 1 acre</b>	<b>Corner Parcels or Parcels Greater than 1 Acre or individual Tenant Spaces in Excess of 5,000 sq. ft.</b>
<b>\$100,000 or 75% of the eligible project costs, whichever is less</b>	<b>\$150,000 or 75% of the eligible project costs, whichever is less</b>

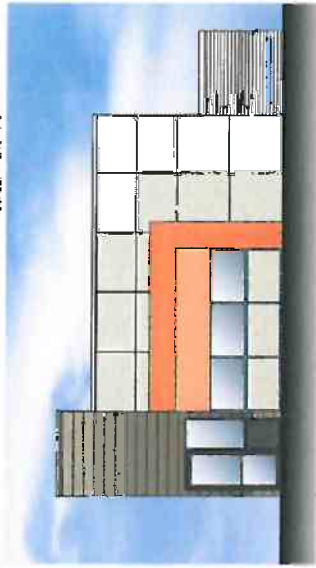
#### **Notes:**

1. Only exterior improvements to properties and buildings as described above will be eligible. Internal elements will not be considered. Exterior maintenance (e.g. painting, parking lot resurfacing, seal-coating, replacing dead landscaping, etc.) will not be considered. Some maintenance may be considered if it is an essential component of a project and is a permanent improvement to the property (e.g. tuck-pointing, replacing windows and doors)
2. Improvements to uses that do not meet current zoning requirements will not be considered.
3. Improvements requiring zoning variations will be considered for project funding, however, zoning variation application will not be funded.
4. Grant awards up to \$15,000 will be approved by the Village Manager. Grant Award applications over \$15,000 will be the approved by the Village Council.
5. A bonus of twenty-five percent (25%) of the maximum grant award amount for particular Outstanding Projects may be provided for applications that propose eligible improvements that address multiple categories. Outstanding Projects must meet all the criteria contained herein and exceed the Village's development standards. For example, an eligible project on a one and one-half (1.5) acre lot proposing landscape improvements and façade improvements would be eligible for up to \$128,906 ( $\$137,500 \times 0.75 = \$103,125 \times 1.25$ ) assuming a total eligible project costs of \$137,500.
6. For single tenants in multi-tenant buildings, the maximum grant award for the tenant will be limited by the percentage of space the tenant occupies in the building. For example, if a tenant occupies 25% of a building on a parcel less than 1 acre in size, the maximum façade improvement grant award would be \$25,000.



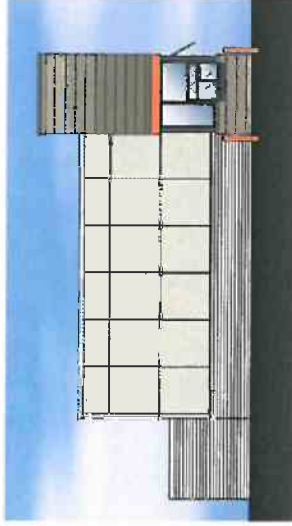
**SOUTH ELEVATION**

SCALE: 3/16"=1'-0"



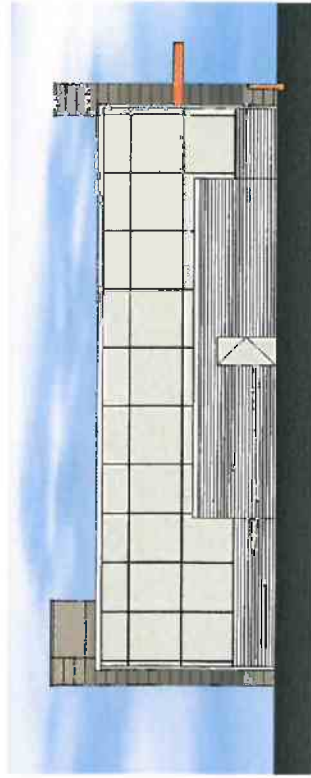
**EAST ELEVATION**

SCALE: 3/16"=1'-0"



**WEST ELEVATION**

SCALE: 3/16"=1'-0"



**NORTH ELEVATION**

SCALE: 3/16"=1'-0"



**MONUMENT SIGN**

SCALE: 3/16"=1'-0"



**GLEASON  
ARCHITECTS, P.C.**

301 Highland U.S. Hwy. 4  
Naperville, Illinois 60563  
Tel: 630.330.1000  
Fax: 630.330.1001  
www.gleasonarchitects.com

Project: Dunkin' Donuts  
Location: Downers Grove, IL  
Architect: Gleason Architects, P.C.  
Engineer: [Redacted]  
Interior Designer: [Redacted]  
Landscape Architect: [Redacted]  
Civil Engineer: [Redacted]  
Mechanical Engineer: [Redacted]  
Electrical Engineer: [Redacted]  
Structural Engineer: [Redacted]  
Environmental Engineer: [Redacted]  
Historic Preservation: [Redacted]  
Architectural Photographer: [Redacted]  
Graphic Designer: [Redacted]  
Construction Manager: [Redacted]  
General Contractor: [Redacted]

DATE: 11/15/17  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
APPROVED BY: [Redacted]  
PROJECT: [Redacted]

DATE: 11/15/17  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
APPROVED BY: [Redacted]  
PROJECT: [Redacted]

DATE: 11/15/17  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
APPROVED BY: [Redacted]  
PROJECT: [Redacted]

Project: Dunkin' Donuts  
Location: Downers Grove, IL  
Architect: Gleason Architects, P.C.  
Engineer: [Redacted]  
Interior Designer: [Redacted]  
Landscape Architect: [Redacted]  
Civil Engineer: [Redacted]  
Mechanical Engineer: [Redacted]  
Electrical Engineer: [Redacted]  
Structural Engineer: [Redacted]  
Environmental Engineer: [Redacted]  
Historic Preservation: [Redacted]  
Architectural Photographer: [Redacted]  
Graphic Designer: [Redacted]  
Construction Manager: [Redacted]  
General Contractor: [Redacted]

DATE: 11/15/17  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
APPROVED BY: [Redacted]  
PROJECT: [Redacted]

DATE: 11/15/17  
DRAWN BY: [Redacted]  
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APPROVED BY: [Redacted]  
PROJECT: [Redacted]

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PROJECT: [Redacted]

DATE: 11/15/17  
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PROJECT: [Redacted]



































































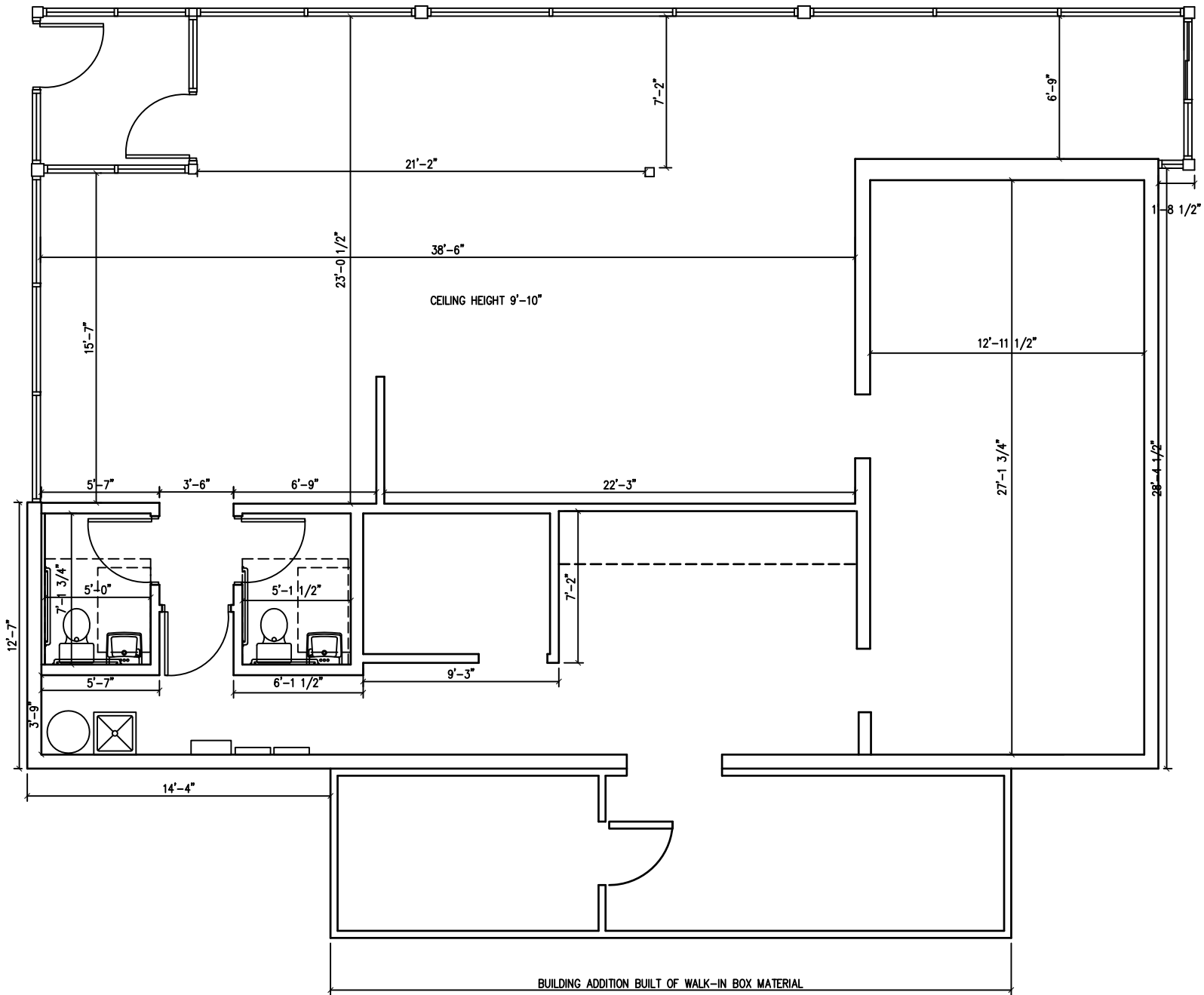



















DuPage Co IL - Storage req'mts

TOTAL KITCHEN AND SALES AREA EQUIPMENT = X = 846 SQ. FT.

