

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL MEETING**  
**AUGUST 2, 2011 AGENDA**

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

**SYNOPSIS**

Resolutions have been prepared authorizing agreements for OASIS Grants for a total of \$307,672 for the following properties:

- Bill Kay Nissan; 1601 Ogden Ave
- DG Animal Hospital; 631-635 Ogden Ave
- Day Care Center; 4232 Venard Rd
- A-Len Radiators; 333 Ogden Ave
- Forn Parts; 501 Ogden Ave
- Mr. Trim/Office Building; 946 Ogden Ave
- Apartment Building; 1614 Ogden Ave
- Apartment Building; 1602 Ogden Ave

**STRATEGIC PLAN ALIGNMENT**

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

**FISCAL IMPACT**

The FY11 budget includes \$750,000 from the Ogden Avenue TIF fund for funding a matching grant program. A total of \$307,672 would be committed to these projects if the grants are approved.

**UPDATE & RECOMMENDATION**

This item was discussed at the July 19, 2011 Village Council meeting. Two of the original applicants are not included in the attached resolutions: 4232 Venard Rd, which withdrew its application, and Forn Parts (501 Ogden Ave), for which the agreement has not yet been signed. Staff recommends approval on the August 2, 2011 Consent Agenda.

**BACKGROUND**

In September 2010, the Village Council adopted the OASIS matching grant program to enhance the Ogden Avenue corridor. The program, which was developed through a collaborative effort of the Ogden Avenue business community, the Economic Development Corporation, the Chamber of Commerce and Village staff, uses a portion of the increment generated by the Ogden Avenue TIF to provide grants for improvements to businesses within the TIF district.

The goals of the OASIS program are to:

- 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

This program provides business and property owners with a dollar-for-dollar matching grant for four types of eligible improvement projects: site, landscaping, façade and sign improvements, which are outlined in the OASIS policy adopted by the Village Council. Project that incorporate multiple categories of eligible improvements may be awarded an additional 25% on top of the 50% match.

The OASIS Team reviewed 20 applications in December 2010, February 2011 and May 2011. To date, no grants have been awarded because several of the early project applications were not complete or required additional detail.

The Team recommended the following matching grant amounts:

- Bill Kay Nissan; 1601 Ogden Ave - \$40,000 (site lighting improvement)
- DG Animal Hospital; 631-635 Ogden Ave - \$48,737 – 25% *bonus applied*. (façade, landscaping, site and sign improvements)
- Day Care Center; 4232 Venard Rd - \$22,100 (façade, landscaping, site and sign improvements)
- A-Len Radiators; 333 Ogden Ave - \$93,750 – 25% *bonus applied* (façade, landscaping, site and sign improvements)
- Forn Parts; 501 Ogden Ave - \$48,834.50 (façade, landscaping, site and sign improvements)
- Mr. Trim/Office Building; 946 Ogden Ave - \$34,250.50 (façade and sign improvements)
- Apartment Building; 1614 Ogden Ave - \$10,000 (façade improvements)
- Apartment Building; 1602 Ogden Ave - \$10,000 (façade improvements)

A brief summary of each project is provided below:

- Bill Kay Nissan; 1601 Ogden Ave – The applicant is proposing to remove parking light fixtures and replace with updated fixtures. The new fixtures will reduce the number of poles on the site and reduce visual clutter along Ogden Avenue. In addition, the small white pipes along the north side of the property adjacent to Ogden Avenue will be removed. **(Site A)**
- DG Animal Hospital; 631-635 Ogden Ave – The applicant is proposing to update the façade of the existing buildings, add landscaping on the north (Ogden Avenue) and south sides of the property and install new, code compliant signs. **(Site B)**
- Day Care Center; 4232 Venard Rd - The applicant is proposing to improve portions of the façade of the existing building, add landscaping on the east (Venard Road) side of the property, install a new sidewalk on Venard, reduce curb cuts and install new, code compliant signs. **(Site C)**
- A-Len Radiators; 333 Ogden Ave - The applicant is proposing to improve the façade of the existing building, add landscaping on the west (Fairview Avenue) and north (Ogden Avenue) sides of the property, install a new sidewalk on Ogden Avenue, reduce curb cuts and install new, code compliant signs. **(Site D)**
- Forn Parts; 501 Ogden Ave - The applicant is proposing to improve portions of the façade of the existing building, add landscaping on the north (Ogden Avenue) side of the property, install a new sidewalk on Ogden Avenue, and install new, code compliant signs. **(Site E)**
- Mr. Trim/Office Building; 946 Ogden Ave - The applicant is proposing to improve the façade of the existing building and install new, code compliant signs. **(Site F)**
- Apartment Building; 1614 Ogden Ave - The applicant is proposing to improve the façade of the existing building. **(Site G)**
- Apartment Building; 1602 Ogden Ave - The applicant is proposing to improve the façade of the existing building. **(Site H)**

In addition to the applications noted above, there are five sign applications that can be approved by the Village Manager. Based on previous Council direction, the Village Manager will consider the sign applications after the Council has approved site improvement grants.

**ATTACHMENTS**

Resolutions

Agreements with Exhibits

OASIS Grant Program Policy

Aerial Maps

OASIS Recommendation Letters

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

**A RESOLUTION AUTHORIZING EXECUTION OF A GRANT  
AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE  
AND DOWNERS GROVE ANIMAL HOSPITAL AND BIRD CLINIC, P.C.**

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 Downers Grove Animal Hospital and Bird Clinic, P.C. (the "Applicant"), for OASIS Program grant funding, in the amount of \$48,737.00, to make improvements to the property/business located at 631-635 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 \_\_\_\_\_, 2011 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 Downers Grove Animal Hospital and Bird Clinic, P.C. at 631-635 Ogden Avenue, 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 adopted in Ordinance 5150 on September 14, 2010; and,

WHEREAS, Applicant owns a property/business at 631-635 Ogden Avenue Downers Grove, Illinois 09-05-402-027 and 09-05-402-028 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 shall grant an easement to the Village for, or install, a public sidewalk along that portion of the subject property adjacent to Ogden Avenue where no public sidewalk currently exists.
3. Applicant, at its own expense, shall obtain all necessary permits prior to commencement of any work to complete the improvements.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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 one-half (1/2) of the actual incurred costs to complete all eligible aspects of the project. The amount of said reimbursement shall not exceed \$48,737.
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:

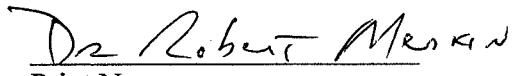
Downers Grove Animal Hospital & Bird Clinic, PC  
635 Ogden Avenue  
Downers Grove, IL

VILLAGE OF DOWNERS GROVE:

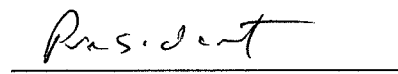
By:

  
\_\_\_\_\_  
Signature

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

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

Attest:

