

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

SUBJECT:	TYPE:	SUBMITTED BY:
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.

Approved OASIS Grants 2010-2012			
Business	Address	Amount	Status
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
Totals		\$420,193.54	

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 ANTHONY ZANGLER**

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 Anthony Zangler (the “Applicant”), for OASIS Program grant funding, in the amount of \$86,775.00, to make improvements to the property/business located at 946 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 Anthony Zangler at 946 Ogden Avenue #3, Downers Grove, Illinois 60515 (“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 946 Ogden Avenue, Downers Grove, Illinois 09-05-118-025 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 \$86,775.
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:

Anthony Zangler
946 Ogden Avenue #3
Downers Grove, IL 60515

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: _____

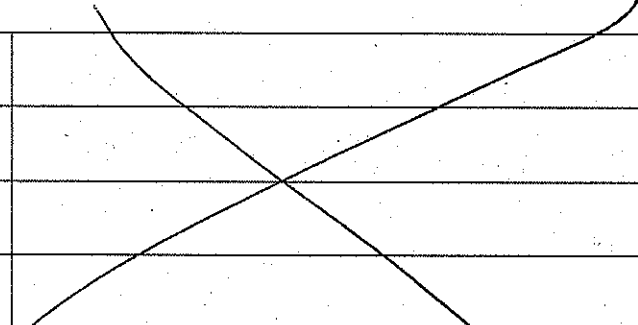
Year contribution made: _____ Amount: \$ _____

Signature

Print Name

Application

A printable version of the Ogden Avenue Site Improvement Reimbursement Grant Application is available on-line at www.downers.us or 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 type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner
Name of Business/Building:	946 OGDEN
Address/Property ID # of Project Property:	946 OGDEN
Owner's Name AND TITLE:	ANTHONY ZANGLER
Owner's Mailing Address:	946 Ogden, #3 D.B. IL
Owner's Business Phone:	630 769-0800
Owner's Fax:	630 852-5637
Owner's E-Mail:	TONYCREALTPROPERTIES
PLEASE ONLY COMPLETE THE REST OF THIS TABLE IF TENANT IS THE GRANT APPLICANT.	
Tenant Name AND TITLE:	
Tenant Mailing Address:	
Business Phone for Tenant:	
E-Mail for Tenant:	

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.

Written Project Description:

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

1. EXTERIOR RENOVATION OF FRONT AND LEFT SIDE OF BUILDING.
2. LANDSCAPING. FRONT OF BUILDING.
3. SIGN. FREE STANDING MONUMENT SIGN - EXIST. LOCATION.
4. SITE IMPROVEMENTS. RE-PAVING WEST PARKING LOT. RE-DO ENTRANCE WALKWAYS.

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 applicant's 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

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: APRIL 1st 2013

Anticipate Project Completion Date: JULY 1st 2013

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

Architect / Designer for the Project (If Applicable):

Name: SG ARCHITECTS

Address: 1401 BRANDING LANE DOWNERS GROVE IL. 60515

Phone: 630.969.9279

Fax: _____

Contractor for the Project (If Known):

Name: BRADFORD AND KENT BUILDERS

Address: 807 OGDEN AVE. DOWNERS GROVE IL. 60515

Phone: 630.969.8585

Fax: 630.969.8621

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>BRADFORD AND KENT</u>				
ESTIMATE 2 Contractor Name: <u>PROGRESSIVE CONTRACTORS</u>				

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

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

Owner Signature:

Tenant Signature:

Print Owners Name:

Print Tenant Name:

ANTHONY ZANGLER JR

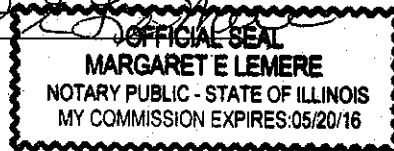
NOTE: Tenant Signature only necessary if
Tenant is applying for a Grant

STATE OF ILLINOIS
COUNTY OF DUPAGE
VILLAGE OF DOWNERS GROVE

The foregoing petition was acknowledged before me by on this 28th day of
November, 20 12.

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: ANTHONY ZANGLER JR
2. Address: 946 OGDEN AVE DOWNERS GROVE IL 60515
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. _____
 - b. _____
 - c. _____
 - d. _____

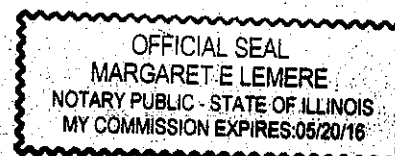
6. Name, address and capacity of person making this disclosure on behalf of the applicant:

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: 

Subscribed and Sworn to before me this 28th day of November, 2012
Margaret E. Lemere 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

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

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.



**Bradford
& Kent**
CUSTOM BUILDERS

Bradford & Kent, Inc.
807 Ogden Ave.
Downers Grove, IL 60515
Phone 630.969.8585
Fax 630.969.8621
bradfordandkent.com

Buyer: Anthony Zangler, Jr		Date: 11/20/2012
Co-buyer:		Home Phone:
Address: 946 Ogden Ave, Suite #3		Cell Phone: (630) 878-7878
City: Downers Grove	Zip Code: 60515	Work Phone: (630) 769-0800
Additional Info:		Email: tony@realtproperties.com

Construction Contract

Owner hereby hires Bradford & Kent Builders, Inc. ("Builder") To Design & Construct ("the Work"), the following:
("The work" commences at the start of working drawings).

Exterior renovation of commercial property at 946 Ogden Ave, Downers Grove in accordance with architectural drawings dated 11/12/12.

Bradford and Kent to complete associated matching grant program documents for the Ogden Avenue Site Improvement Strategy (OASIS) and deliver by stated deadline of 12/3/12.

