

**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 A-LEN RADIATORS AND AUTOMOTIVE, INC.**

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 A-Len Radiators and Automotive, Inc. (the "Applicant"), for OASIS Program grant funding, in the amount of \$93,750.00, to make improvements to the property/business located at 333 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 A-Len Radiators and Automotive, Inc. at 333 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 333 Ogden Avenue, Downers Grove, Illinois 09-04-300-050 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 \$93,750.
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 WHEREOF, the parties set their hand and seal the day and date hereinabove written.

APPLICANT:

A-Len Radiators and Automotive, Inc.  
333 Ogden Avenue  
Downers Grove, IL

Cynthia Senicka  
Signature

CYNTHIA SENICKA  
Print Name

Owner  
Title

VILLAGE OF DOWNERS GROVE:

By:

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

Attest:

\_\_\_\_\_  
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 type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner
Name of Business/Building:	A-LEN RADIATOR + AUTOMOTIVE, INC
Address/Property ID # of Project Property:	4305 FAIRVIEW AVENUE
Owner's Name AND TITLE:	LEONARD + CYNTHIA SEDICKA
Owner's Mailing Address:	43 MOULDERBRO LAKE DAL BROOK, IL 60523
Owner's Business Phone:	630 852 5445
Owner's Fax:	630 852 5456
Owner's E-Mail:	ALENODE @ AOL.COM
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: PROJECT INCLUDES NEW SITE, PROPERTY LANDSCAPING, SIGNAGE AND FACADE IMPROVEMENT FOR FAIRVIEW & Ogden gateway

**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.

THE PROJECT INCLUDES NEW SITE, PROPERTY,
LANDSCAPING, SIGNAGE and FACADE IMPROVEMENTS FOR
THE FAIRVIEW- <sup>OR</sup> OGDEN GATEWAY AT 4305 FAIRVIEW
AS SHOWN IN THE ATTACHED PROPOSED BUILDING TWO
ELEVATIONS AND SITE ELEVATIONS by THOMAS E.
Schlenker ARCHITECT DATED 4-27-2011

**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: WITHIN 15 DAYS OF VILLAGE ISSUING ALL PERMITS

Anticipate Project Completion Date: WITHIN 6 months

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

Architect / Designer for the Project (If Applicable):

Name: Thomas F. Schlenker  
 Address: 6000 EAST LAKE DRIVE LISLE 60532  
 Phone: 630-725-9937 Fax: \_\_\_\_\_

Contractor for the Project (If Known):

Name: Sennstrom's Remodeling & Const - Inc.  
 Address: 4426 Cummok Rd  
 Phone: 630-963-0669 Fax: 630-963-0746

Itemized Activity Estimated FOR 4305 FAIRVIEW

	Total Site Improvement Costs	Grant Eligible Project Costs*	TO BE COMPLETED BY CITY	
			Grant Contribution	Bonus Award
ESTIMATE 1 Contractor Name: <u>Sennstrom's Remodeling</u>	<u>148,865.00</u>			
ESTIMATE 2 Contractor Name: <u>BENSON CONSTRUCTION</u>	<u>157,230.00</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:

*[Handwritten Signature]*

*Cynthia I. Sevicka*  
Print Owners Name:

LEDDARD A. SEVICKA

CYNTHIA I. SEVICKA

Tenant Signature:

Print Tenant Name:

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

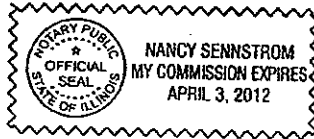
STATE OF ILLINOIS  
COUNTY OF DUPAGE  
VILLAGE OF DOWNERS GROVE

The foregoing petition was acknowledged before me by on this 28 day of  
April, 2011.

Notary Public:

*[Handwritten Signature]*

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: LYNTHIA & LEONARD SERICCA

2. Address: 4305 FAIRVIEW AVENUE

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:

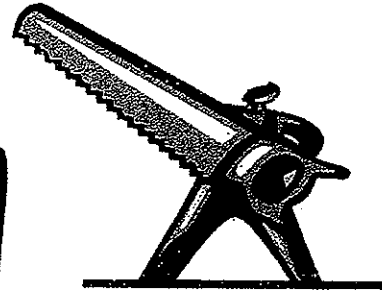
**IMPORTANT NOTE:** In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
Notary Public

# Danson Construction



*4941 Wilcox, Downers Grove Il 60515*

*Estimate submitted to:*

*A-Len Automotive*

*Date: 4-15-11*

*4305 Fairview*

*Job site: Same*

*Downers Grove Il 60515*

*Job phone: 852-5445*

*Architect: Thomas Schlensker date of plans 4-26-11*

*Job description: Remodel the face of building, new signs, landscaping planters and lot improvements. Owner to supply permits.*

*Demolition: Remove the windows, entry door, siding, mansard roof on building, parking lot paving and wooden planter.*

*Concrete: Pour new concrete planters on 3-sides with footing.*

*Paving: New asphalt lot and stripping. A 2" binder coat with a 1-1/2" surface coat.*

*Framing: Build new canopies on 2-sides of building and install plywood sheating on walls with vapor barrier.*