  
\_\_\_\_\_  
Title

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

**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:	Downers Grove Animal Hospital & Bird Clinic, P.C.
Address/Property ID # of Project Property:	635 Ogden Ave Downers Grove, IL 60515
Owner s Name AND TITLE:	Robert J. Merkin, President and Majority Owner
Owner s Mailing Address:	4518 Cornell Ave. Downers Grove, IL 60515
Owner s Business Phone:	(630) 968-2812
Owner s Fax:	(630) 968-7402
Owner s E-Mail:	<a href="mailto:RmerkinDVM@DGAnimalHospital.com">RmerkinDVM@DGAnimalHospital.com</a>
<b>PLEASE ONLY COMPLETE THE REST OF THIS TABLE IF TENANT IS THE GRANT APPLICANT.</b>	
Tenant Name AND TITLE:	Downers Grove Animal Hospital & Bird Clinic, P.C.
Tenant Mailing Address:	635 Ogden Ave. Downers Grove, IL 60515
Business Phone for Tenant:	(630) 968-2812
E-Mail for Tenant:	<a href="mailto:RmerkinDVM@DGAnimalHospital.com">RmerkinDVM@DGAnimalHospital.com</a> <a href="mailto:GMerkinDVM@DGAnimalHospital.com">GMerkinDVM@DGAnimalHospital.com</a>

*Project Description:* See Attachment

*Project Description:*

Downers Grove Animal Hospital & Bird Clinic, P.C. (DGAH) plans to undertake a complete renovation commencing in 2011 to be completed in the early months of 2012. This project will encompass all of the four project types eligible for OASIS funding, and it will be entirely consistent with the goals of the OASIS program.

Site improvement elements will include parking lot reconstruction (not simply resurfacing), burying of overhead power lines at the southeast corner of the building, maintenance of existing vehicular access to neighboring Trek Bicycle Shop, fencing of adjacent properties and fencing of refuse and animal areas. Preliminary estimates show that we will be spending upwards of \$50,000.00 on site improvement.

Landscaping will be added and replaced to conform to existing codes to include parking lot screening with shrubs and/or ornamental grasses, installation of building foundation plantings and the addition of green areas not already in existence. Preliminary estimates show that our landscaping could cost upwards of \$20,000.00 with more than \$6,000.00 eligible for OASIS funding.

Major Facade renovation will include cedar siding, storefront door and window replacement. New real thin cut stone, limestone sills above the stone with stucco designed & applied to look like real brick above the sill. Preliminary estimates show that we plan to spend well in excess of \$50,000.00 on facade renovation.

Our existing free-standing sign will be replaced with a code-compliant monument style sign and wall signage as allowed by existing code. Preliminary estimates show that our planned monument sign will likely cost upwards of \$10,000.00 with wall signage in excess of \$4,000.00.

The project that we plan to complete is consistent with the published goals of the OASIS program in that we will:

- Provide a more attractive site through major facade renovation and landscaping.
- Improve traffic circulation by maintaining a turnaround for large delivery trucks which will discourage parking in the center lane of Ogden Ave for deliveries.
- Improve existing building appearance.
- Improve signage.

Preliminary estimates show that we will be spending well in excess of \$600,000 on this project, with over \$100,000 going directly to components of the project that comply with the OASIS program. We therefore request the maximum allowable grant. Additionally, considering the size of our project and the fact that all four categories of the OASIS program are being addressed, we would request that the maximum grant be increased by 25% as described under "conditions" on page 4 of Village Ordinance 5150.

**Existing Site Conditions:**

Please provide a photo of current site conditions to illustrate where improvements are proposed. Photo should be provided in a paper or 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.

See attachment.

**Required Documentation For Submittal:**

3 copies of the complete application, including any support documentation are due by **December 1, 2010**. 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

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: 9/1/2011

Anticipate Project Completion Date: 3/1/2012

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

Architect / Designer for the Project (If Applicable):

Name: KLLM Architects, Inc.

Address: 1700 W. Cortland Street, Suite 203, Chicago, IL 60622

Phone: (773) 365-8700

Fax: (773) 365-5556

Contractor for the Project (If Known):

Name: RWE Management Company

Address: 16 W. 361 S. Frontage Rd. Suite 106

Phone: (630) 734-0883

Fax: (630)734-0884

	Total Site Improvement Costs	Grant Eligible Project Costs*	TO BE COMPLETED BY CITY	
			Grant Contribution	Bonus Award
ESTIMATE 1 Contractor Name: Ability Builders Inc.		\$125,100.00		
ESTIMATE 2 Contractor Name: RWE Management Company	\$169,624.00	\$112,468.41		

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:

Dr. Robert Merz  
4/25/11

Print Tenant Name:

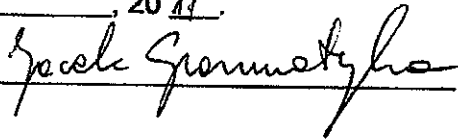
Downers Grove Animal Hospital & Bird Clinic, PC.

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 25 day of  
April, 2011.

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**

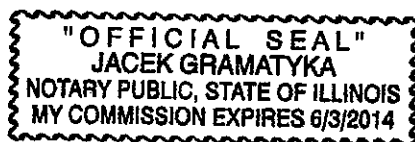
1. Grant Applicant: \_\_\_\_\_
2. Address: \_\_\_\_\_
3. Nature of Applicant (Please circle one):
  - a. Natural Person
  - b. Corporation
  - c. Land Trust/ Trustee
  - d. Trust/Trustee
  - e. Partnership
  - f. Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of applicant: S-Corporation
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:

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: *D. J. Mc...*

Subscribed and Sworn to before me this 25 day of April, 20 11.  
*Jacek Gramatyka* 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 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 Facade:**

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 facade 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.

Improvement proposed: Yes    No

Comments:

**Overall Project Comments:**

**OASIS Team Recommendation:**

**ABILITY BUILDERS INC.  
6534 SOUTH BENTLEY AVE.  
WILLOWBROOK, IL. 60527**

Office: 630-323-3873

Fax: 630-986-5899

Cell: 630-217-3874

April 23, 2011

To: Doctor Robert Merkin  
Downers Grove Animal Hospital  
635 Ogden Ave.  
Downers Grove, IL 60515

RE: Exterior Renovation

The following is a break down of allowances relating to the construction of the blacktop drive, parking lot, landscaping, fencing, signage, underground electric and renovation of the north side of the building which is included in the contract between Ability Builders Inc., and Downers Grove Animal Hospital dated October 2, 2010.

1. Blacktop drive, parking lot, dumpster pads and parking bumpers.	\$51,820.00
2. Landscaping as outlined in attached document.	\$6,200.00
3. Fencing, trash enclosure, exercising area and rear property line.	\$7,680.00
4. Signage including monument sign, foundation, electric supply, stone veneer and building signs.	\$12,900.00
5. Underground electric service for the building.	\$4,500.00
6. Renovation of the front north side of the building including stone, masonry, siding, windows, door and lighting.	<u>\$42,000.00</u>
<b>TOTAL</b>	<b>\$125,100.00</b>

Demolition, excavation, hauling and removal of debris are included in the above allowances.