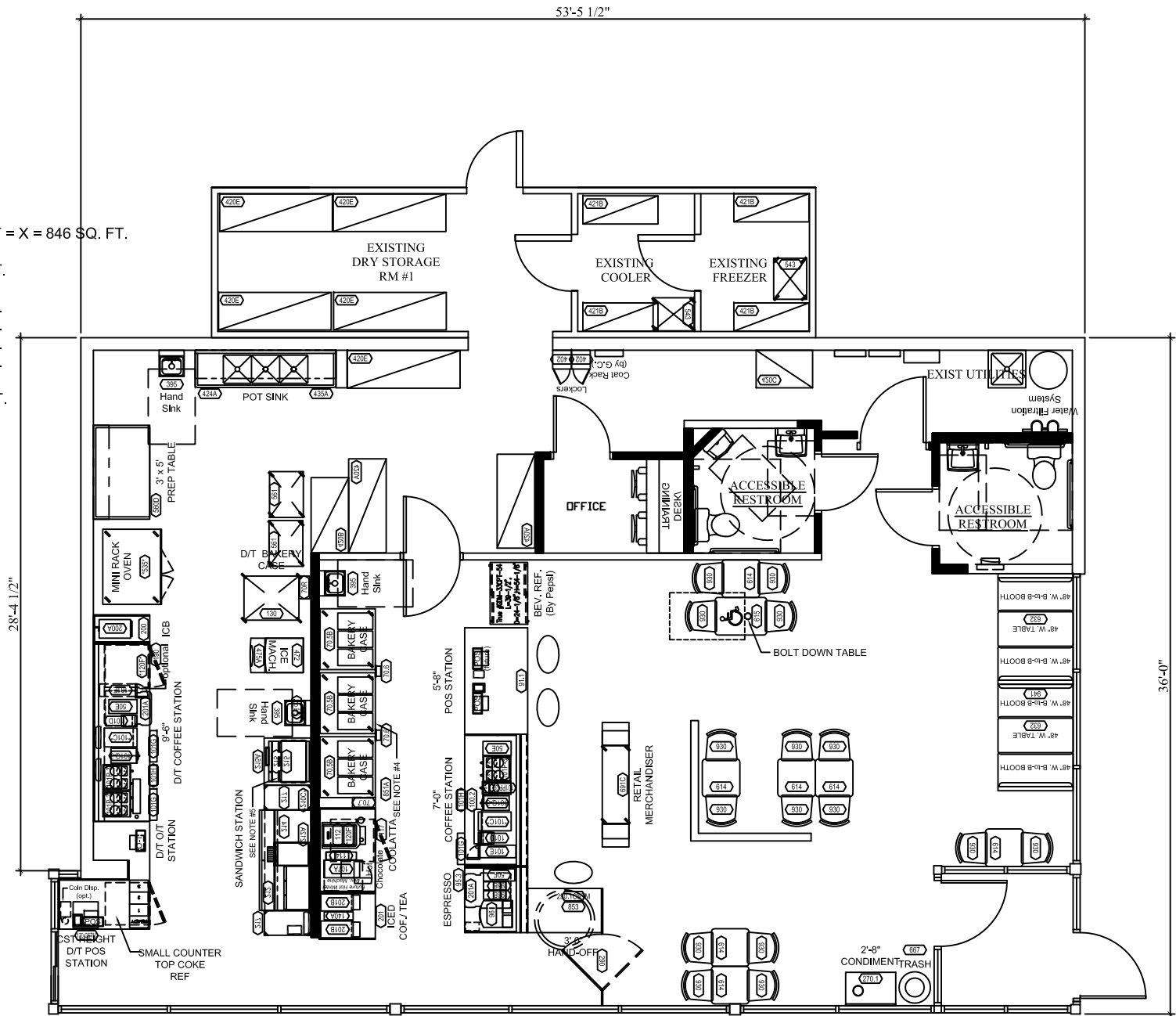
REQUIRED DRY STORAGE 25% of X = 212 SQ. FT.

DEDICATED STORAGE SPACE #1 = 138 SQ. FT.  
DEDICATED STORAGE SPACE #2 = 56 SQ. FT.  
1-72"X24" SHELVING UNIT = 12 SQ. FT.  
1-48"X24" SHELVING UNIT = 8 SQ. FT.

TOTAL DRY STORAGE = 214 SQ. FT.

-  = VIDEO DISPLAY UNIT (future)
-  = PRINTER (future)
-  = PRINTER (optional)
-  = VIDEO DISPLAY UNIT
-  = PRINTER

1930 SF (Building)  
348 SF (Exterior Walk-In Box)  
2 DRY DELIVERIES per WK.  
2 REF'D DELIVERIES per WK.  
17 SEATS  
67 LF Dry Storage Shelving





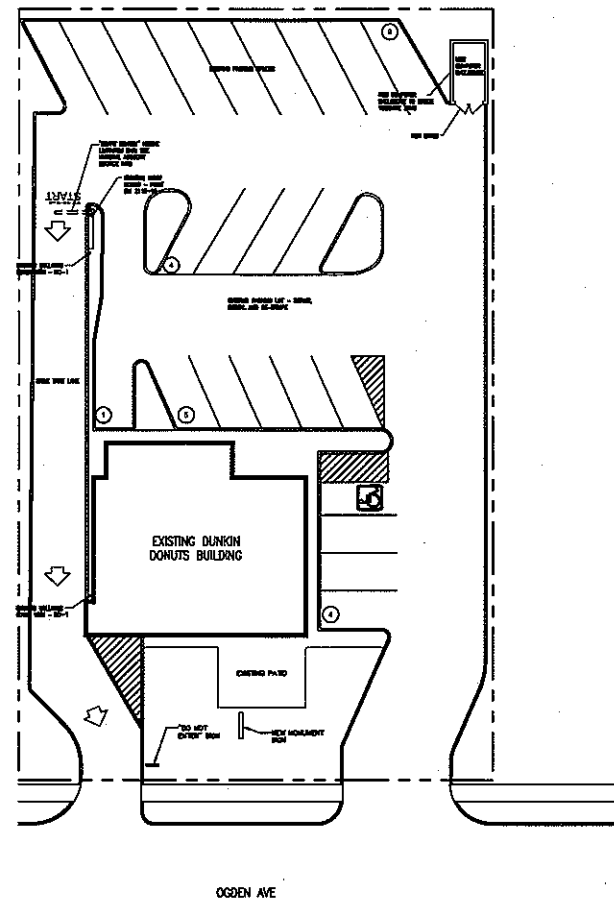
**GLEASON  
ARCHITECTS, P.C.**

769 Highland Drive, Unit A  
Sugar Grove, Illinois 60154  
Phone: 630-466-8740  
Fax: 630-466-8760  
E-mail: thdgleason@gleasonarchitectpc.com

THESE DRAWINGS, INCLUDING ALL DESIGN, DESIGN  
SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY  
AND COPYRIGHT OF GLEASON ARCHITECTS, P.C. AND ARE FOR  
USE ON THE SPECIFIC PROJECT AND SHALL NOT BE USED ON  
ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN  
PERMISSION OF GLEASON ARCHITECTS, P.C.