Bradford and Kent to coordinate and supervise additional contractor work for cost+10%. Buyer to pay contractors direct for additional work.

ALL WORK TO BE DONE IN ACCORDANCE WITH DOCUMENTS IDENTIFIED HEREIN, LOCAL BUILDING CODES, AND BUYERS APPROVAL OF BRADFORD & KENT'S FINAL ARCHITECTURAL PLANS.

Home Built Before 1978 ☒ Yes ☐ No Initials: AZ

THE ATTACHED CONTRACT DOCUMENTS ARE PART OF THIS CONTRACT (the "Contract Documents"). Identify Documents:

Project Specifications: See Pages 1 Through 3 Preliminary Project Design, B & K Process letter, Email Authorization form, and Consumer Rights Acknowledgement Form.

CASH SALE TERMS

Owner agrees to pay Builder as follows:

TOTAL PRICE	\$ \$110,400.00
Due on contract date	\$ 0
Due on plan approval	\$ \$0.00
Due on finance approval	\$ \$0.00
TOTAL DOWN PMT	\$ \$0.00
Due on start of demo / foundation	\$ \$25,700.00
Due on start of rough framing	\$ \$25,700.00
Due on start of rough mechanicals	\$ \$0.00
Due on start of exterior finish	\$ \$25,700.00
Due on start of drywall	\$ \$0.00
Due on delivery of cabinets	\$ \$0.00
Due on start of flooring	\$ \$0.00
Due on start of cabinetry / trim	\$ \$0.00
Due on installation of countertops	\$ \$0.00
Due on substantial completion	\$ \$10,400.00
Due on Village plan approval	\$ \$22,900.00
Due on	\$ \$0.00

This contract ☐ is not contingent upon the owners securing financing. In the event the owners are denied financing, this contract is null and void and all deposits (except as noted below) will be refunded in full.

If the owner elects the above financing contingency, Builder ☐ directed to proceed with plans/permits for a non-refundable fee of \$ ☐

PAYOUTS - If project payouts are funded thru a lender, cash sale terms will be changed to conform with lender requirements however, Builder must approve of lender's terms or an additional cost may be incurred by owner.

In the event that this Contract is terminated or cancelled by the Owner before any Work has commenced, the Owner shall pay Builder the sum of Ten (10%) percent of the total sales price as liquidated damages and not as a penalty. In the event that this Contract is terminated or cancelled after Work has commenced, the Owner shall pay the Builder the sum of Twenty-Five (25%) percent of the total sales price as liquidated damages and not as a penalty in addition to all costs & overhead incurred by it, under this Contract prior to cancellation.

NOTICE TO THE OWNER: (1) DO NOT SIGN THIS CONTRACT BEFORE YOU READ IT OR IF IT CONTAINS ANY BLANK SPACES; (2) YOU ARE ENTITLED TO AN EXACT COPY OF THIS CONTRACT YOU SIGN.

OWNER AGREES THAT THE PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS CONTRACT AND BE INCORPORATED HEREIN.

Contract signed at:

- ☐ The homeowners address shown above
☒ Bradford and Kent Design Center - 807 Ogden Ave. Downers Grove

Date: 11/20/12

BRADFORD & KENT, INC.

BY: [Signature]

Authorized Representative

OWNER: [Signature]

CO-OWNER:



**Bradford
& Kent**
CUSTOM BUILDERS

Bradford & Kent, Inc.
807 Ogden Ave.
Downers Grove, IL 60515
Phone 630.969.8585
Fax 630.969.8621
bradfordandkent.com

Buyer: Anthony Zangler, Jr		Date: 11/20/2012
Co-buyer:		Home Phone:
Address: 946 Ogden Ave, Suite #3		Cell Phone: (630) 878-7878
City: Downers Grove	Zip Code: 60515	Work Phone: (630) 769-0800
Additional Info:		Page: 3 of 3

SCOPE OF WORK

Lead: Federal law requires all homes built prior to 1978 tested for the presence of lead as part of any remodeling work. If lead is found to be present, it will have to be removed by a certified contractor following specific work practices. The cost of this removal will vary depending on the test results and the methods required to remove the lead. After removal a second test is then required to verify the removal has been effective. Testing and removal costs are not included in this contract.

SCOPE OF WORK FOR EXTERIOR RENOVATION
See architectural plan dated 11/12/12, page 3.

BRADFORD & KENT TO INCLUDE IN PROJECT PERMIT FEE & APPLICATION, CONSTRUCTION SUPERVISION, PROJECT CLEANUP (INCLUDING JOBSITE DUMPSTERS IF NECESSARY), FLOOR PROTECTION AS NECESSARY AND DUST PROTECTION.

HIDDEN CONDITIONS: AT BUILDER'S DISCRETION, SOFFITS AND / OR WALLS WILL BE OPENED AS NECESSARY AT THE TIME OF THE FINAL MEASURE TO DETERMINE THE EXTENT OF POSSIBLE HIDDEN CONDITIONS.

ANY ADDITIONAL CHARGES BY COM ED, PHONE CO. OR CABLE CO. WILL BE THE RESPONSIBILITY OF OWNER.

ANY UPGRADING OF WATER SERVICE INTO RESIDENCE AS REQUIRED BY VILLAGE & ASSOCIATED PERMIT FEE IS NOT INCLUDED IN PROJECT COST.

ANY PROPERTY SURVEYS REQUIRED BY THE VILLAGE WILL BE ORDERED BY BRADFORD AND KENT ON BEHALF OF THE OWNER AND OWNER WILL BE BILLED AS SUCH COST IS INCURRED.