Ability Builders Inc.  
By. Howard Beauchamp  
Secretary

**RWE Management Breakdown for OASIS Application**

Landscaping	Site Improvement	Facade	Sign
Kerria Japonica \$98.96	Paving \$26,662.00	Mansard Removal \$800.00	Pour foundation \$1,195.00
Dwarf Fothergilla \$167.82	Fencing \$7,846.00	Masonry \$20,800.00	Masonry \$2,040.00
Dwarf Little Sweetspere \$267.23	Excavation \$1,163.00	Soffit & Fascia \$600.00	Monument \$6,400.00
Purple Median Grass \$67.87	New Underground Service \$8,000.00	Gutters \$600.00	North Building \$1,780.00
Carefree Rose \$267.68	General Conditions \$2,445.58	Siding \$1,798.00	South Building \$1,780.00
Red Spirit Winterberry \$497.78	Management Fee \$4,367.10	Doors \$2,200.00	Power \$500.00
Hostas \$88.70	Total \$50,483.68	Windows \$5,250.00	Lights for Wall Signage \$2,400.00
Texas Scarlet \$140.47		General Conditions \$1,794.69	General Conditions \$901.32
Compost \$550.00		Management Fee \$3,204.80	Management Fee \$1,609.50
Mulch \$487.50		Total \$37,047.49	Total \$18,605.82
Bed Prep \$270.00			
Bed Excavation \$675.00			
Northeast corner excavation \$250.00			
North planter excavation \$848.00			
Existing sign excavation \$800.00			
General Conditions \$306.71			
Management Fee \$547.70			
<b>Total</b> <b>\$6,331.42</b>			

**Overall Project Cost \$112,468.41**

RWE MANAGEMENT COMPANY  
COST ESTIMATE

DOWNERS GROVE ANIMAL HOSPITAL

**RWE Management Company**  
16W361 S. Frontage Rd. Suite 106  
Burr Ridge, IL 60527  
Tel/ 630.734.0883  
Fax/ 630.734.0884

Date: 4/25/2011  
Job: Downers Grove Animal Hospital  
635 Ogden Ave  
Downers Grove, IL 60515

RE: Exterior Work Estimate

CSI	DESCRIPTION	QTY	\$/QTY	Total	North Elev.	East Elev.	South Elev.	Site Work	Subtotals
2.510	Paving								
	Patch misc. potholes, grind entire lot 1 1/2" deep	1	ls \$ 24,790.00	\$ 24,790				\$ 24,790	
	New rear south parking - 3" asphalt surface over 8" stone base	52	sq yds \$ 36.00	\$ 1,872				\$ 1,872	
	Install new 1 1/2" surface			Included					
	Restripe and install 21 new wheel stops			Included					
2.830	Fencing								\$ 26,662 Paving Subtotal
	Exercise Area - 8'-0" H PVC Fence	42	lf \$ 66.00	\$ 2,772				\$ 2,772	
	Rear Property line 6'-0" Cedar Privacy Fence	118	lf \$ 22.00	\$ 2,596				\$ 2,596	
	Isolation Front & Back 8'-0" H PVC Fence	7	lf \$ 66.00	\$ 462				\$ 462	
	Isolation Gate 8'-0" H PVC Fence	1	ea \$ 500.00	\$ 500				\$ 500	
	Trash Enclosure 6'-0" H Cedar Fence	28	lf \$ 22.00	\$ 616				\$ 616	
	Trash Enclosure Cedar Double Gate 6'-0" H	2	ea \$ 450.00	\$ 900				\$ 900	
2.900	Landscaping								\$ 7,846 Fencing Subtotal
	Landscape per drawings	1	ls \$ 12,487.00	\$ 12,487				\$ 12,487	
2.150	Excavation								\$ 12,487 Landscaping Subtotal
	Remove asphalt paving on north elevation to create planter area	848	sf \$ 1.00	\$ 848				\$ 848	
	Excavate for monumental signage	1	ls \$ 800.00	\$ 800				\$ 800	
	Excavate for trash enclosure	1	ls \$ 1,200.00	\$ 1,200				\$ 1,200	
	Remove asphalt along south side of building	960	sf \$ 1.00	\$ 960				\$ 960	
	Excavate for additional south parking lot at fence	465	sf \$ 2.50	\$ 1,163				\$ 1,163	
	North East Corner - Excavate for green space	100	sf \$ 2.50	\$ 250				\$ 250	
	Hauling excess material off site include for the above								\$ 5,221 Excavation Subtotal



RWE MANAGEMENT COMPANY  
COST ESTIMATE

DOWNERS GROVE ANIMAL HOSPITAL

CSI	DESCRIPTION	QTY	\$/QTY	Total	North Elev.	East Elev.	South Elev.	Site Work	Subtotals
7.310	Soffit/Fascia/Gutters at Gable Roof	170	If \$ 600.00	\$ 1,950		\$ 1,950			
	Furnish and install new soffit & fascia	100	If \$ 6.00	\$ 600		\$ 600			
	Furnish and install upper slope gutters			Not Included					
	New shingle Roof								
7.400	Siding								\$ 2,550 Soffit/Fascia/Gutter/Subtotal
	Furnish and install Cedar Siding - North Elevation at Gable and Recess Gas Meter Location	216	Sf \$ 7.00	\$ 1,512	\$ 1,512				
	Furnish and install Cedar Siding East	200	Sf \$ 7.00	\$ 1,400		\$ 1,400			
	Furnish and install Cedar Siding South at Gable End	72	Sf \$ 7.00	\$ 504			\$ 504		
	Removal of existing		Included						
8.860	Doors								\$ 3,416 Siding Subtotal
	South Double Door Entry Doors	1	ea \$ 2,600.00	\$ 2,600			\$ 2,600		
	North Entrance Door	1	ea \$ 2,200.00	\$ 2,200	\$ 2,200				
	Single Door South	1	ea \$ 1,400.00	\$ 1,400			\$ 1,400		
9.9000	Painting								\$ 6,200 Doors Subtotal
	Stain Cedar Siding - North	408	Sf \$ 0.70	\$ 286	\$ 286				
	Stain Cedar Siding - East	600	Sf \$ 0.70	\$ 420		\$ 420			
	Stain Cedar Siding - South	264	Sf \$ 0.70	\$ 185			\$ 185		
	Stain Cedar Siding - West	400	Sf \$ 0.70	\$ 280					
8.860	Windows								\$ 1,170 Paint Subtotal
	Furnish and install the windows - North Elevation	7	ea \$ 750.00	\$ 5,250	\$ 5,250				
	Furnish and install new windows - East Elevation	5	ea \$ 750.00	\$ 3,750		\$ 3,750			
	Furnish and install new windows - South Elevation	3	ea \$ 750.00	\$ 2,250			\$ 2,250		
13.000	Signage								\$ 11,250 Windows Subtotal
	Furnish and install the monument signage	1	ls \$ 6,400.00	\$ 6,400				\$ 6,400	
	Furnish and install building signage North	1	ls \$ 1,780.00	\$ 1,780	\$ 1,780				
	Furnish and install building signage South	1	ls \$ 1,780.00	\$ 1,780			\$ 1,780		
16.100	Electrical								\$ 9,980 Signage Subtotal
	Furnish and install power to monument signage	1	ea \$ 500.00	\$ 500				\$ 500	
	New Underground service	1	allow \$ 8,000.00	\$ 8,000				\$ 8,000	
	Furnish and install exterior fixtures North	4	ea \$ 300.00	\$ 1,200	\$ 1,200				
	Furnish and install exterior fixtures South	4	ea \$ 300.00	\$ 1,200			\$ 1,200		
									\$ 10,900 Electrical Subtotal

RWE MANAGEMENT COMPANY  
COST ESTIMATE

DOWNERS GROVE ANIMAL HOSPITAL

CSI	DESCRIPTION	QTY	\$/QTY	Total	North Elev.	East Elev.	South Elev.	Site Work	Subtotals
	General Conditions								
	Supervision	65 hrs	\$ 70.00	\$ 4,550					
	General Labor	8 wkcd	\$ 300.00	\$ 2,400					
	Final Cleaning	0 ls	\$ -	\$ -					
	Dumpsters	3 ea	\$ 350.00	\$ 1,050					
	Misc Tools & Material	1 ls	\$ 200.00	\$ 200					
			\$ 33.00	\$ 33.00					
									\$ 8,200 General Conditions Subtotal