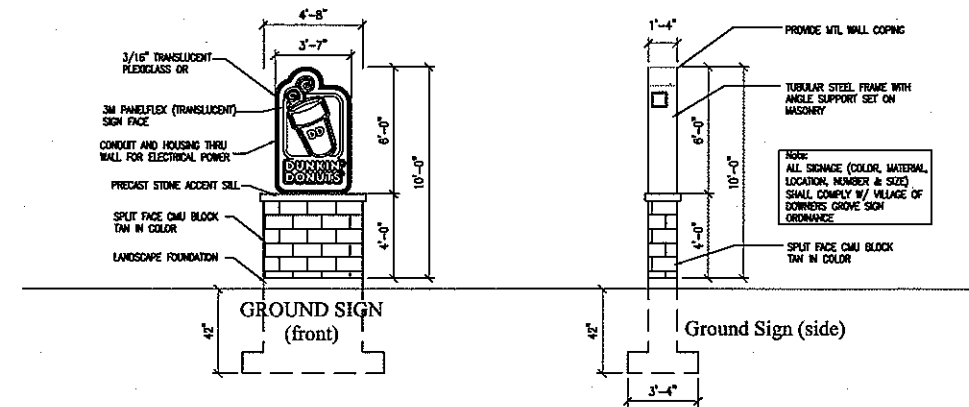
ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
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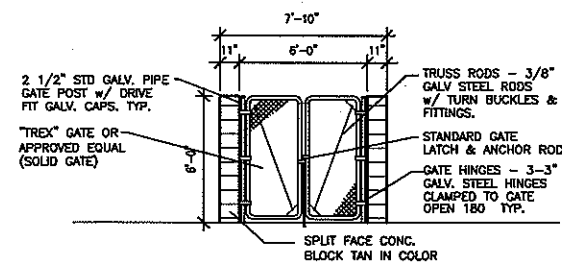
**SITE PLAN**

SCALE: 1:20



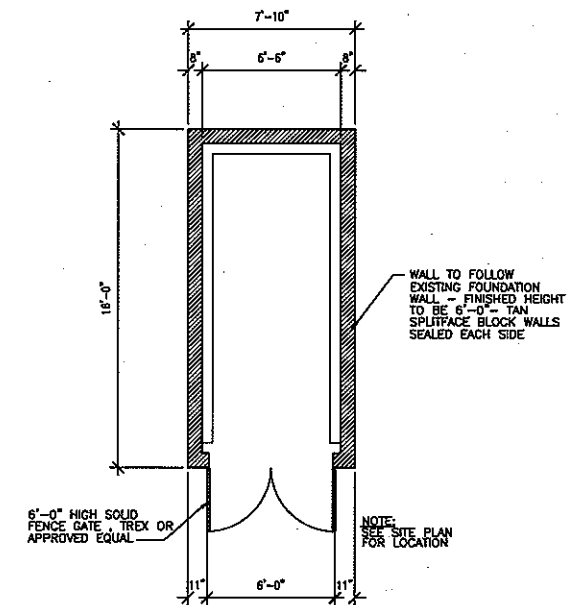
**SIGN DETAIL**

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



**DUMPSTER ENCLOSURE DETAIL**

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



JOB NO.  
DATE  
FILE 01-A1  
PLOT SCALE 1/4"

OWNER APPROVAL

Signature

Title

SHEET TITLE  
SITE PLAN

SHEET NUMBER

A0



One Redwood Court  
Racine, Wisconsin 53402  
ph 762.639.9732  
tx 262.639.9737  
david@davidhaller.com



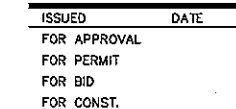
PLANT	KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME	RTE	ROOT	SPECIFICATION / NOTES
Proposed Landscape Construction Preparation							
Removal of select landscape (patio foundation plantings)							
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ABM	1	Acer glaberrimifolium 'Autumn Blaze'	Autumn Blaze Maple	2.5"	88B	Straight central leader, full and even crown. Prune only after planting	
ABM	1	Acer glaberrimifolium 'Autumn Blaze'	Autumn Blaze Maple	2.5"	88B	Straight central leader, full and even crown. Prune only after planting	
SHL	2	Geodiosia viciatensis 'Skyline'	Skyline Honeylocust	2.5"	88B	Straight central leader, full and even crown. Prune only after planting	
ORNAMENTAL TREES (DECIDUOUS)							
CC	3	Cornus mas	Cornelian Cherry	8"	88B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
CFF	3	Pyrus calleryana 'Chantidier'	Chantidier Flowering Pear	2.5"	88B	Straight central leader, full and even crown. Prune only after planting	
EVERGREEN SHRUBS							
TVY	3	Taxus canadensis 'tautoni'	Taunton Intermediate Yew	24"	88B	Full rounded well branched shrub	
DECIDUOUS SHRUBS							
CPB8	7	Berberis thunbergii 'Crimson Pigmy'	Crimson Pigmy Japanese Barberry	#1	Cont.	Full, well rooted plant, evenly shaped	
CSL	12	Cotoneaster coccineus	Peeling (Wedge) Chinaberry	42"	88B	Full, well rooted plant with moist rootball and healthy appearance	
DSF	15	Rosa sinensis 'Vivipara'	Old Lady Fragrant Rose	#1	Cont.	Full, well rooted plant, evenly shaped	
DPSF	5	Rosa rugosa 'Dwarf Pavement'	Dwarf Pavement Series Rose	18"	Cont.	Full, well rooted plant, evenly shaped	
NIS	3	Spiraea alba 'Neon Flash'	Neon Flash Spiraea	24"	Cont.	Full, well rooted plant, evenly shaped	
ORNAMENTAL GRASSES							
ORG	20	Calamagrostis acutiflora 'Overland'	Overland Feather Reed Grass	#1	Cont.	Full, well rooted plant	
HERBACEOUS PERENNIALS							
HRO	17	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	
HRD	34	Hemerocallis 'Rory's Return'	Rory's Return Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	
PPCB	18	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped	
CBH	10	Isis sibirica 'Caesars' Brother'	Caesars' Brother Siberian Iris	#1	Cont.	Full, well rooted plant, evenly shaped	
RS	1	Perovskia atropurpurea	Russian Sage	#3	Cont.	Full, well rooted plant, evenly shaped	
LAWN	1220	Lawn Establishment Area / Grading Area	To restore disturbed areas to LAWN		SY	Oyster Creek Premium Blue Top Seed Mix (Ph: 800-513-6807)	
Hardscape Materials							
	14	Shredded Woodchips (3" depth)	2,550 SF	CY			
	10	Soil Amendments (2" depth)	1,500 SF	CY			
	6	Pulverized Topsoil (Lawn Area)	1,000 SF	CY			
	10	Pulverized Topsoil (2" over bed areas)	1,500 SF	CY			
		2" PVC Sleeve	irrigation / lighting access	LF	Schedule 40 PVC		
		4" PVC Sleeve	irrigation / lighting access	LF	Schedule 80 PVC		

\* Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as shown on this Landscape Master Plan. In the event there is a discrepancy noted between the schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations described therein, shall govern.

## Scale: None



Scale: 1" = 10'0"



REVISIONS	DATE
1	
2	
3	

PROJECT: Dunkin Donuts Downers Grove PC#300717

JOB NO. 12-032  
DATE 11/30/12  
FILE LPLAN 11.30.12  
PLOT SCALE 1:1

OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
LANDSCAPE PLAN

SHEET NUMBER  
L1.0





**HELLER & ASSOCIATES LLC**  
LANDSCAPE ARCHITECTURE  
One Redwood Court  
Racine, Wisconsin 53402  
ph 262 636 6732  
fx 262 636 6737  
david@wdavidheller.com

1. Contractor responsible for contacting JULIE - Utility Locators (811 or 800-892-0123) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top  $\frac{2}{3}$  of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining  $\frac{2}{3}$  of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is  $\frac{3}{4}$  full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a  $\frac{5}{8}$  mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are  $\frac{3}{4}$  full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"
  - Per 100 SF of bed area:
    - $\frac{3}{4}$  CY Peat Moss or Mushroom Compost
    - $\frac{3}{4}$  CY blended/pulverized Topsoil
    - 2 pounds starter fertilizer
    - $\frac{1}{4}$  CY composted manure
12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.  
An acceptable quality seed installation is defined as having:
  - No bare spots larger than one (1) square foot
  - No more than 10% of the total area with bare areas larger than one (1) square foot
  - A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

## LANDSCAPE GENERAL NOTES

Scale: None

  
**GLEASON**  
ARCHITECTS, P.C.  
769 Heartland Drive, Unit A  
Sugar Grove, Illinois 60054  
Phone: 630-466-8740  
Fax: 630-466-8760  
E-mail: thadgleason@gleasonarchitectspc.com

THESE DRAWINGS, INCLUDING ALL NOTES, NOTES, INTERPRETATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF GLEASON ARCHITECTS, P.C. AND ARE FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF GLEASON ARCHITECTS, P.C.