*Exterior: Install cultured stone and Dryvit on wall per plan. Install cultured stone on planters boarding building.*

*Windows: Install new 1" thermopane windows and doors with bronze framing.*

*Electric: Install recess can lights on canopies, landscape and building lights.*

*Landscaping: 3-perimeter planter boxes with shrubs, perennials, soil and mulch.*

*Signs: Install 2-building signs with electric.*

*Removal of all rubbish. No utilities included.*

*We Propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of:*

*\$ 157,230.00*

*Acceptance of Proposal-The above prices, specifications and conditions are satisfactory and are hereby accepted. You authorized to do the work as specified. Any alterations will be executed only upon written orders.*

*Signature* \_\_\_\_\_

*Signature* \_\_\_\_\_

*Date of Acceptance* \_\_\_\_\_



**Sennstroms**  
Remodeling and Construction, Inc.

4426 Cumnor Rd. Downers Grove IL 60515

Phone (630)963-0669

Fax (630)963-0746

**Proposal**

April 28, 2011

A-Len Automotive

630-852-5445

4305 Fairview

Downers Grove IL 60515

Estimate below is for construction of a new façade, site improvement, landscaping and new building signage. Price includes blueprints and permits owner to pay fees and supply all plats. Will be built as follows:

Removing the existing mansard roof, cedar siding, six windows and entry door. Insulate existing stud walls with R-15. Sheat walls with ½" fire retardant plywood, cover with Tyvek. Build 24" flat canopies . Cover bottom of walls with stone by Daltile Rigid Field Stone, Indian Corn MS83. Owner to finalize color selection at start of project. Install Dryvit above all per plan dated 4-26-2011. Replace existing wood frame windows and entry door with dark bronze 2"x4-1/2" aluminum frame with 1" bronze over SN-68 Low-E glass and closer on entry. See attached. Building color will be Sherwin Williams SW6094 Sensational Sand. See attached. Owner to finalize color selection at start of project. All rubbish will be removed.

Façade improvement work:

\$102,270.00

Site work to include removing of parking lot and repaving and stripping.  
Install site lighting.

Site improvements:

\$ 42,280.00

Landscaping work to include removal of existing wooden planter and replace with poured concrete on all 3-sides. Includes necessary foundation. Cover

with Daltile Rigid Field Stone to match building, with coping top, fill with soil, perennial plants, shrubs and mulch.

Landscaping improvements: \$ 40,165.00

Signage install 2-building signs with electric.

Signage improvements: \$ 11,350.00

Total estimate cost:

One Hundred Forty Eight Thousand Eight Hundred Sixty Five-\$148,865.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will be executed only on written orders and subject to Village approval. Will become an extra charge over and above the estimate. Work shall be completed in approximately six months from start date contingent upon strikes, accidents or delays beyond our control. Work will start approximately 15 days from Village issuance of all necessary permitting. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

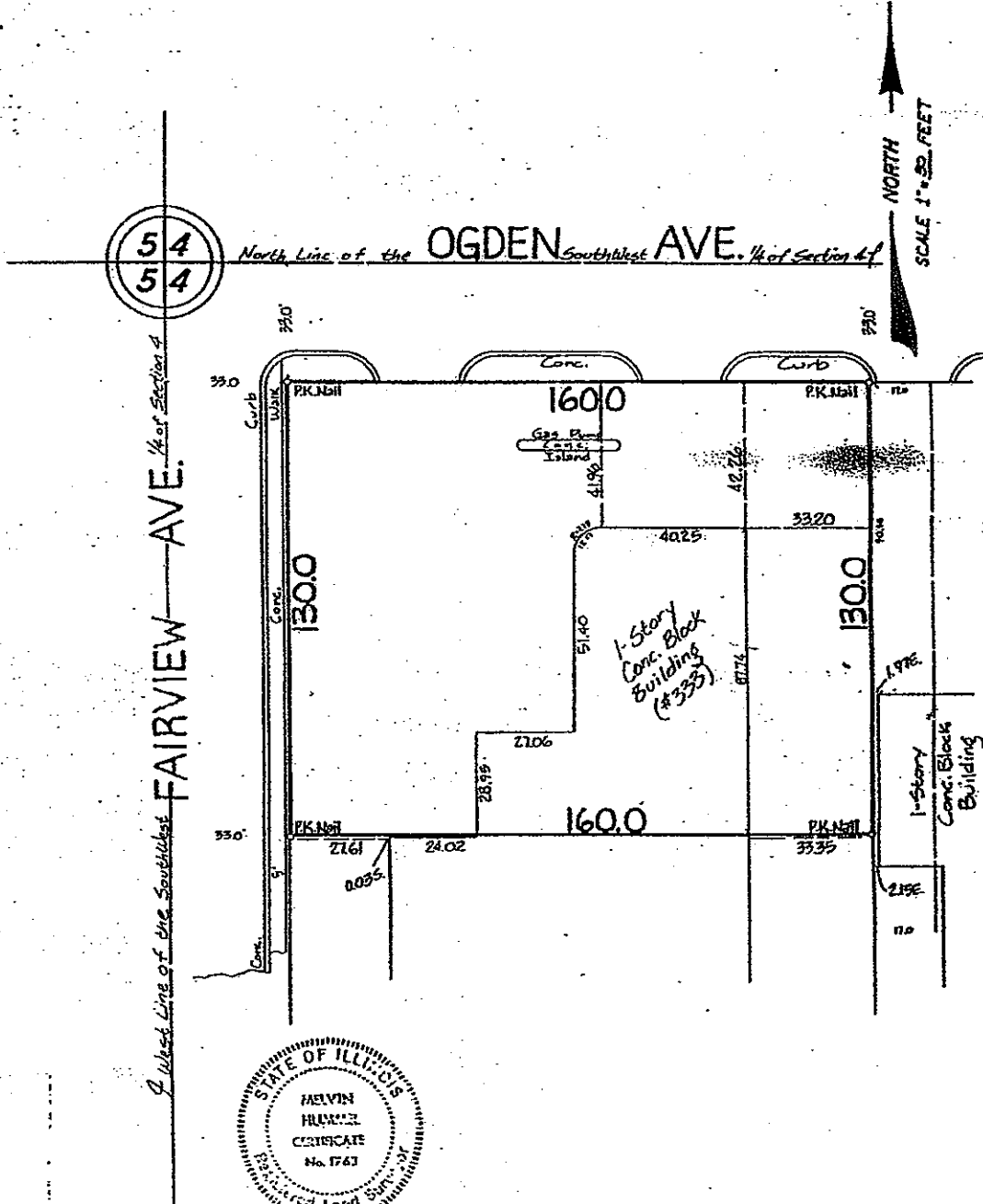
Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