Total per Section North Elev \$ 33,828 East Elev \$ 18,015 South Elev \$ 22,041 Site Work \$ 71,841

10% Subtotal \$ 154,204  
Fee \$ 15,420  
Total \$ 169,624

Clarifications:

Alternate: All New Stone & Brick Veneer (Standard size) in lieu of Thin Natural Stone & Stucco with Brick Design

1)	Masonry North Elevation							
	Tear down existing brick walls on the front elevation	1 ls	\$ 3,300.00	\$ 3,300	\$ 3,300	\$ 3,300		
	Install steel angle to existing foundation rear	20 lf	\$ 30.00	\$ 600	\$ 600			
	Install new Brick, modular size, allowance \$400 per 1000	900 sf	\$ 11.58	\$ 10,425	\$ 10,425			
	Install natural stone allowance \$300 per ton	282 sf	\$ 25.00	\$ 6,550	\$ 6,550			
	Install Limestone copings above lower wall	73 lf	\$ 50.00	\$ 3,650	\$ 3,650			
	Install Limestone sills	196 lf	\$ 18.00	\$ 3,528	\$ 3,528			
	Credit Masonry North Elevation Base Bid	1 ls	\$ (16,850.00)	\$ (16,850)	\$ (16,850)			

\$ 11,203 Subtotal  
\$ 1,120 Management Fee  
\$ 12,323 Total



# Senergy®

## SenerBrick—Brick Finish Application Technique

TECHNICAL BULLETIN  
1025215

### DESCRIPTION

The look of brick and benefits of EIFS can be achieved by using brick finish techniques that utilize special templates and Senergy 100% acrylic finishes. SenerBrick Brick surfaces yield the appearance of a wide variety of brick veneers over any Senergy wall system or other approved substrates, including prepared interior gypsum wallboard, precast or CMU and insulating concrete forms (ICFs.)

### PACKAGING

Templates are 3 feet wide x 200 feet long rolls.

### COVERAGE

Finish coverage varies depending upon the finish, template selected and application technique.

### COLOR AND TEXTURE

Mortar color and brick colors are achieved by using any of 128 standard colors or custom colored finishes.

### PREPARATION

Follow Senergy Wall Systems specifications for the installation of the all components that are required prior to the finish coat. When the base coat has dried (approximately 24 hours), proceed as follows to achieve brick appearance. For application over other substrates, consult the BASF Wall Systems Technical Service Department.

### MIXING

Thoroughly mix the factory-prepared finish with a mixer to a homogeneous consistency. A small amount of clean potable water may be added to adjust workability. Additives are not permitted. Close container when not in use. Clean tools with soap and water immediately after use.

### APPLICATION

#### MORTAR COLOR APPLICATION:

The SenerBrick Brick "mortar" color is achieved by trowel applying Senergy Texture Finish over the base coat and floating with a hard trowel or plastic float to a smooth, uniform consistency. Allow approximately 24 hours to dry.

#### APPLICATION OF THE BRICK TEMPLATE:

The brick template is a waxed paper with peel-and-stick backing. The template is applied in a running bond pattern over the dried finish that supplies the mortar color. Templates can be matched up easily at the vertical and horizontal ends to continue the selected pattern on large walls. Templates should be applied only to areas that will be completed that day.

### APPLICATION OF THE BRICK FINISH:

The "brick" color is achieved by trowel applying Senergy Senerflex Classic Finish over the template and then sponging or using a plastic float to float the finish to a uniform consistency. While the finish coat is still wet, the template is carefully peeled away, revealing the underlying mortar color and creating the veneer brick pattern. Other Senerflex finishes such as Sahara, Fine and Texture may be used depending on the type of brick texture desired.

### ORDERING

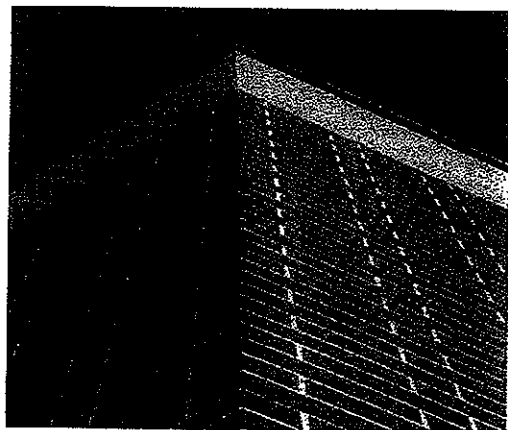
The brick stencil source is: Artcrete, Inc., 5812 Highway 494, Natchitoches, Louisiana 71457. Contact: Frank Piccolo 318-379-2000. Download their catalog at [www.artcrete.com](http://www.artcrete.com).

### LIMITATIONS

Do not use on flat horizontal surfaces exposed to weather. Sloped surfaces must have a minimum slope of 6:12. Senergy Finishes are not recommended for large sloping surfaces. Apply only when ambient and substrate temperatures will be at least 4°C (40°F) and higher for at least 24 hours. Do not apply in direct sunlight. Applying in sunlight may result in cold joints or color variations. Protect from rain for at least 24 hours.

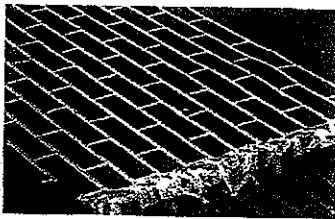
\*Do not apply directly to exterior sheathing.

\*Always create a mock up to demonstrate the final appearance of the finished product.

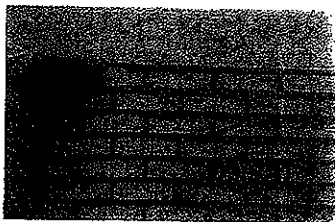


 **BASF**  
The Chemical Company

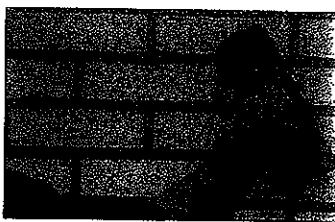
## SenerBrick - Brick Finish Application Technique



1. Start by laying out the brick template design on the ground to mimic the project drawings. Then, cut the template to working lengths and lay it flat with the release tape facing upward on a clean surface. Lay a 2x2 that is 40 inches long along the width of one end of the template. Pull a portion of the release tape up so it can be wrapped around the 2x2 (as shown in this photo). Once you get the release tape started, rolling the 2x2 across the template will assist you in removing the release tape uniformly.

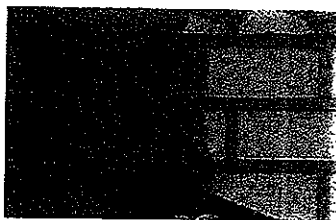


2. Once the template has been removed, with the assistance of a couple of helpers, place the template against the wall aligning the template to the predetermined layout line.

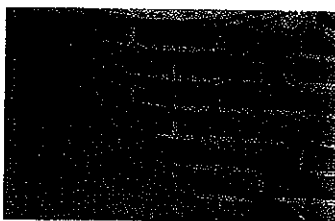


3. Immediately use a clean stainless steel trowel to push the template firmly against the prepared wall surface. Avoid snagging the template with the trowel.