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
△	
△	
△	

PROJECT: Dunkin Donuts Downers Grove PC#300717  
522 Ogden Ave  
Downers Grove, IL 60515  
CLIENT: Paras Kayastha  
522 Ogden Ave  
Downers Grove, IL 60515

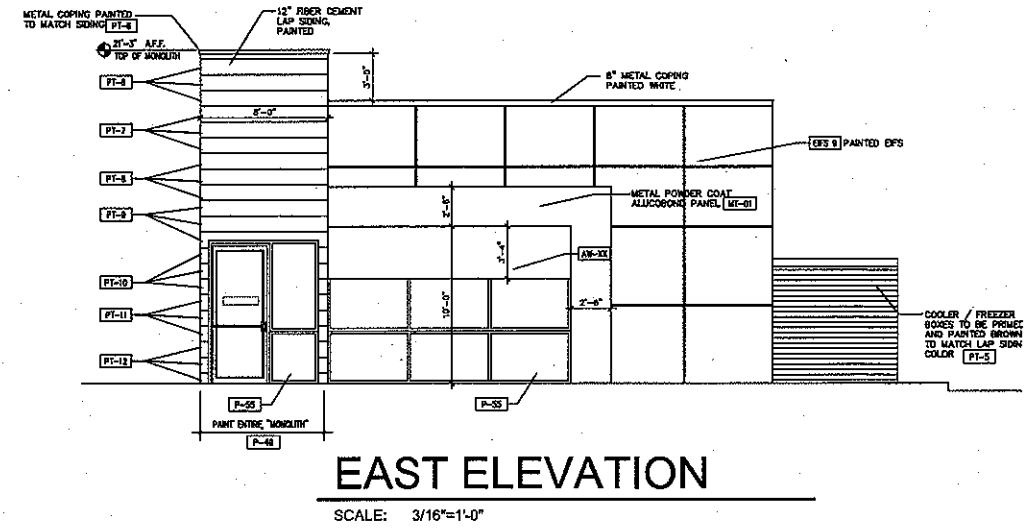
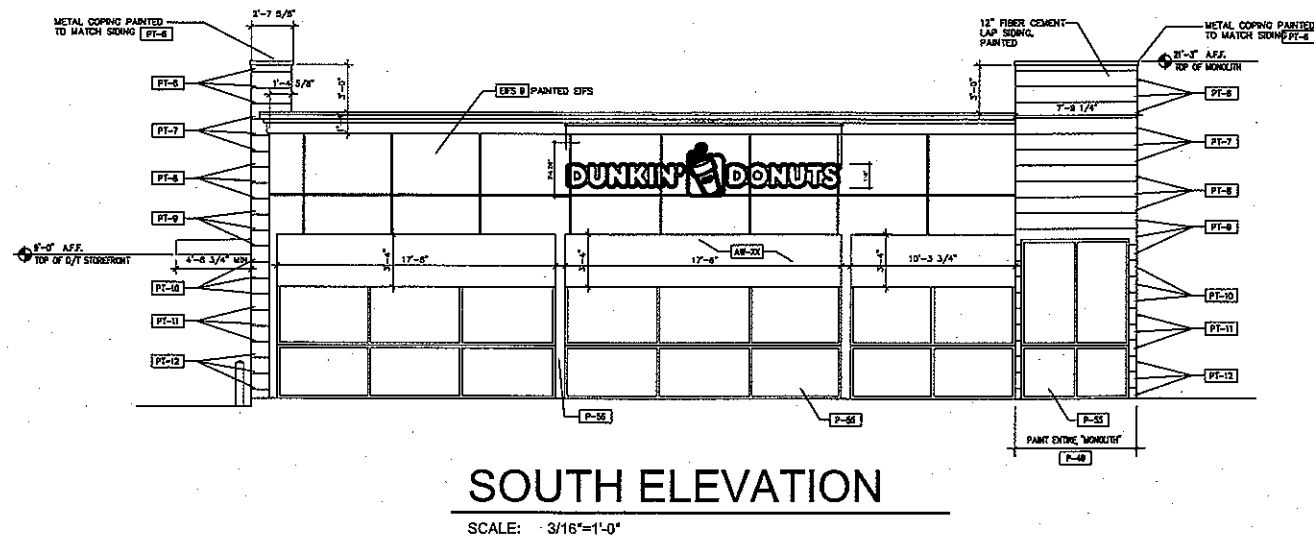
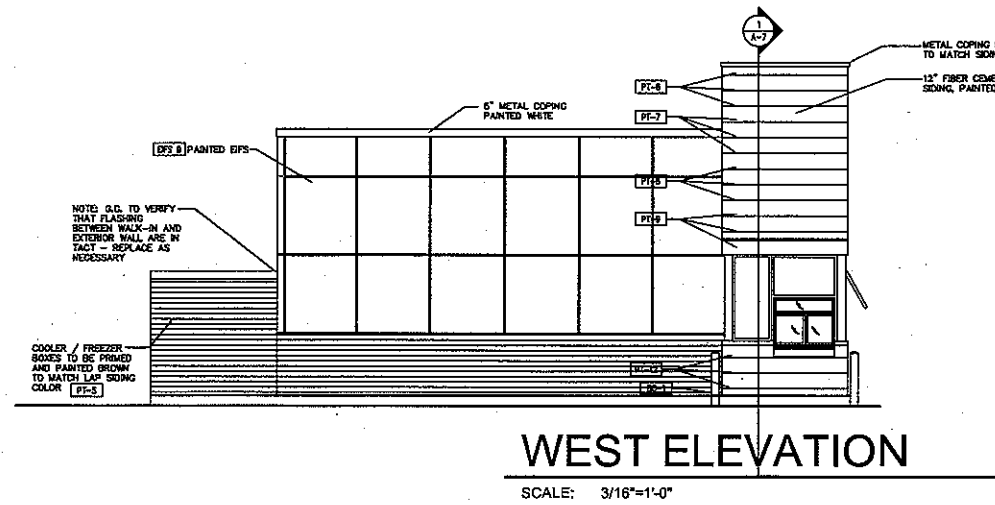
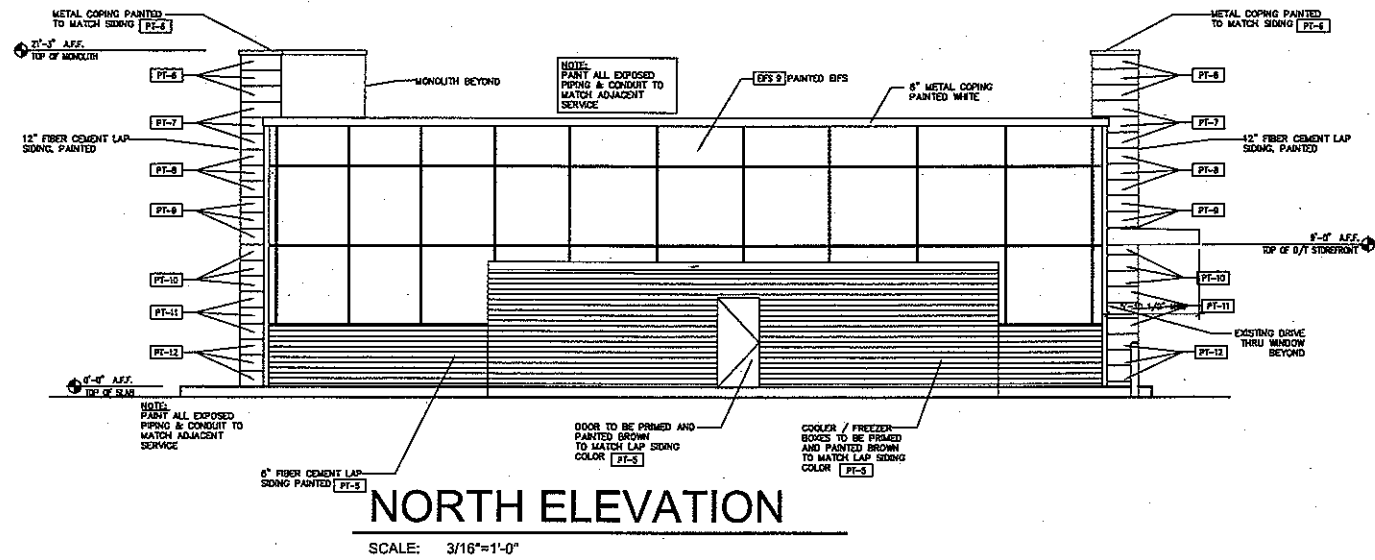
JOB NO. 12-032  
DATE 11/30/12  
FILE UPLAN 1130.12  
PLOT SCALE 1:1

OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
LANDSCAPE  
GENERAL NOTES

SHEET NUMBER  
L1.1



CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION	REMARKS
BC-1	ORANGE BOLLARD COVERS	IDEAL SHIELD	BC1-CC-4-52-S	4"W X 52"H ORANGE SLEEVE	
CMU-9	SPLIT FACE MASONRY VENEER	A. JAMORIS & SONS, INC.	DK-7	MATCH P-55 JACKSON TAN	
MT-01	METAL POWDERCOAT	TIGER DRYLAC	*043/24340	COLOR: RAL 2008	GL/SM FINISH
PT-1	PAINT	SHERWIN WILLIAMS	SW 6372	INVITING IVORY	EGGSHELL FINISH
PT-5	PAINT	SHERWIN WILLIAMS	1099	COLOR: GRABBY WOOD	
PT-6	PAINT	SHERWIN WILLIAMS	1118	COLOR: FUNKY JACKIE	
PT-7	PAINT	SHERWIN WILLIAMS	2210	COLOR: SPLIT RAIN	
PT-8	PAINT	SHERWIN WILLIAMS	1125	COLOR: FLORESKINE BRASS	
PT-9	PAINT	SHERWIN WILLIAMS	1112	COLOR: SETTER'S COAT	
PT-10	PAINT	SHERWIN WILLIAMS	1077	COLOR: GABRIEL BROWN	
PT-11	PAINT	SHERWIN WILLIAMS	1056	COLOR: SARGENT BROWN	
PT-12	PAINT	SHERWIN WILLIAMS	2732	COLOR: TASCAL	
AW-44	AWNINGS	TBD	TBD	STARTLING ORANGE	AT SALES AREA WINDOWS
AW-45	AWNINGS	TBD	TBD	NIGHT SHADE (BROWN)	AT ENTRANCE & D/T WINDOWS
BC-1	ORANGE BOLLARD COVERS	IDEAL SHIELD	BC1-CC-4-52-S	4"W X 52"H ORANGE SLEEVE	
BC-2	ORANGE BOLLARD COVERS	IDEAL SHIELD	BC2-CC-6-52-S	7"W X 60"H ORANGE SLEEVE	
DS-1	SHWRA SIGN GRAPHICS	DGS RETAIL		AMERICA RUN ON DUNKIN' START TEMPLATE	AT START OF DRIVE THRU LANE
EPS-9	DRYWT SYSTEM	DRYWT SYSTEM, INC.	DUDO-08-10200P	MATCH P-56 YOSEMITE SAND	

**GLEASON ARCHITECTS, P.C.**  
769 Heartland Drive, Unit A  
Sugar Grove, Illinois 60054  
Phone: 630-466-8740  
Fax: 630-466-8760  
E-mail: thg@gleasonarchitects.com

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ISSUED DATE  
FOR APPROVAL  
FOR PERMIT  
FOR BID  
FOR CONST.