ALL FINAL WALL PRIMING AND PAINTING ALONG WITH TRIM PAINTING/STAINING IS THE RESPONSIBILITY OF THE OWNER.

Date: 11/20/12
BRADFORD AND KENT INC.

Buyer: _____

By: _____

Authorized Representative

Co-Buyer: _____



Proposal for General Contracting

Bradford & Kent Custom Builders, Inc.,
807 Ogden Ave
Downers Grove, IL 60515

November 20, 2012

Anthony Zangler, Jr
946 Ogden Ave
Suite 3
Downers Grove, IL 60515

Bradford & Kent, Inc.

807 Ogden Ave.
Downers Grove, IL 60515

Phone 630.969.8585
Fax 630.969.8621

bradfordandkent.com

Bradford & Kent Custom Builders, Inc, proposes to renovate exterior façade of building located at 946 Ogden Ave, Downers Grove, IL. \$110,400.
Bradford & Kent Custom Builders, Inc, proposes to act as general contractor and will coordinate all related renovation activities of additional sub-contractors to include landscaping, site improvements, and signage. \$2,600

Landscape/Hardscape site improvements:

La Mantia Enterprises, Inc
5100 Williams St.
Downers Grove, IL 60515 \$20,045

Signage:

Sign Shop Express
924 Warren Ave
Downers Grove, IL 60515 \$5,900

Grand Total: \$138,445

Acceptance: Bradford & Kent Custom Builders, Inc. is authorized to perform the work specified. The right of cancellation is valid for three business days after acceptance.

Buyer

Date

11/28/12

Authorized Representative

Date

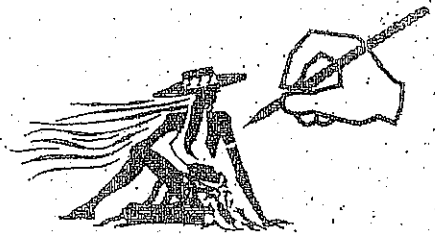
11/20/12

Bradford & Kent
CUSTOM BUILDERS

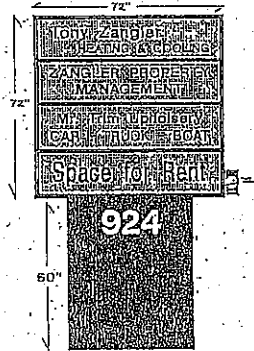
SIGN SHOP EXPRESS

924 WARREN AVE. DOWNERS GROVE, IL. 60515

630/964-3500



This is a double sided electric sign with changeable panels.



See here is the costs for Tony's new sign:

6' x 6' double sided backlit four panel monument sign lettered and installed on existing foundation: \$5300.00

City applications and drawings are \$50.00.

This is a total cost installed. The only additional charge is for the city permit which is determined when I submit for permits.

Any questions feel free to call. Thanks, Ed Carroll.

Sign Shop Express
1015 Maple Ave.
Downers Grove, IL 60515
630-964-3500

Prepared for:
Tony Zangler
946 Ogden Ave.
Downers Grove, IL 60515

Prepared by:
Sign Shop Express
924 Warren Ave.
Downers Grove, IL 60515

THIS ARTWORK IS PROPERTY OF SIGN SHOP EXPRESS. IT CANNOT BE DUPLICATED
WITHOUT EXPRESS WRITTEN PERMISSION OF SIGN SHOP EXPRESS

La MANTIA ENTERPRISES, INC.

5100 Williams St.

Downers Grove, IL 60515

630/968-0140

Fax: 630/969-6985

Revised November 20, 2012

March 29, 2011

Bradford and Kent

ATTN: Joe

807 Ogden Avenue

Downers Grove, IL 60515

Job Site: 946 Ogden Avenue

Downers Grove, IL

Phone: 630/969-8585

Fax: 630/969-8621

Thank you for the opportunity to have us quote your various work. We propose to furnish labor and materials to complete the following:

- Shrub removal and landscape front of building. Re-sod starting at the public walk to the building. Parkway to remain.
- Entrance walk – Remove existing walk and pad along with three posts, Redesign with two walks (5' x 19') and two pads (5' x 5) as per discussion with Tony at TZR.
- Asphalt – Remove and replace west side parking lot (from Ogden Ave. to the back corner of the building).
- Front Concrete driveway and asphalt approach – Remove and replace, as current layout.

Plant list as follows:

- (2) Skyline Locusts 2/2.5 caliper
- (6) 5/6' Juniper Canaerti
- (9) Densi Yews 18"/24"/Evergreen (5) Gallons
- (3) Burning bushes 30/36" tall
- (1) Cistina Plum bush (5) Gallon
- (7) Knockout Shrub Roses Red (3) Gallons
- (1) Common Lilac 30/36" tall

Landscaping front:

- Parkway (2) Skyline Locusts
- Anchor corners – East/West side
 - (3) on each side 5/6' Juniper Canaerti
- Under the grouping of windows
 - (3) Densi Yews
- Corner of doorway/garage
 - Burning bush

ITEMS INCLUDED:

1. Removal of Evergreen. Remove and stump grind stumps. Chip up Evergreen and haul away spoil with dump fees included.
2. Prep planting area. Add soil additives.
3. Scrape existing sod between the public walk and building. Haul away spoil with dump fees included.
4. Furnish and install the above plant list with pea moss and fertilizers.
5. Furnish and install mulch with preem in beds.
6. Final grade grass area and add 6 yards of pulverized dirt.
7. Furnish and install sod with fertilizers.
8. Removal of construction debris.

Page II

Bradford and Kent

La MANTIA ENTERPRISES, INC.