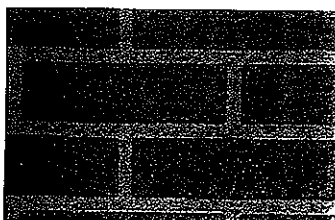
*Work within controlled areas until you get the feel for how much area you can control comfortably. Do not apply more template than you will be able to finish within a couple of hours.*



4. Once the template is secured, trowel the finish diagonally across the template and wall surface. The diagonal method helps to minimize the amount of finish that is pushed under the template. Immediately double back and remove the finish down to the top side of the template. Immediately begin to float the finish with a plastic float in either random or vertical float actions. It is not critical to make the texture perfect. Irregularities actually make the finish look more realistic.

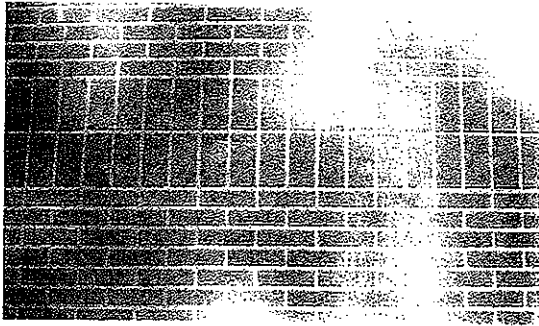


5. As soon as the texturing is complete, remove the template. Pull the template outward, perpendicular to the wall before the finish begins to dry. This technique helps to keep the edges clean and sharp looking.

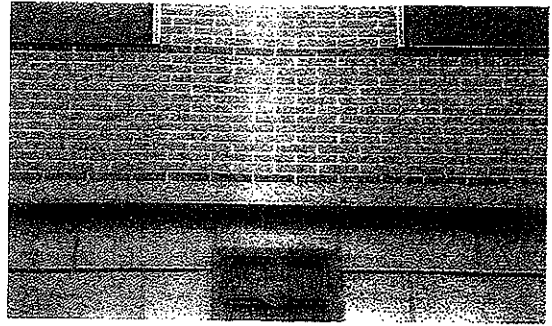


6. The finished look.

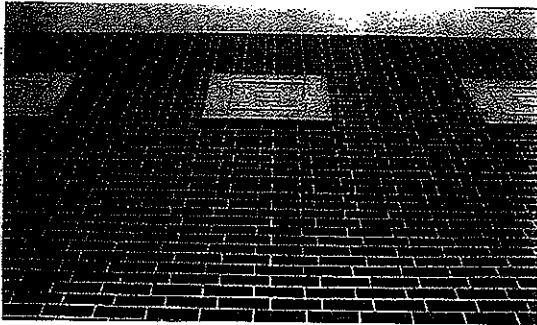
*If you are looking for a distressed color appearance, lightly spray our AnticoGlaze (darker contrasting colors of AnticoGlaze work better) randomly onto the finish surface prior to the finish float (Step 4)- before you remove the template. Float the AnticoGlaze lightly and briefly to avoid pushing the AnticoGlaze into the finish.*



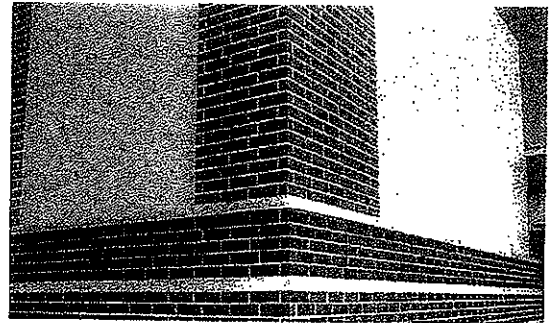
A simple running bond appearance with a sailor bond interval



The block, accent medallion and running bond appearance (with darker stretcher bond accent rows), are all done in EFS



A raking stretcher bond appearance with finished foam shapes to accentuate the wall



Variations in the brick's color and positioning create endless design options



Senerbrick Brick Finish allows you to achieve the appearance you want, using one trade and in less time

# SenerBrick - Brick Finish Application Technique

## Note

BASF Wall Systems is an operating unit of BASF Construction Chemicals, LLC. (herein after referred to as "BASF Wall Systems")

## Residential Policy

On one and two-family residential framed construction, BASF Wall Systems requires that the wall system selected be one that includes provisions for water drainage. The choices include Senterion® line of water drainage EIFS, commercial Senerflex® Channeled Adhesive or Channeled Insulation Design, Senergy Stucco Wall System, and Senergy Cement-Board Stucco™ Systems. There are no exceptions to this policy. Under no circumstances will BASF Wall Systems warrant the use of any other system on this type of construction without expressed written authorization from BASF Wall Systems (Residential construction using EIFS on masonry (CMU) or poured concrete does not require the additional water drainage provisions described above. Senergy Exterior Surfacing Systems for insulating concrete forms are also acceptable.) See the Senergy Residential Policy Bulletin for a more detailed discussion of this topic. Consult BASF Wall Systems Technical Services Department for specific recommendations concerning all other applications. Consult the Senergy website, [www.senergy.basf.com](http://www.senergy.basf.com) for additional information about products and systems and for updated literature.

## Disclaimer

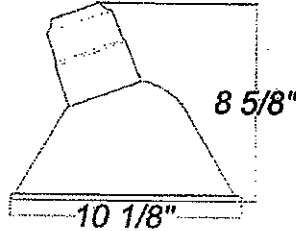
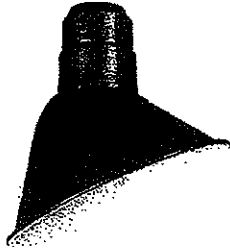
This information and all further technical advice are based on BASF Wall Systems' present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party intellectual property rights, especially patent rights. In particular, BASF Wall Systems disclaims any and all CONDITIONS AND WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY. BASF WALL SYSTEMS SHALL NOT BE RESPONSIBLE FOR CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES (INCLUDING LOSS OF PROFITS) OF ANY KIND. BASF Wall Systems reserves the right to make any changes according to technological progress or further developments. It is the customer's responsibility and obligation to carefully inspect and test any incoming goods. Performance of the product(s) described herein should be verified by testing and carried out only by qualified experts. It is the sole responsibility of the customer to carry out and arrange for any such testing. Reference to trade names used by other companies is neither a recommendation, nor an endorsement of any product and does not imply that similar products could not be used.

## BASF Wall Systems

3550 St. Johns Bluff Road South  
Jacksonville, FL 32224-2614  
Phone 800 • 221 • 9255  
Fax 904 • 996 • 6300  
[www.senergy.basf.com](http://www.senergy.basf.com)

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Printed in U.S.A. 09/08

**A810**  
Catalog:



**Description:**  
10" Angle Shade

Max Wattages are based on open lamp

**Specification:**

RLM shades manufactured from 1100 Aluminum Alloy typically .08 -.125 thickness.

- White paint standard inside all painted fixtures. Fixtures, arms and post mounts are U.L. wet listed when installed according to manufacturers instructions. Design and construction may change at factorys discretion. Screw hardware may not match finish, but are made of stainless steel.

- All fixtures come standard with 96" of lead wire. Additional lead wire (LDW).

- For Color Selections see color page. ANP will do its best to match your custom color. Consult factory for prices.