REVISIONS DATE  
1  
2  
3

PROJECT: Dunkin' Donuts Downers Grove PC#300717  
522 Ogden Ave  
Downers Grove, IL 60515  
CLIENT: Paris Kvasilia  
522 Ogden Ave  
Downers Grove, IL 60515

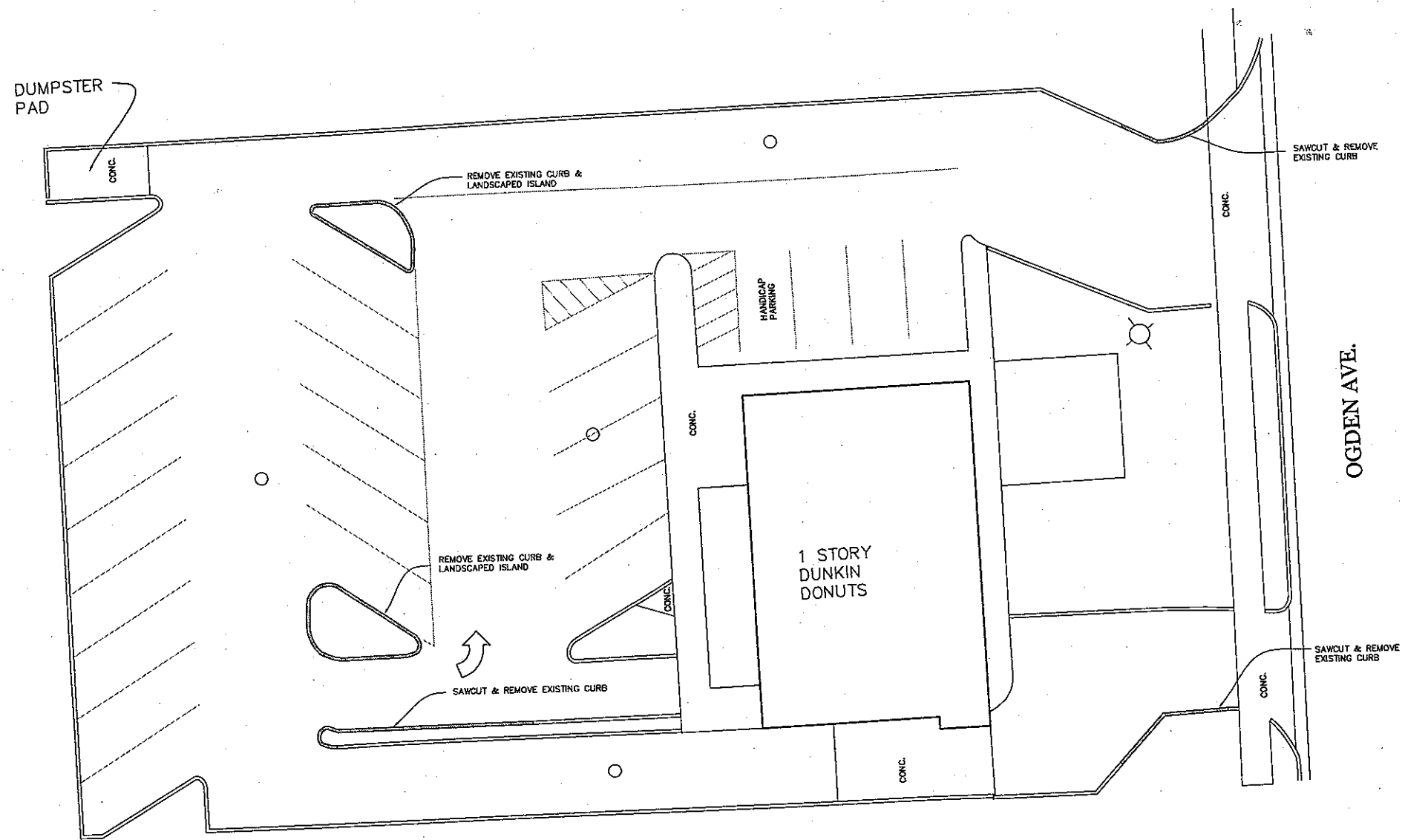
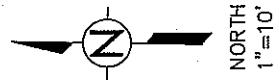
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DATE 08/24/12  
FILE 01-42  
PLOT SCALE 1/16"

OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
EXTERIOR  
ELEVATIONS

SHEET NUMBER  
A5



3201

REVISIONS:							
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY

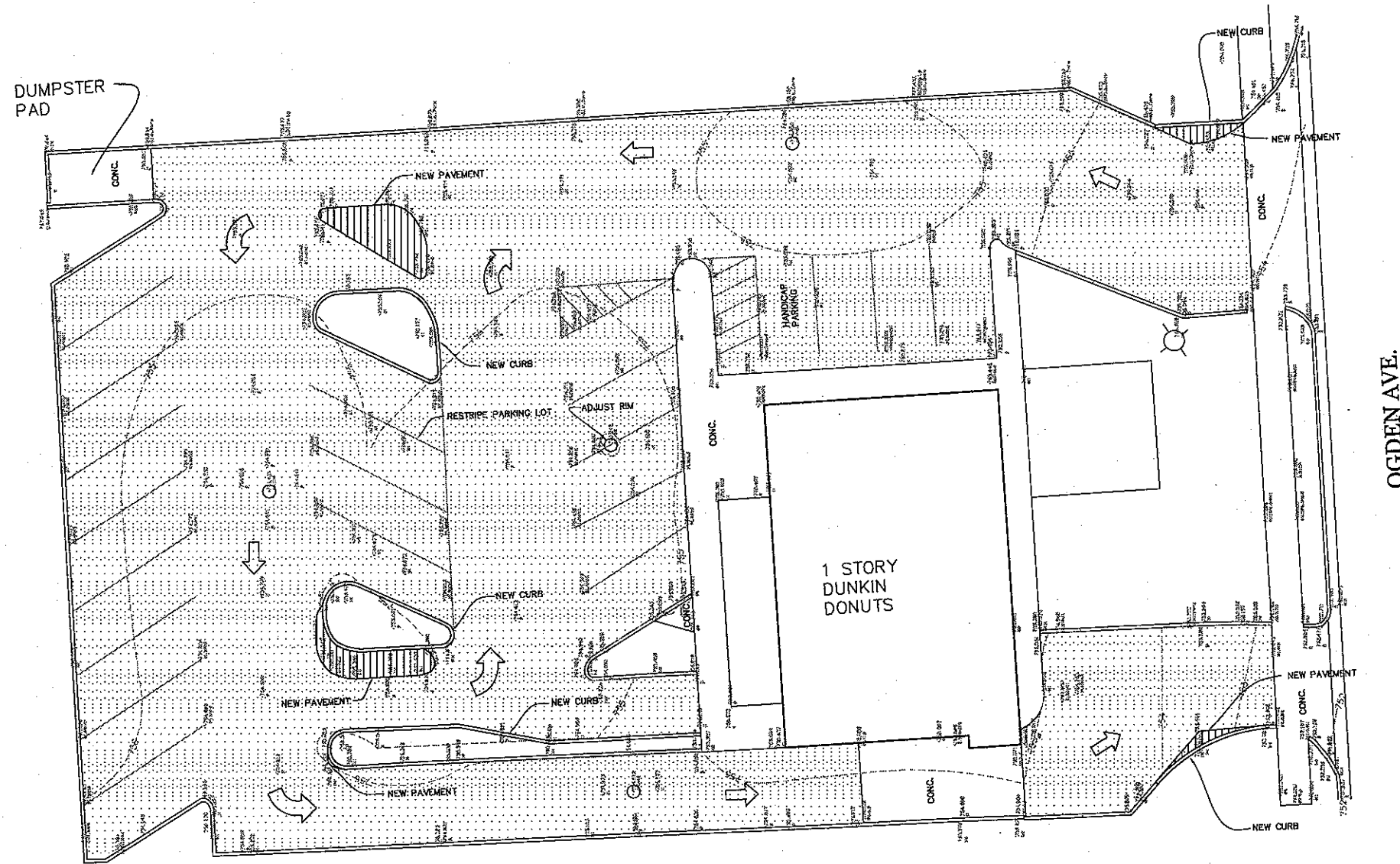
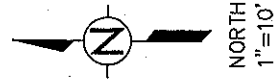
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CHECKED BY:	WDM	DATE:	11-28-12
APPROVED BY:	WDM	DATE:	11-28-12
FILE:			
NOTES:			