5100 Williams St.

Downers Grove, IL 60515

630/968-0140

Fax: 630/969-6985

NOTE: Prices are based on plants available at the time of the estimate. Availability of plants may change at the time that the work begins. La Mantia may change plants as availability dictates for similar items with similar price.

It is owner's responsibility to keep area moist to allow roots to germinate properly.

ITEMS INCLUDED WITH ASPHALT:

1. Remove existing asphalt. Haul away spoil with dump fee included. (Saw cut edge at alley)
2. Grade existing area and furnish and install (24 tons) of Ca6 stone.
3. Level and compact stone.
4. Provide and install 4" of machine laid asphalt in 2 lifts at 1½" each (2" layer binder and 2" layer surface)
5. Asphalt to be vibra compacted after 1st lift and compacted on 2nd lift with proper water pitch.
6. Level with proper pitch for drainage.
7. Removal of construction debris.

NOTE: New asphalt areas are not to be driven on for five (5) days.

ITEMS INCLUDED WITH CONCRETE:

1. Removal of concrete entrance walk and driveway. Haul away spoil with dump fees included.
2. Excavate and frame, as indicated above.
3. Furnish and install 4" of stone base in patio.
4. Level and compact all stone areas with a plate compactor.
5. Install 10 gauge wire mesh in all concrete areas.
6. Drill #4 rebar into existing structures where available.
7. Install 4" of 6 bag concrete mix in entrance walks and pads and 6" of 6 bag concrete mix in driveway with poly fiber included.
8. Apply Kure-n-Seal over new concrete areas.
9. Broom finish.
10. Removal of construction debris.

NOTE: New concrete areas are not to be used for three (3) days or driven on for (5) days.

Page III

Bradford and Kent

La MANTIA ENTERPRISES, INC.

5100 Williams St.

Downers Grove, IL 60515

630/968-0140

Fax: 630/969-6985

PRICES FOR THESE JOBS AS OUTLINED BELOW:Landscaping with plants, shrub removal and sodding.....☒ \$5,675.00 ___ INTOptional:Remove existing grass in the parkway and replace with sod.....☒ \$1,045.00 ___ INTConcrete work:Two entrance walks and two entrance pads.....☒ \$ 2,260.00 ___ INT

Driveway.....\$1,690.00 ___ INT

Barricade Seal over new concrete to help prevent salt deterioration after
28 Days\$ 225.00 ___ INTAsphalt work.....☒ \$ 9,150.00 ___ INT**ITEMS NOT INCLUDED BUT ALSO AVAILABLE:**~~\$ 20,045~~

1. Any other miscellaneous concrete or asphalt work not mentioned above.
2. Additional excavating if bad soil conditions at \$38.00 per yard - Hauling, dump fee and stone.
3. Permit is required - LaMantia to obtain cost to be added to above price.
4. Seal coating west side of parking lot after 60 days \$418.00 (1st application requires additional material).
5. Landscaping

Accepted: _____

Date: _____

We welcome the opportunity to serve you.

Dominic La Mantia, Manager.

La Mantia Enterprises, Inc.

Licensed, Insured & Bonded.

PLEASE SIGN AND RETURN ONE COPY WITH DEPOSIT.

PLEASE READ THE CONDITIONS OF CONTRACT ON THE REVERSE SIDE OF THIS PAGE. Upon agreement, sign and return one copy with deposit. La Mantia to Contact utilities before any work is started. Prices are good for 30 days. Payment due on completion. All agreements are contingent upon weather and delays beyond our control. Liens will be placed at 45 days and all attorney fees will be added with interest at 1 1/2% per month (18% annum) for all past due accounts.

La MANTIA ENTERPRISES, INC.
5100 Williams Street
Downers Grove, IL. 60515
630-968-0140

Bradford and Kent
For: TZR Tony Zangler
946 Ogden Avenue, Downers Grove

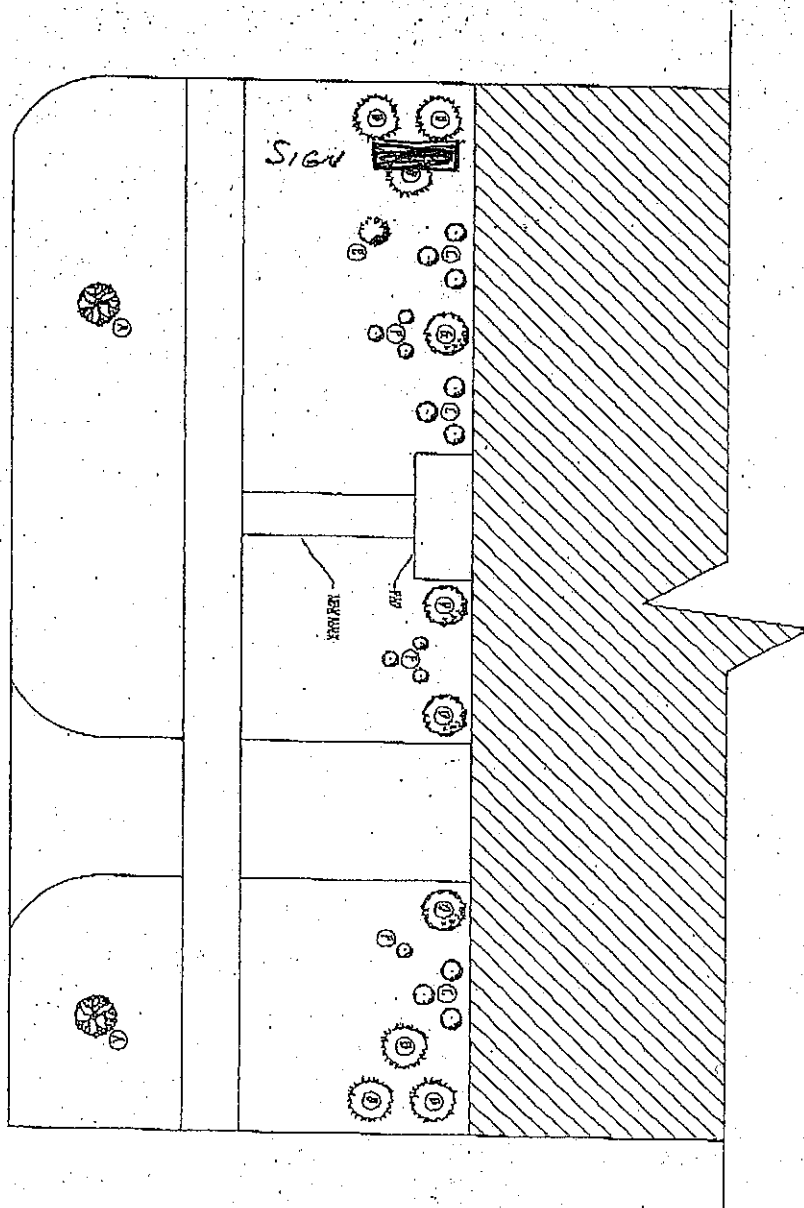
Plant list as follows:

- ***(2) Skyline Locusts 2/2.5 caliper (A)***
- ***(6) 5/6' Juniper Canaerti (B)***
- ***(9) Densi Yews 18"/24"/Evergreen (5) Gallons (C)***
- ***(3) Burning bushes 30/36" tall (D)***
- ***(1) Cistina Plum bush (5) Gallon (E)***
- ***(7) Knockout Shrub Roses Red (3) Gallons (F)***
- ***(1) Common Lilac 30/36" tall (G)***

Landscaping front:

- ***Parkway (2) Skyline Locusts***
- ***Anchor corners – East/West side***
 - ***(3) on each side 5/6' Juniper Canaerti***
- ***Under the grouping of windows***
 - ***(3) Densi Yews***
- ***Corner of doorway/garage***
 - ***Burning bush***

Letters correspond to the letters of the plants on the drawing



← W ——— ODIN AVE ——— E →

TAG	QTY	DESCRIPTION
A	2	SPRINKLER
B	6	54 INCHER QUARTZ
C	9	DOSE TANKS 1/2 GAL
D	1	BROAD WINGS
E	1	CUTTING PLUM BUSH
F	7	DOCKS 1/2 GAL
G	1	DOCKS 1/2 GAL

BRADFORD AND KENT
707 OGDEN AVE
DOWNS GROVE, IL 6053

DATE: 12/31
REVISED:

SCALE: NTS

LAMANTIA
ENTERPRISES, INC

1000 WILLIAMSTON
DOWNS GROVE, IL 6053

PROPERTY PLAN
PAGE 1071

CONCRETE CONDITIONS OF CONTRACT:

All services specified in this contract shall be carried out in a professional timely manner. All employees are skilled and supervised by owner and will perform duties in a friendly and professional manner. LaMantia Enterprises Inc. carries a certificate of insurance (which will be provided upon request). Any services requested by Our customer, not specified by this proposal shall be performed once a signed, written and approved Change Order for said service is submitted. Should LaMantia Enterprises Inc. find reason to incur cost in order to enforce any of the provisions/ terms of this proposal, costs contracted (but not limited to) attorney fees will be the responsibility of the customer. Cancellation of this proposed contract maybe accomplished by LaMantia Enterprises Inc. or the Customer, by serving a written notice of cancellation no later than (5) days prior to construction start date. This action is to be preformed either by registered mail, or hand delivered means. Balances outstanding at time of cancellation will be paid immediately to LaMantia Enterprises Inc. for those services, which were preformed up to the date of cancellation. Prices good for 30 days. Deposit of 1/3 is required and balance is due upon completion. All agreements contingent upon weather and delays beyond our control. Liens will be placed at 45 days and all attorney fees will be added with interest at 1 1/2% per month (18% annum) for all past due accounts.

WARRANTEE

All work warranted for one year on workmanship from date of completion. Warrantee is Contingent upon adverse weather conditions, earth movement, water spots, cracks and care/practices used by others, beyond our control.

NO GUARANTEE ON EXISTING CONCRETE or ASPHALT

NOTE: Unless other wise arranged, there will be no guarantee against damage to existing drive from equipment, including concrete vehicles, gaining access to work area. Repair or replacement of damage is not included in any prices quoted.

GARAGE FLOOR AND DOOR

To make the repair to the garage floor, conditions may require the surface of our finished product to be below the location that the garage door presently stops. This will cause a gap under the door and under the trim for the door on each side. You will need to have the door adjusted to the new floor height, and new trim added on to the sides.

PRE-EXISTING CONDITIONS

La Mantia will not be held responsible for pre-existing conditions beyond our control, such as leaking basements or other problems that may be adversely effected by disturbing the existing conditions to install contracted work.

Prices

Prices are based on current material prices, and are subject to change according to prices of materials at the time of installation.

IMPORTANT INFORMATION

La Mantia Enterprises and its Suppliers will void the warrantee if the use of salt or salt substitute of any kind is used on new concrete surfaces for one year after installation. There after, If it is necessary to use ice-melting products, use calcium chloride, spread it sparingly! To use such products will be at your own risk and may still void your warrantee. To avoid the effects of salt from other sources such as your car or municipal spreading, it will be in your favor to clean those areas as soon as possible to minimize any damage.