- When ordering Raw Copper finish, please note that some accessories/components such as finials, decorative balls, and spacer tubes are painted copper and are not raw copper. Cast back plates included are solid copper. All hubs are painted copper.

- Some accessories may extend below fixture line or be out of proportion. When using a combination of accessories, contact factory for compatibility.

- Grills and Vapor Tight guards are available in painted finishes only (standard & premium).

- Steel Shades available, consult factory.

	Inc. (Incandescent)	WPL (Fluorescent)	HID High Pressure Sodium/Metal Halide
Max Wattages	150W	42W	100W

\*\*HID refers to both Metal Halide(MH) and High Pressure Sodium(HPS).  
Please specify preferences.

Caution! Glass enclosure reduces maximum wattage.

Max Wattages are based on open lamp

Available Colors							
Color plates below represent available colors for this product.							
☐☐If photograph not available in selected color, color back plate will be shown							
40	41	42	43	44	45	46	47
48	49	50	51	52	53	55	56
57	58	59	60	61	62	63	64
65	66	67	68	69	70	71	72
76	99						

**Paint:**

**Standard Powder Coating Process**

A polyester powder coat is used for superior gloss and color retention. -State of the art 20 PSI pressure power wash at 140° incorporates five step iron phosphate process with sealer and DI water to cleanse and pre-treat the metal surface for maximum paint adhesion. Electrostatically applied ranging from texture to smooth glossy polyester powder topcoat and baked at 430° for maximum hardness and exterior durability.

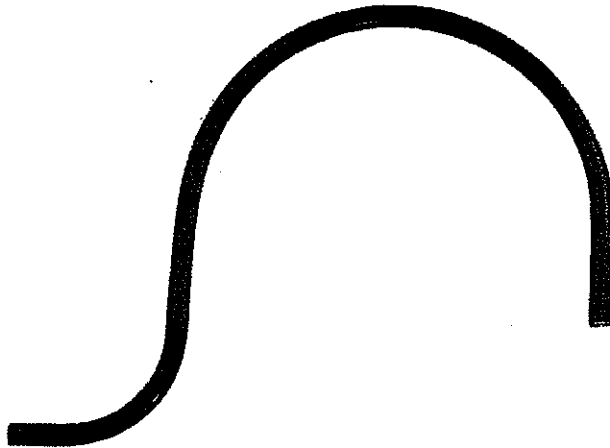
**Marine Grade Paint:**

For objects exposed to extreme conditions as is found in coastal regions or industrial atmospheres we offer, at an additional charge, a highly weather and UV resistant powder coating that withstands up to 3000 hours of continuous salt spray and comes with a 5 year warranty. Consult Factory for additional paint cost and availability.



**E18**  
Catalog:

**Description:**  
3/4" Diameter Arm



**Specifications:**

RLM mounts aluminum manufactured using schedule 40 1/2 or 3/4" IPS

- White paint standard inside all painted fixtures. Fixtures, arms and post mounts are U.L. wet listed when installed according to manufacturers instructions. Design and construction may change at factory's discretion. Screw hardware may not match finish, but are made of stainless steel.

- All fixtures come standard with 96" of lead wire. Additional lead wire (LDW)

- For Color Selections see color page. ANP will do its best to match your custom color. Consult factory for prices.

- When ordering Raw Copper finish, please note that some accessories/components such as finials, decorative balls, and spacer tubes are painted copper and are not raw copper. Cast back plates included are solid copper. All hubs are painted copper.

- Some accessories may extend below fixture line or be out of proportion. When using a combination of accessories, contact factory for compatibility.

- Grills and Vapor Tight guards are available in standard and premium painted finishes only

**Paint:**

Standard Powder Coating Process

A polyester powder coat is used for superior gloss and color retention. -State of the art 20 PSI pressure power wash at 140° Incorporates five step iron phosphate process with sealer and DI water to cleanse and pre-treat the metal surface for maximum paint adhesion. Electrostatically applied ranging from texture to smooth glossy polyester powder topcoat and baked at 430° for maximum hardness and exterior durability.

**Marine Grade Paint:**

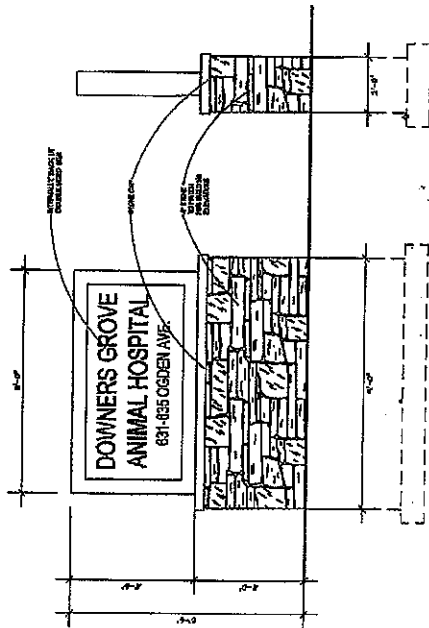
For objects exposed to extreme conditions as is found in coastal regions or industrial atmospheres we offer, at an additional charge, a highly weather and UV resistant powder coating that withstands up to 3000 hours of continuous salt spray and comes with a 5 year warranty. Consult Factory for additional paint cost and availability.

Available Colors							
Color plates below represent available colors for this product. If photograph not available in selected color, color back plate will be shown							
40	41	42	43	44	45	46	47
48	49	50	51	52	53	55	56
57	58	59	60	61	62	64	65
66	67	68	69	70	71	72	76
99							