**DJA** CIVIL ENGINEERS & SURVEYORS  
Dave Johnson and Associates, Ltd.  
312 S. Main Street  
Waukegan, Illinois 60087  
ph. 847.752.8600 fax. 847.752.9536  
e-mail: DJA@DJAonline.net

CLIENT: GLEASON ARCHITECTS, P.C.  
769 HEARTLAND DRIVE, SUITE A  
SUGAR GROVE, ILLINOIS

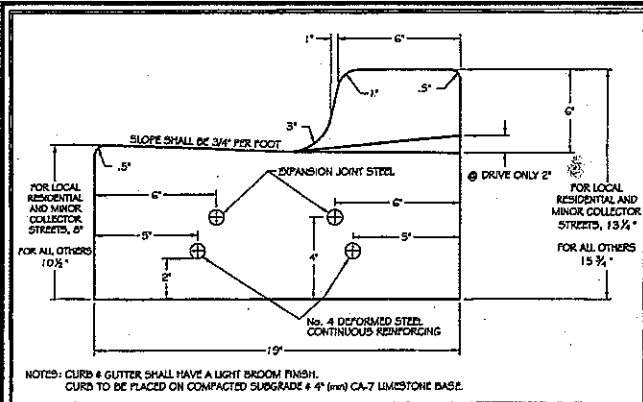
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PARKING LOT IMPROVEMENTS  
522 OGDEN AVENUE  
DOWNERS GROVE, IL

SCALE:	1"=20'
DATE:	11-28-12
JOB NO:	3201
SHEET	1 OF 3



REMOVE EXISTING BITUMINOUS PAVEMENT (AND AGGREGATE BASE AS REQUIRED) TO A DEPTH OF 4". REGRADE AND RECOMPACT AGGREGATE BASE AND PROVIDE 2" HMA BITUMINOUS BINDER AND 1 1/2" HMA BITUMINOUS SURFACE COURSE. PROVIDE ADDITIONAL AGGREGATE BASE AS REQUIRED FOR DRAINAGE. RESTRIPE PARKING LOT INCLUDING ADA PARKING SYMBOLS AND SIGNAGE.

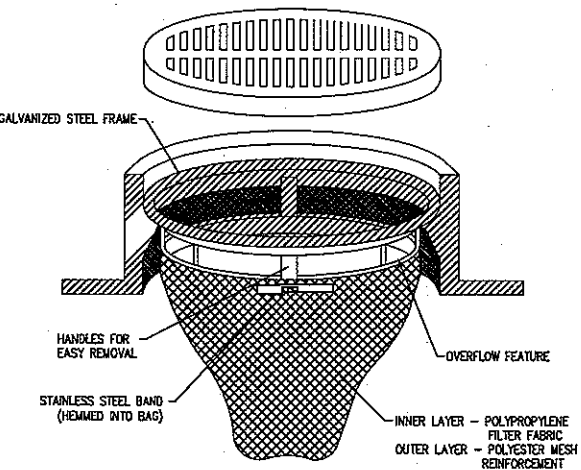
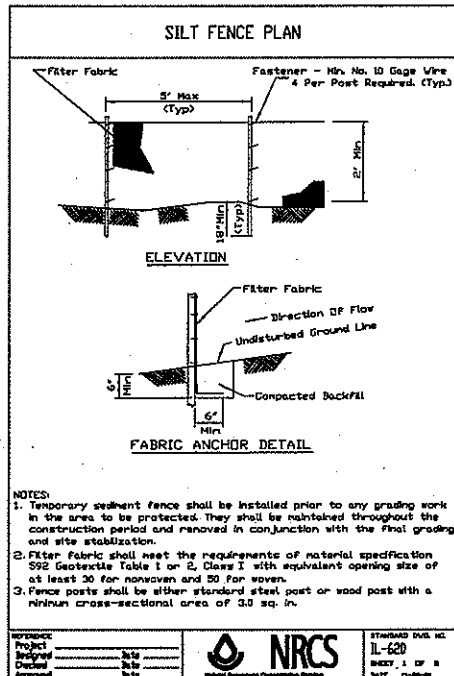
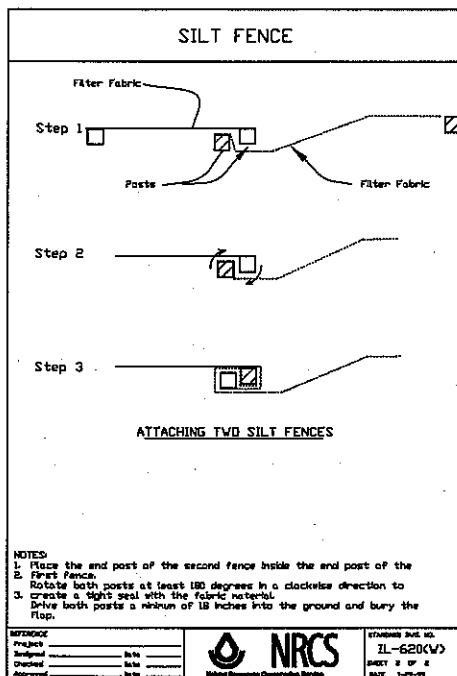
3201				DRAWN BY: DJ DATE: 11-25-12				CLIENT: GLEASON ARCHITECTS, P.C. 769 HEARTLAND DRIVE, SUITE A SUGAR GROVE, ILLINOIS				TITLE: GEOMETRIC/GRADING PLAN PARKING LOT IMPROVEMENTS 522 OGDEN AVENUE DOWNERS GROVE, IL				SCALE: 1"=10'	
REVISIONS				CHECKED BY: WDJ DATE: 11-25-12				DJA CIVIL ENGINEERS & SURVEYORS				DATE: 11-25-12				JOB NO: 3201	
DATE				APPROVED BY: WDJ DATE: 11-25-12				Dave Johnson and Associates, Ltd.				512 S. Main Street				SHEET 2 of 3	
BY				FILE:				Downers Grove, Illinois 60187				ph. 630 752 8600 fax. 630 752 9556					
DESCRIPTION				NOTES:				e-mail: DJA@DJAonline.net									



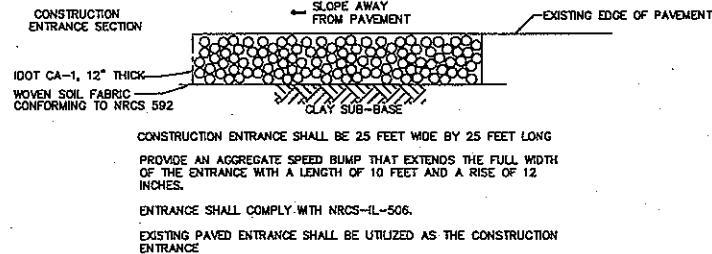
CURB AND GUTTER  
NOT TO SCALE

- CURB AND GUTTER GENERAL NOTES**
- Construction joints shall be placed (10) feet (minimum) on centers and shall be saw cut to a minimum depth of two (2) inches from front to back within twenty (20) hours of concrete placement.
  - The concrete material, curing and protection for all curb shall meet the requirements of Article 1021, 1021.1, 1022 and 1023 of the State of Illinois "Standard Specifications for Road and Bridge Construction" (SSRBC), latest edition. Minimum curing and concrete sealing shall be accomplished with W.B. Meadows VOC/MSR-20 Cure and Seal or approved equal. If the forecast indicates temperatures below 45°F, protection methods shall be installed in accordance with SSRBC and shall be approved by the City Engineer.
  - The minimum longitudinal curb slope shall be 0.40%.
  - Cuts into the existing curb shall be made full depth with full expansion joints drilled at each per Exhibit D-8-10 herein.