Concrete is a solid material, it is prone to cracking, the control joints are installed not to prevent cracking, but to control them. Cracks are to follow the joints, so they are not so visible. However, it is not guaranteed that cracks will follow the control joints. Control joints will be located where we believe your concrete will most likely crack, however, natural forces and changes in the concrete's environment can cause a crack other than at our joint. A crack does not automatically indicate a problem with the material, or its installation.

Stamped Concrete

Stamped Concrete has an artistic quality. It is Important to remember that, other than the colored concrete it self, all other colors and agents are applied by hand and vary in coverage and intensity. As with all hand applied materials they are subject to variations from examples supplied or shown. We will pitch your concrete to shed water, however, as it is stamped, it may hold moisture in the low areas of the stamp. Do not use salt or salting agents at all on this concrete!

Acceptance of terms and conditions: INT _____ INT _____

ASPHALT CONDITIONS OF CONTRACT:

All services specified in this contract shall be carried out in a professional timely manner. All employees are skilled and supervised by owner and will perform duties in a friendly and professional manner. LaMantia Enterprises Inc. carries a certificate of insurance (which will be provided upon request). Any services requested by Our customer, not specified by this proposal shall be preformed once a signed, written and approved Change Order for said service is submitted. Should LaMantia Enterprises Inc. find reason to incur cost in order to enforce any of the provisions/terms of this proposal, costs contracted (but not limited to) attorney fees will be the responsibility of the customer. Cancellation of this proposed contract maybe accomplished by LaMantia Enterprises Inc. or the Customer, by serving a written notice of cancellation no later (3) days prior to cancellation date. This action is to be preformed either by registered mail, or hand delivered means. Balances, outstanding at time of cancellation will be paid immediately to LaMantia Enterprises Inc. for those services, which were preformed up to the date of cancellation.

WARRANTEE:

All work warranted for one year on workmanship from date of completion. Warrantee is Contingent upon adverse weather conditions, earth movement, water spots, cracks and care practices used by others, beyond our control. There will be an allowance of 1% standing water over lot area at completion., There is no guarantee on edge cracking and minimal cracking in new asphalt areas.

NO GUARANTEE ON EXISTING ASPHALT OR CONCRETE:

There will be no guarantee against damage (chipping, cracking etc..) caused by La Mantia workers and equipment using existing asphalt or concrete to access the new work area to install new material.

PRE-EXISTING CONDITIONS:

La Mantia will not be held responsible for pre-existing conditions beyond our control, such as leaking basements or other problems that may be adversely affected by disturbing the existing conditions to install contracted work.

Important information:

Do not drive on fresh asphalt for a minimum of 5 days.

Asphalt expands and contracts as the weather changes. This continuous movement can make it susceptible to cracking, to minimize this problem we have some suggestions. When driving on your new drive, try to stay away from the edges, cracks usually start at the edge. No guarantee against cracks caused from ground growth and/or earth movement because expansion cracks are unavoidable. Even if we had installed metal, wood or concrete edging along the drive, it is a good practice to avoid driving over those edges as well. Avoid having items on the drive that might puncture its surface such as bicycle kickstands, dumpsters, or auto jacks etc. Heavy vehicles such as contractors vans or large RV vehicles should not be used on an asphalt surface with out special provisions used to accommodate such weight, heavy vehicle will cause rutting and dipping that will void the warranties.

Seal coating: We do offer a seal coating service, however, weather you use our service, or have it done by others or yourself. We have the following recommendation: Do not seal coat your drive until 60 days after the date of installation. If seal coating is spread too soon it can actually break up the drive surface. We also recommend a water based seal coat. Sealer will help repel gasoline and oil spills which could damage the asphalt. Sealer will also prevent any flaking problems which are common in unprotected asphalt.

Acceptance of terms and conditions: INT _____ INT _____

Progressive Contracting Inc.
943 Maple Ave, Downers Grove, IL 60515
Ph. 630-963-2112 Fax. 630-963-7755 e-mail timsalman1@comcast.net

Anthony Zangler, Jr
946 Ogden Ave
Downers Grove, IL 60515

Progressive Contracting Inc, proposes to furnish the materials and labor for completion of exterior remodel of building located at 946 Ogden Ave, Downers Grove, IL, and act as general contractor for signage and landscape/hardscape work.

1- Per scope of work for exterior remodel, landscape/hardscape, and signage identified in architectural drawings provided by S.G. Architects, Inc.

\$146,847.00

Insurance: Progressive Contracting Inc. carries general liability as well as workman's compensation insurance.

Acceptance: The above prices, specifications and conditions are satisfactory and hereby accepted. Progressive Contracting Inc. is authorized to perform the work specified. The right of cancellation is valid for three business days after acceptance.

Client: _____ **Date:** _____

Estimator: Tim Salman **Date:** 11/25/12

EXTERIOR
RENOVATION OF
COMMERCIAL BUILDING
946 OGDEN AVE.
DOWNERS GROVE, IL. 60515

SCOPE OF WORK:

OVERVIEW:

REMODEL AND REFINISH THE EXTERIOR OF A TWO STORY COMMERCIAL BUILDING. INSTALL NEW WINDOWS AND DOORS ON FRONT AND WEST SIDE OF THE BUILDING. INSTALL EIFS COVERED OVERHANGS ON FRONT AND WEST SIDE AS SHOWN.

SITE PREP:

SECURE NECESSARY PERMITS FOR ANY REQUIRED DUMPSTERS, PORTABLE TOILETS, FENCING, ETC... PROVIDE DAILY SITE CLEANUP TO KEEP JOB SITE IN AN ORDERLY FASHION.