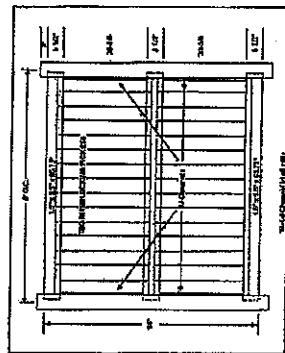
**PROPOSED:**

**Downers Grove Animal Hospital**

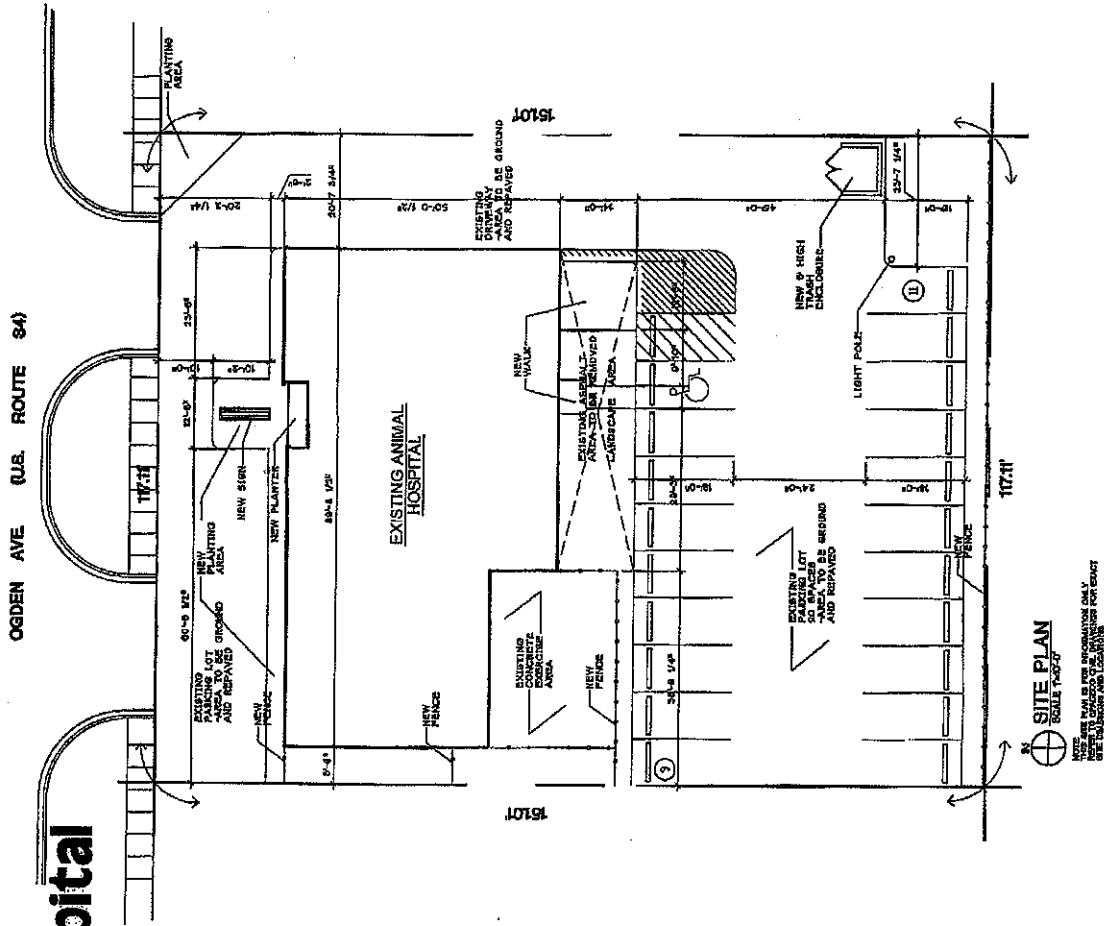
**631-635 Ogden Ave.  
Downers Grove, Illinois**



**Stone Elevation Detail**  
SCALE: 1/2" = 1'-0"



**Fence Elevation Detail**  
SCALE: N.T.S.



**Site Plan**  
SCALE: 1/2" = 1'-0"

THIS SET SHALL BE FOR INFORMATION ONLY.  
IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE.

<p><b>DOWNERS GROVE ANIMAL HOSPITAL</b> ARCHITECTURAL SITE PLAN ADDRESS: DOWNERS GROVE, ILLINOIS 60615</p>		<p>PROJECT ARCHITECT: DRC DRC ARCHITECTS, INC. 200 N. LAUREL DOWNERS GROVE, ILL. 60615</p>	<p>DATE: 10/27/11 SCALE: 1/2" = 1'-0"</p>
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AS-100

© DRC ARCHITECTS, INC.

DATE	DESCRIPTION

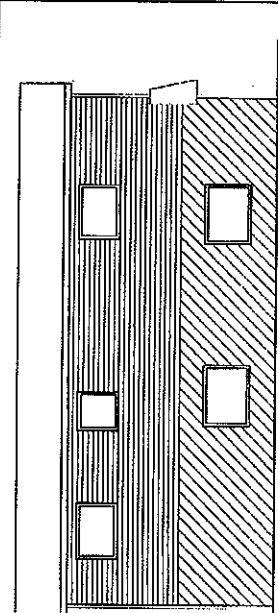
SCALE: 1/8" = 1'-0"

**ELEVATIONS**  
**DOWNERS GROVE ANIMAL HOSPITAL**  
 ADDRESS  
 DOWNERS GROVE, IL, ILLINOIS 60615

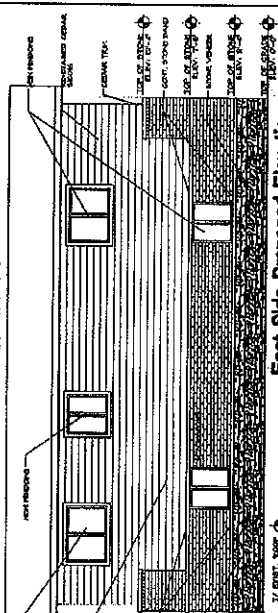


PROJECT ARCHITECT  
 PROJECT LOCATION  
 ARCHITECT'S ADDRESS  
 ARCHITECT'S PHONE  
 ARCHITECT'S FAX  
 ARCHITECT'S E-MAIL  
 ARCHITECT'S WEBSITE

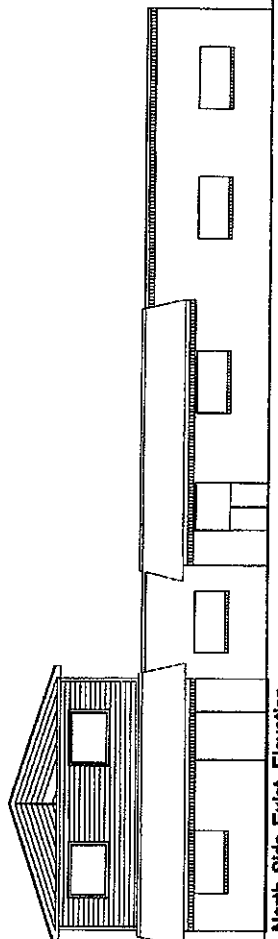
DATE: 11/15/10  
 SHEET NUMBER: A-200



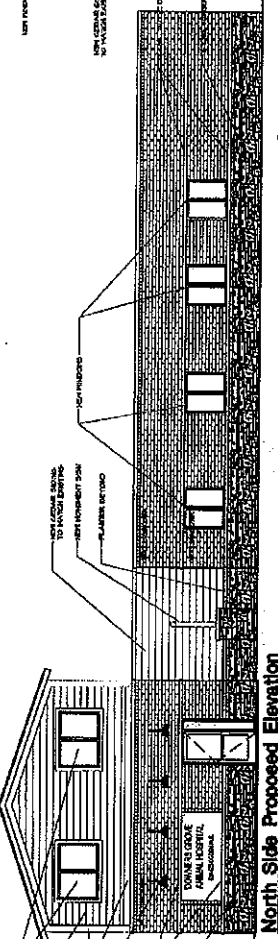
**North Side Exist. Elevation**  
 SCALE: 1/8" = 1'-0"



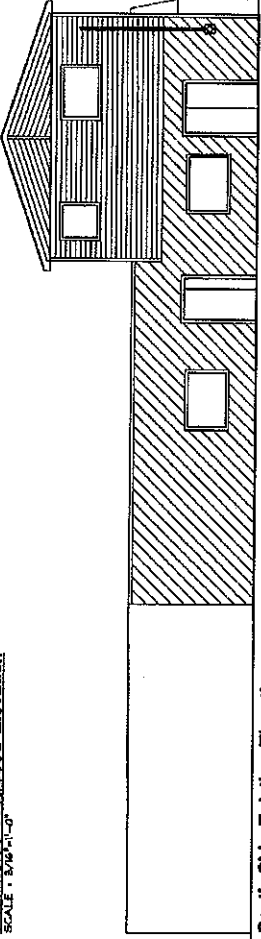
**North Side Proposed Elevation**  
 SCALE: 1/8" = 1'-0"