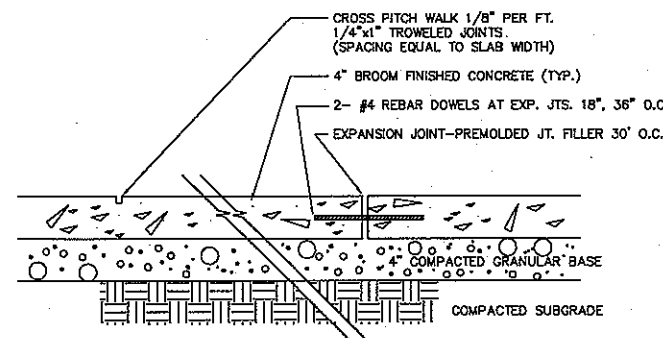
CURB AND GUTTER NOTES



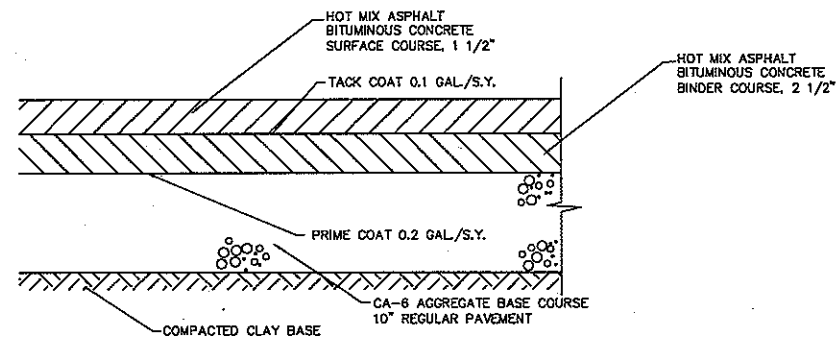
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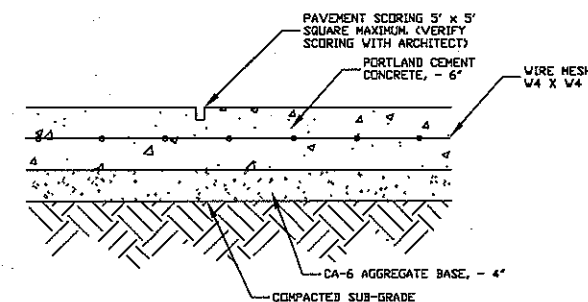
CONSTRUCTION ENTRANCE DETAIL  
N.T.S.



WALK SECTION  
N.T.S.



BITUMINOUS PAVEMENT DETAIL



CONCRETE PAVING SECTION  
N.T.S.

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY:	SG	DATE:	2-10-13
CHECKED BY:	WDJ	DATE:	2-10-13
APPROVED BY:	WDJ	DATE:	2-10-13
FILE:	3090		

**DJA CIVIL ENGINEERS & SURVEYORS**  
Dave Johnson and Associates, Ltd.  
312 S. Main Street  
Winchester, Illinois 60187  
ph. 630.752.8500 fax. 630.752.9556  
e-mail: DJA@DJAonline.net

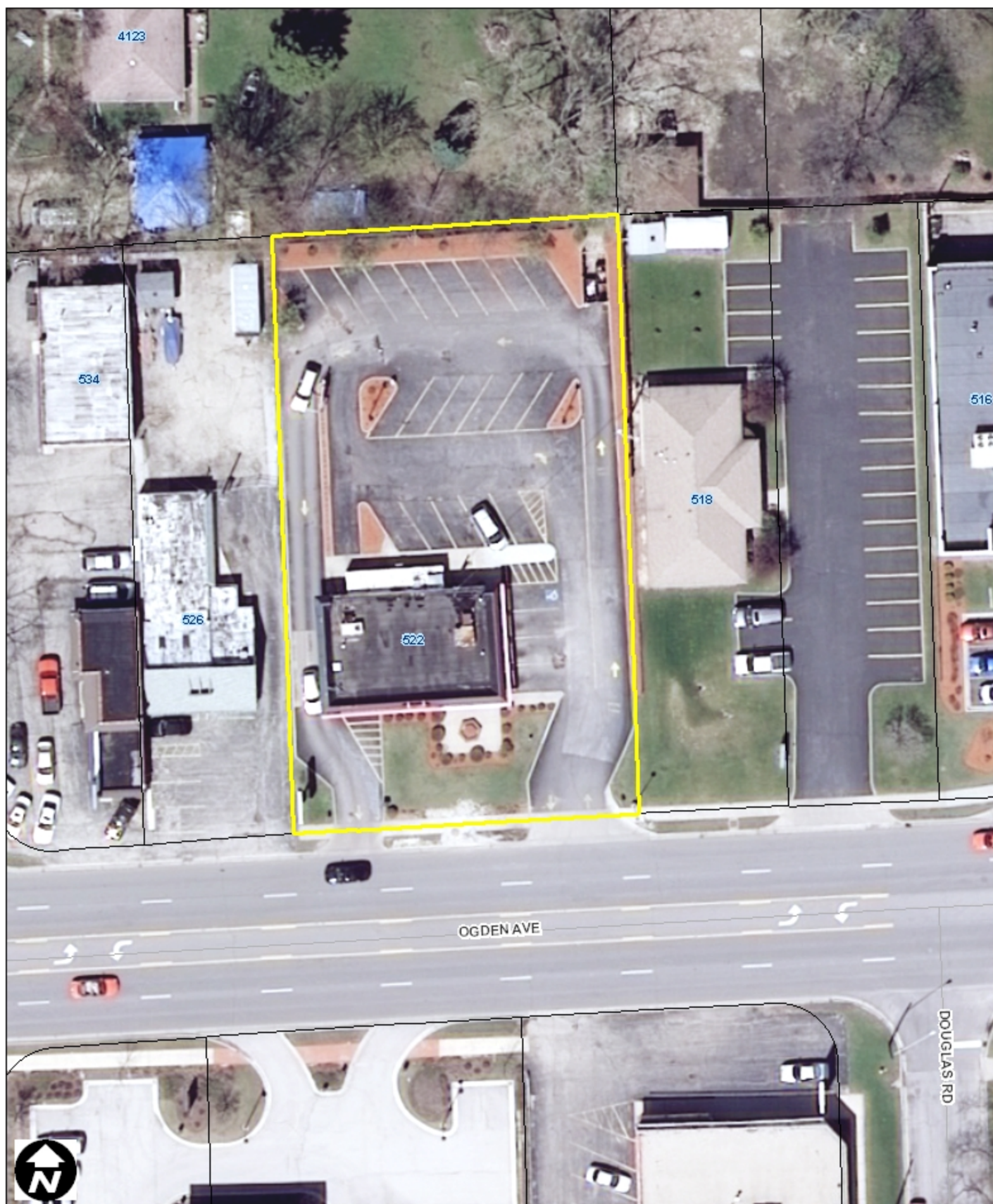
**CLIENT:**  
GLEASON ARCHITECTS, P.C.  
769 HEARTLAND DRIVE, SUITE A  
SUGAR GROVE, ILLINOIS

**GENERAL NOTES & DETAILS**  
PARKING LOT IMPROVEMENTS  
522 OGDEN AVENUE  
DOWNERS GROVE, IL

**SCALE:** NONE  
**DATE:** 11-28-12  
**JOB NO:** 3201  
**SHEET** 3 **OF** 3



# OASIS Application - 522 Ogden Avenue



December 12, 2012

Paras D. Kayastha  
5 N 271 Swift Road  
Itasca, IL 60143

**Re: OASIS Grant for 522 Ogden Avenue**

Dear Mr. Kayastha:

Thank you for your interest in the Ogden Avenue Site Improvement Strategy (OASIS) Program. The OASIS Team met on December 11, 2012 to review your application for a matching grant for façade, landscaping, site and sign improvements at the above-mentioned property.

The OASIS Team is pleased to inform you that the request is being recommended for funding. The recommended grant amount is \$100,000, which is the maximum amount for this property. Because the request is more than \$15,000, the recommendation of the OASIS Team will be forwarded to the Village Council with the following conditions:

1. A site plan is needed to verify sign setback (10 feet from south property line).
2. The sign height shall be revised. As shown, sign is 10 feet, 4 inches tall, where only 10 feet is permitted.

The grant is subject to Village Council approval. Village staff anticipates Village Council consideration of the OASIS Grant will take place in January 2013.

Please note, pursuant to the State of Illinois Labor Laws, the project must use prevailing wage labor.

Please contact me if you have any comments or questions. I can be reached at 630.434.5520 or [jobrien@downers.us](mailto:jobrien@downers.us).

Sincerely,  
The OASIS Team

A handwritten signature in black ink, appearing to read 'Jeff O'Brien', with a stylized flourish at the end.

Jeff O'Brien, AICP  
Planning Manager  
Village of Downers Grove



## Village of Downers Grove

### Official Village Policy Approved by Village Council

Description:	<b>Ogden Avenue Site Improvement Strategy Program</b>		
Res. or Ord. #:	<b>Ord. 5277</b>	Effective Date:	<b>08/21/12</b>
Category:	<b>Planning &amp; Community Development</b>		
	<input type="checkbox"/> New Council Policy		
	<input checked="" type="checkbox"/> Amends Previous Policy Dated: <b>09/14/10</b>		
	Description of Previous Policy (if different from above):  		

#### ORDINANCE NO. 5277

#### **AN ORDINANCE ADOPTING AN AMENDMENT TO THE OGDEN AVENUE SITE IMPROVEMENT STRATEGY PROGRAM**

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of the Village and its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with third parties for the purpose of achieving these purposes.

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the “TIF Act”), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act.

WHEREAS, to stimulate and induce redevelopment pursuant to the TIF Act, the Village has, after giving all notices required by law and after conducting all public hearings required by law, adopted the following ordinances:

1. Ordinance No. 4247, adopted February 6, 2001, titled “*An Ordinance Approving the Ogden Avenue Corridor Redevelopment Plan and Project*” (the “Redevelopment Plan”);
2. Ordinance No. 4248 adopted February 6, 2001, titled “*An Ordinance Designating the Ogden Avenue Corridor Redevelopment Project Area*”;
3. Ordinance No. 4249, adopted February 6, 2001, titled “*An Ordinance Adopting Tax Increment Financing for the Village of Downers Grove*”.