DEMOLISH (DEMO.):

1. REMOVE EXISTING ALUMINUM WALL CAP AND FLASHING.
2. REMOVE ALL EXISTING WINDOWS AS NOTED.
3. REMOVE EXISTING SIGNAGE FROM BUILDING.
4. REMOVE ALL LOOSE EXTERIOR PAINT ON EXISTING STEEL SIDING AND MASONRY WALLS.

FRAMING:

1. FRAME OPENINGS FOR NEW WINDOWS AND DOORS. INSTALL NEW STEEL HEADERS AS SHOWN.
2. INSTALL NEW STEEL STUD FRAMING FOR OVERHANGS AS SHOWN ON THE PLANS.

ELECTRICAL:

1. INSTALL NEW ELECTRICAL FOR DOWN LIGHTING IN NEW OVERHANGS.
- TIE TO SPARE CIRCUIT IN THE EXISTING SERVICE PANEL AND SWITCH AS DIRECTED BY THE OWNER.

PAINT:

1. PRIME AND PAINT ALL EXISTING STEEL SIDING IN COLOR AS SELECTED BY THE OWNER.
2. PRIME AND PAINT ALL EXISTING MASONRY ON THE REAR OF THE BUILDING AS DIRECTED BY THE OWNER.
3. COLORS OF THE EIFS TRIM SHALL BE AS SELECTED BY THE OWNER.

WINDOWS AND DOORS:

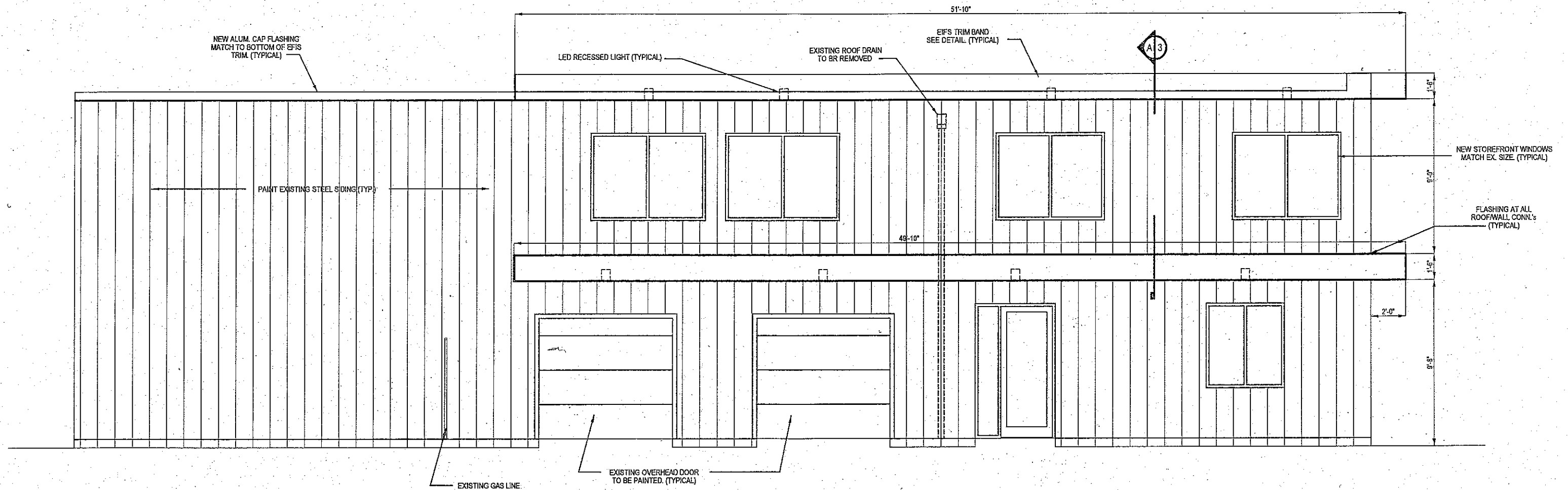
1. INSTALL NEW ALUMINUM STOREFRONT ENERGY EFFICIENT WINDOWS AS SHOWN. MFG. AS SELECTED. RE-FRAME EXISTING ROUGH OPENINGS WHERE REQUIRED FOR NEW WINDOWS.
2. INSTALL NEW ENERGY EFFICIENT STOREFRONT EXTERIOR DOOR UNITS (FOLLOW PLANS FOR SIZING)

EXTERIOR HARDSCAPE:

1. INSTALL NEW CONCRETE SIDEWALK TO NEW DOOR AS SHOWN.
2. INSTALL NEW LANDSCAPING AS SHOWN AT THE FRONT OF THE BUILDING.

MISC:

1. INSTALL NEW ALUMINUM WALL CAP AND FLASHING AS REQUIRED. COLOR AS SELECTED BY THE OWNER.
2. INSTALL ALL CAULKING AT NEW WINDOWS AND EIFS OVERHANGS AS REQUIRED TO PROVIDE A WATER TIGHT EXTERIOR. COLOR AS SELECTED OR TO MATCH ADJOINING FINISHES.