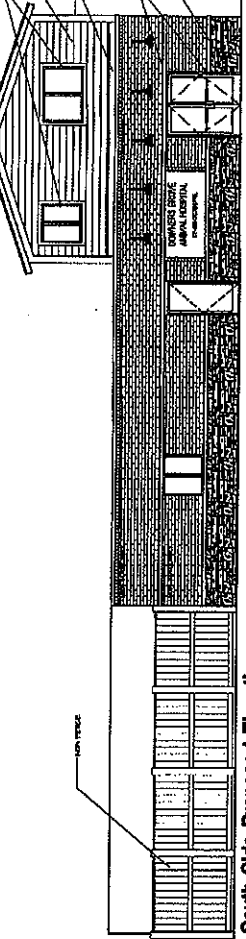
**East Side Exist. Elevation**  
 SCALE: 1/8" = 1'-0"



**East Side Proposed Elevation**  
 SCALE: 1/8" = 1'-0"



**South Side Existing Elevation**  
 SCALE: 1/8" = 1'-0"



**South Side Proposed Elevation**  
 SCALE: 1/8" = 1'-0"

TO FACE EXIST. ROOF  
 TO FINISH EXIST. ROOF  
 TO FINISH EXIST. CEILING  
 TO FINISH EXIST. FLOOR  
 TO FINISH EXIST. WALL  
 TO FINISH EXIST. WINDOW SILL  
 TO FINISH EXIST. WINDOW HEAD  
 TO FINISH EXIST. DOOR THRESHOLD  
 TO FINISH EXIST. DOOR TOP  
 TO FINISH EXIST. DOOR BOTTOM

TO FINISH EXIST. ROOF  
 TO FINISH EXIST. CEILING  
 TO FINISH EXIST. FLOOR  
 TO FINISH EXIST. WALL  
 TO FINISH EXIST. WINDOW SILL  
 TO FINISH EXIST. WINDOW HEAD  
 TO FINISH EXIST. DOOR THRESHOLD  
 TO FINISH EXIST. DOOR TOP  
 TO FINISH EXIST. DOOR BOTTOM





**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.

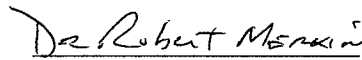
Said Campaign Disclosure Certificate requires any individual or entity that is a party to a contract with the Village to disclose campaign contributions, as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4), made to current members of the Village Council within the five (5) year period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

OASIS Grant  
Site B: Downers Grove Animal Clinic - 631-635 Ogden Ave





www.downers.us

June 15, 2011

Robert J. Merkin  
Downers Grove Animal Hospital and Bird Clinic P.C.  
631-635 Ogden Avenue  
Downers Grove, IL 60515

**Re: OASIS Grant for 631-635 Ogden Avenue (Downers Grove Animal Hospital)**

**COMMUNITY RESPONSE  
CENTER**

630.434.CALL (2255)

**CIVIC CENTER**

801 Burlington Avenue  
Downers Grove  
Illinois 60515-4782  
630.434.5500  
TDD 630.434.5511  
FAX 630.434.5571

**FIRE DEPARTMENT**

**ADMINISTRATION**

5420 Main Street  
Downers Grove  
Illinois 60515-4834  
630.434.5980  
FAX 630.434.5998

**POLICE DEPARTMENT**

825 Burlington Avenue  
Downers Grove  
Illinois 60515-4783  
630.434.5600  
FAX 630.434.5690

**PUBLIC WORKS  
DEPARTMENT**

5101 Walnut Avenue  
Downers Grove  
Illinois 60515-4046  
630.434.5460  
FAX 630.434.5495

Dear Dr. Merkin:

Thank you for your interest in the Ogden Avenue Site Improvement Strategy (OASIS) Program. The OASIS Team met on May 10, 2011 to review your application for a matching grant for façade renovation, site, landscaping 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 project is eligible for \$38,990 based on the quotes provided. The OASIS Team is recommending an extra 25% for the comprehensive nature of these improvements. As such, the recommended grant amount is \$48,737. Because the request is more than \$15,000, the recommendation of the OASIS Team will be forwarded to the Village Council.

The recommendation will be forwarded to the Village Council with the following conditions:

1. Landscaping shall be added to the north side of the proposed monument sign to comply with the Village's sign ordinance.
2. Electrical details for the proposed monument sign shall be submitted.
3. Door and window cut sheets shall be provided.

Village staff anticipates Village Council consideration of the OASIS Grant will take place on **July 19, 2011**. 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

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. 5150

Effective Date: 09/14/10

Category: Planning & Community Development

New Council Policy

Amends Previous Policy Dated: \_\_\_\_\_

Description of Previous Policy (if different from above):  
\_\_\_\_\_

**ORDINANCE NO. 5150**

**AN ORDINANCE ADOPTING AN 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 and the Village's Strategic Plan;

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

**ELIGIBLE PROJECTS:**

**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 to comply with current ordinance requirements.

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.

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 fifty percent (50%) 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 1 acre

Type of Project	Eligible for a Grant Award up to 50% of the Cost of Work (up to the maximum noted herein) The total maximum award shall not exceed \$50,000
Signage Improvement - coordinated for retail center or monument sign	\$2,500 for parcels less than 100 ft. wide; \$5,000 for parcels between 100 ft. and 259 ft. wide; \$7,500 for parcels 260 ft. wide or greater
Wall Signage for Single Tenant (only for business that were in operation before May 2005)	\$3,000
Landscape improvement	\$20,000
Site improvement	\$20,000
Façade improvement	\$10,000

b) Corner Parcels or Parcels Greater than 1 Acre or individual Tenant Spaces in Excess of 5,000 sq. ft.

Type of Project	Eligible for a Grant Award up to 50% of Work (up to the maximum noted herein) The total maximum award shall not exceed \$75,000
Signage Improvement - coordinated for retail center or monument sign	\$7,500
Wall Signage for Single Tenant (only for business that were in operation before May 2005)	\$3,000
Landscape improvement	\$40,000
Site improvement	\$40,000
Façade improvement	\$15,000

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. Improvements to buildings, parking lots and uses which do not meet current zoning requirements will not be eligible.
3. Improvements requiring zoning variations may be eligible for project funding; however, no part of the zoning variation process will be funded.
4. A bonus of 25% of the maximum grant award amount for particular project categories may be provided for projects combining multiple categories. For example, a 10,000 square foot tenant on a 1.5-acre lot proposing landscape improvements and façade improvements would be eligible for up to \$68,750 ( $\$40,000 \times 1.25 + \$15,000 \times 1.25$ ) assuming a total project cost of \$137,500.
5. 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 \$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 either grant a sidewalk easement approved in a form acceptable to the Village and receive an additional \$1,000 of grant funds and/or install a sidewalk on the property along Ogden Avenue and receive an additional 50% of grant funds for the cost of the installation.

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.

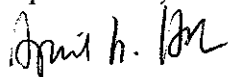
*7. Payment of the Grant*

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.



Ronald L. Sandack, Mayor

Passed: September 14, 2010

Attest:   
April K. Holden, Village Clerk

# OASIS Grant Overall Site Map

- Site A: Bill Kay Nissan (1601 Ogden)
- Site B: DG Animal Hospital (631-635 Ogden)
- Site C: 4232 Venard
- Site D: A-Len Radiators (333 Ogden)
- Site E: Forn Parts/Sparomobile (501-503 Ogden)
- Site F: 946 Ogden Office Building
- Site G: 1614 Ogden Apartment Building
- Site H: 1602 Ogden Apartment Building