WHEREAS, in an effort to promote revitalization of the Ogden Avenue commercial corridor the Village wishes to establish the Ogden Avenue Site Improvement Strategy Program (“OASIS Program”);

WHEREAS, the OASIS Program is made available to provide a significant impact on the exterior of properties, thus improving the economic vitality of the Ogden Avenue commercial corridor;

WHEREAS, the goals of the OASIS Program are to provide financial assistance to property and business owners in order to provide more attractive sites, improve traffic circulation for vehicles and



pedestrians, improve existing building appearance, and improve signage, in accordance with the Ogden Avenue Commercial Corridor Master Plan, the Village's Strategic Plan and the Village's Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

## **1. ELIGIBLE IMPROVEMENTS:**

### **A. SITE IMPROVEMENT**

1. Lighting Fixtures, Fencing, utility burial
  - This includes installation of exterior lighting fixtures which are associated with a building façade or within a parking area. Decorative fencing around parking areas, adjacent properties and refuse screening are also included in this category and sidewalks.
  - The burying of overhead power lines, telephone lines or other above-grade utilities.
2. Access Consolidation, Cross Access, or Pedestrian Improvement
  - This includes driveway consolidation on Ogden Avenue, cross access between businesses, and installation of pedestrian walkways and sidewalks.
3. Stormwater
  - This includes the installation of detention area or best management practices.

### **B. LANDSCAPE IMPROVEMENT**

1. Landscaping
  - This includes the installation or replacement of new landscaping and green space that is one hundred ten percent (110%) of the current open space requirement for the B-3 zoning district outlined in the Village's Zoning Ordinance.
2. Stormwater
  - This includes the installation of detention area or best management practices.

### **C. FAÇADE IMPROVEMENT**

1. Exterior Woodwork and Architectural Materials
  - This includes improvement or repair, cleaning, refinishing, restoring, or replacement of exterior woodwork or architectural materials.
2. Masonry
  - This includes masonry improvements, repairs, restoration or tuckpointing.
3. Windows and Doors
  - This includes the replacement, installation or restoration of windows (including display, ornamental, upper-story and storm windows) and exterior doors.
4. Cornices, Parapets, Awnings, Canopies and Roofs
  - This includes the installation or repair of cornices, parapets, awnings, canopies or roofs when part of the facade renovation; or independently, when it is a visible part of the façade from Ogden Avenue or required by Village ordinance to screen rooftop mechanical units and vent stacks.

### **D. SIGNAGE IMPROVEMENT**

1. Signs

This includes the installation or replacement of signs to comply with current Village ordinances. Requests for grant funds for sign improvements will only be considered for projects that propose improvements in at least two (2) additional categories listed herein. For purposes of this policy, installed landscaping required by the Village's sign ordinance shall not be considered as an additional improvement.

## **2. FINANCIAL ASSISTANCE:**

Property owners and business owners (“Owners”) located within the Ogden Avenue TIF District may be eligible for a grant award from the Village for up to seventy-five percent (75%) of the total cost of the work for certain improvements made to their buildings or property in accordance with the following guidelines:

- a) Interior Parcels less than one (1) acre are eligible for a Grant Award up to seventy-five percent (75%) of the cost of the eligible work. The total maximum award shall not exceed \$100,000 not including any bonuses for an “Outstanding Project” as defined herein.
- b) Corner Parcels or Parcels that are at least one (1) acre or individual Tenant Spaces in excess of five thousand (5,000) square feet are eligible for a Grant Award up to seventy-five percent (75%) of the cost of the eligible work. The total maximum award shall not exceed \$150,000 not including any bonuses for an “Outstanding Project” as defined herein.

c) Conditions:

1. Only exterior improvements to properties and buildings as described above will be eligible for a grant award. Internal elements will not be eligible. Generally, exterior maintenance (e.g. painting, parking lot resurfacing, seal-coating, replacing dead landscaping, etc.) will not be considered; however, in some cases maintenance may be eligible if it is an essential component of a project and is a permanent improvement to the property (e.g. tuck-pointing, replacing windows and doors).

2. Funding for signs shall only be provided if two (2) other eligible improvements are being made to the applicant’s property. Any landscaping required by the Village’s sign ordinance shall not be counted as an additional improvement.

3. Requests for funding for façade improvements shall include screening on all sides of any existing or proposed mechanical equipment.

4. Improvements to buildings, parking lots and uses which do not meet current zoning requirements will not be eligible.

5. Improvements requiring zoning variations may be eligible for project funding; however, no part of the zoning variation process will be funded.

6. A bonus of twenty-five percent (25%) of the maximum grant award amount for particular Outstanding Projects may be provided for applications that propose eligible improvements that address multiple categories. Outstanding Projects must meet all the criteria contained herein and exceed the Village’s development standards. For example, an eligible project on a one and one-half (1.5) acre lot proposing landscape improvements and façade improvements would be eligible for up to \$128,906 ( $\$137,500 \times 0.75 = \$103,125 \times 1.25$ ) assuming a total eligible project costs of \$137,500.

7. For single tenants in multi-tenant buildings, the maximum grant award for the tenant will be limited by the percentage of space the tenant occupies in the building. For example, if a tenant occupies twenty-five percent (25%) of a building on a parcel less than one (1) acre in size, the maximum façade improvement grant award would be \$2,500.

## **3. SIDEWALK EASEMENT OR CONSTRUCTION REQUIRED AS A PRE-CONDITION:**

In order to promote the Ogden Avenue Master Plan, and prior to receipt of any grant award, the applicant must grant a sidewalk easement approved in a form acceptable to the Village and/or install a sidewalk on

the property along Ogden Avenue as required by the Village Council or Village Manager. In instances where only an easement for a sidewalk is received, the applicant will receive an additional \$1,000 of grant funds. In instances where a sidewalk is installed, the sidewalk may be included in the eligible project costs.

#### **4. PROCEDURES:**

The OASIS Team will evaluate all submittals. The OASIS Team is comprised of Village staff, Economic Development Corporation representatives and Downers Grove Area Chamber of Commerce and Industry representatives. Only complete applications will be evaluated by the review team. Projects will be evaluated on a qualitative basis and will be evaluated against one another. The intent of the initiative is to encourage comprehensive development in the TIF district. One or more application deadlines will be established by the Village.

##### *1. Pre-Application Meeting (OPTIONAL)*

Prior to making a formal application, the prospective applicant is encouraged to meet with the OASIS Team. During this meeting, the prospective applicant is familiarized with the program and the application process. A general discussion of needs and ideas of all parties, design alternatives and general cost parameters will be discussed. An application packet may be obtained at this time, as well as, information about the *Ogden Avenue Master Plan*.

##### *2. Complete and Submit Application*

The first round of applications should be completed and submitted to the Community Development Department by an established due date included in the application packet. The OASIS Team will review the application for completeness within 10 working days of application deadline.

##### *3. Approval of Project by the Village*

Within 30 days of the application deadline, the OASIS Team will meet to review and rank the complete grant applications against each other in order to establish an order of merit. By ranking projects the OASIS Team will recommend funding of the highest ranked projects first. The OASIS Team will utilize the review criteria included in the application packet to rank applications. Recommendations from the OASIS Team will be forwarded to the Village Manager for consideration. Grant awards recommended by the OASIS Team less than \$15,000 may be authorized by Village Manager; however, grant awards in excess of \$15,000 must be authorized by the Village Council.

##### *4. Execution of the Site Improvement Reimbursement Grant Agreement*

In conjunction with the award of the grant, the applicant will be required to enter into a Site Improvement Reimbursement Grant Agreement with the Village specifying the responsibility of the grant recipient. This agreement must be completed prior to the commencement of funded improvements. A typical agreement will reimburse the applicant, up to the agreed upon maximum, with the submittal of cancelled checks and final inspection.

##### *5. Begin Work*

After the Site Improvement Reimbursement Grant Agreement has been executed, a "Letter of Approval and Notice to Proceed" will be sent to the applicant from the Community Development Department, including an estimate of the total grant amount the applicant is eligible to receive once work is completed and cancelled checks for said eligible work have been received.

The applicant may begin work once all necessary permits have been issued. Prior to, or during construction, any on-the-job changes to the approved design must be reviewed and approved by the OASIS team and the Community Development Department. If changes involve permit related work, the Community Development department must also review and approve the change.

##### *6. Complete of the Project*

Upon completion of the project, the work is to be approved by an inspector(s) in the appropriate departments for compliance with the original design drawings, including any approved on-the-job

changes and Village ordinances. In the event the Village finds the finished work product does not meet ordinance requirements or is not consistent with the approved grant application and any approved on-the-job changes, the Village will not be obligated to provide reimbursement for any of the work completed.

*7. Payment of the Grant*

Once the grant recipient receives final approval, he/she shall provide a request for reimbursement and all receipts (including copies of cancelled checks) for grant eligible work to the Community Development Department. The Village of Downers Grove will provide reimbursement up to the agreed upon maximum after eligible grant work has been inspected and certified as to its completion and compliance with the approved grant application.

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Martin T. Tully, Mayor

Passed:

Attest:

April K. Holden, Village Clerk