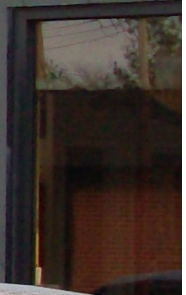


WEST SIDE ELEVATION

SCALE: 1/4" = 1' 0"

EXTERIOR
RENOVATION OF
COMMERCIAL BUILDING
946 OGDEN AVE.
DOWNERS GROVE, IL. 60515







Mr. Trim
CARS BOATS TRUCKS
CONVERTIBLE TOPS-UPHOLSTERY
WWW.MISTERTRIM.COM

946

946

REAL
T
PROPERTIES AND ASSOCIATES
T. Zangler's Repair, Inc.
Mr. Trim 1987 & ESTERDAYS

Dorlan
CARPETS
SIMPLY SUPERB
HARDWOOD FLOOR STORE

REAL T PROPERTIES
MANAGEMENT
430-761-6800



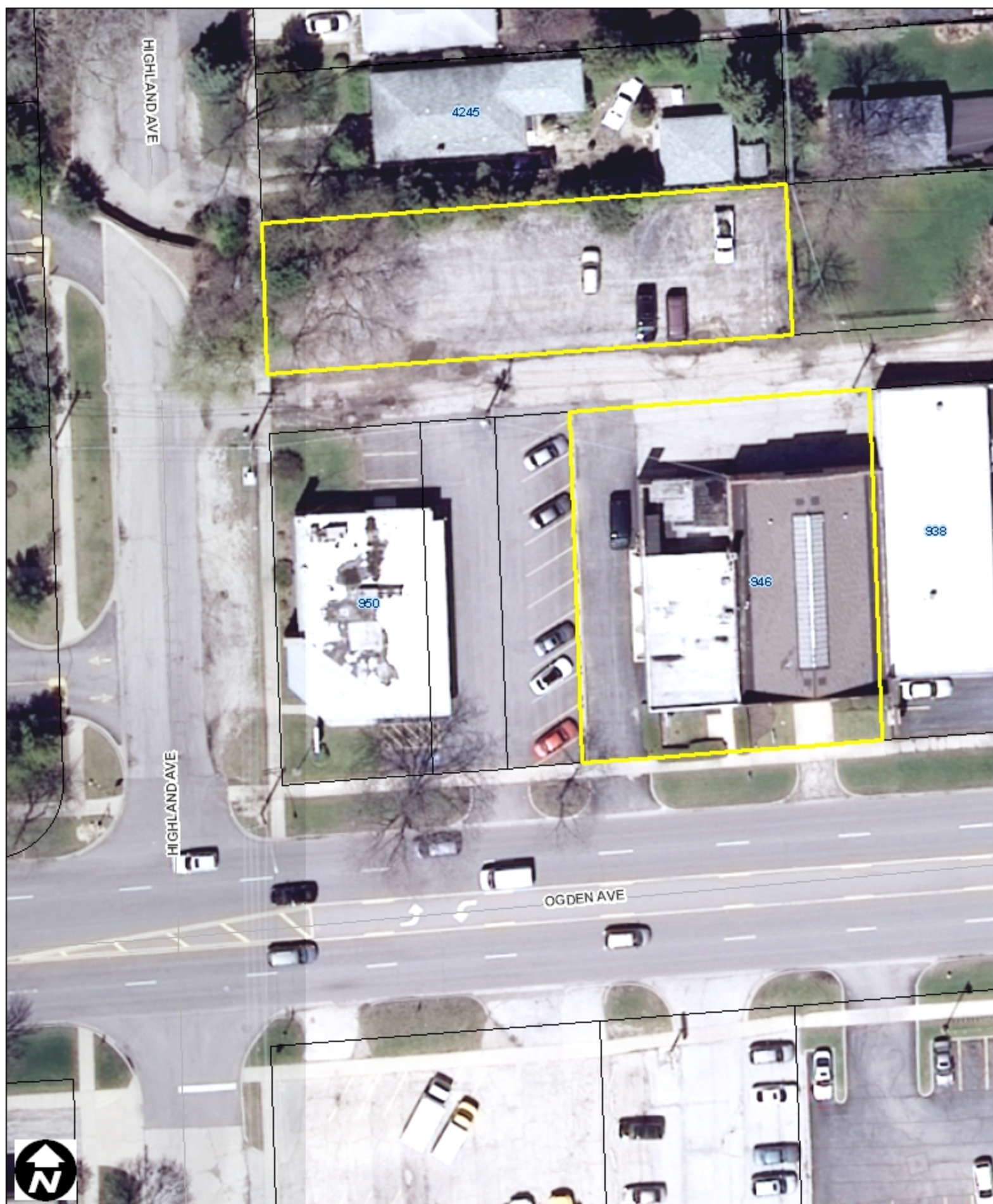
Dorion
CARPETS
New Open SIMPLY SUPERB
HARDWOOD FLOOR STORE

CARPET
FLOORMATS
4 PIECE SET
FITS CARS
& TRUCKS

HALL
RUNNERS
READY MADE
12" x 18"

IN
STORE
FINISHING
and
Custom

OASIS Application - 946 Ogden Avenue



December 12, 2012

Tony Zangler
946 Ogden Avenue #3
Downers Grove, IL 60515

Re: OASIS Grant for 946 Ogden Avenue

Dear Mr. Zangler:

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 \$86,775. 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 required to verify the sign setback (10 feet from south property line) and the over-hang setback (58-foot setback from the centerline of Ogden Avenue).
2. It is unclear if the EIFS band height on west side of the building would restrict emergency vehicle access. As such, dimensions of the driving lane on the west side of the building must be indicated on the site plan.
3. The sign height shall be revised. As shown, sign is 11 feet tall, only 10 feet is permitted.
4. Additional landscaping needed around base of the sign to meet Village requirements (three feet around base).

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.

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:	Ogden Avenue Site Improvement Strategy Program		
Res. or Ord. #:	Ord. 5277	Effective Date:	08/21/12
Category:	Planning & Community Development		
	<input type="checkbox"/> New Council Policy		
	<input checked="" type="checkbox"/> Amends Previous Policy Dated: 09/14/10		
	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.

Martin T. Tully, Mayor

Passed:

Attest:

April K. Holden, Village Clerk