This proposal may be withdrawn by us if not accepted within 60 days.

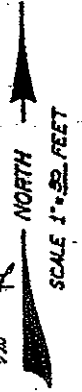
Acceptance of Proposal \_\_\_\_\_ Date \_\_\_\_\_

RIDER 2  
**PLAT OF SURVEY**

THE NORTH 161.0 FEET OF THE WEST 173.0 FEET (EXCEPT THE NORTH AND WEST 33.0 FEET THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 31 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



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STATE OF ILLINOIS  
 COUNTY OF DUPAGE S.S.

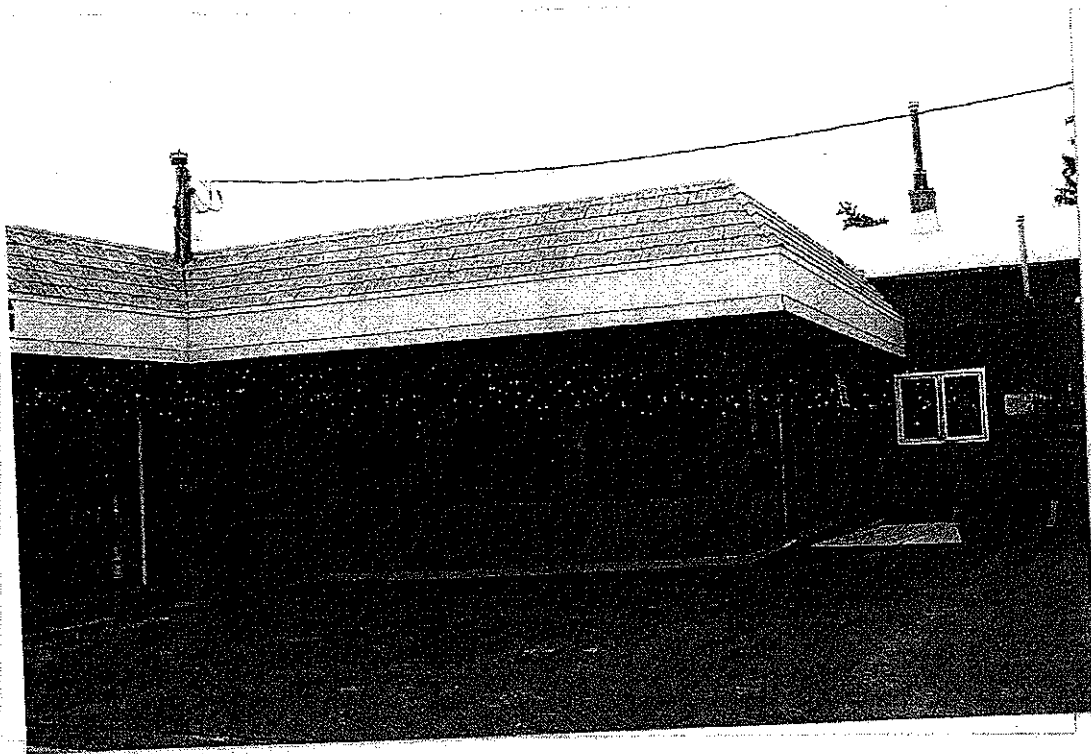
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH OFFICIAL RECORDS AND THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, IL.

THIS 11<sup>TH</sup> DAY OF JUNE, A.D. 1987.

Melvin A. Hummel  
 ILLINOIS LAND SURVEYOR NO. 1743

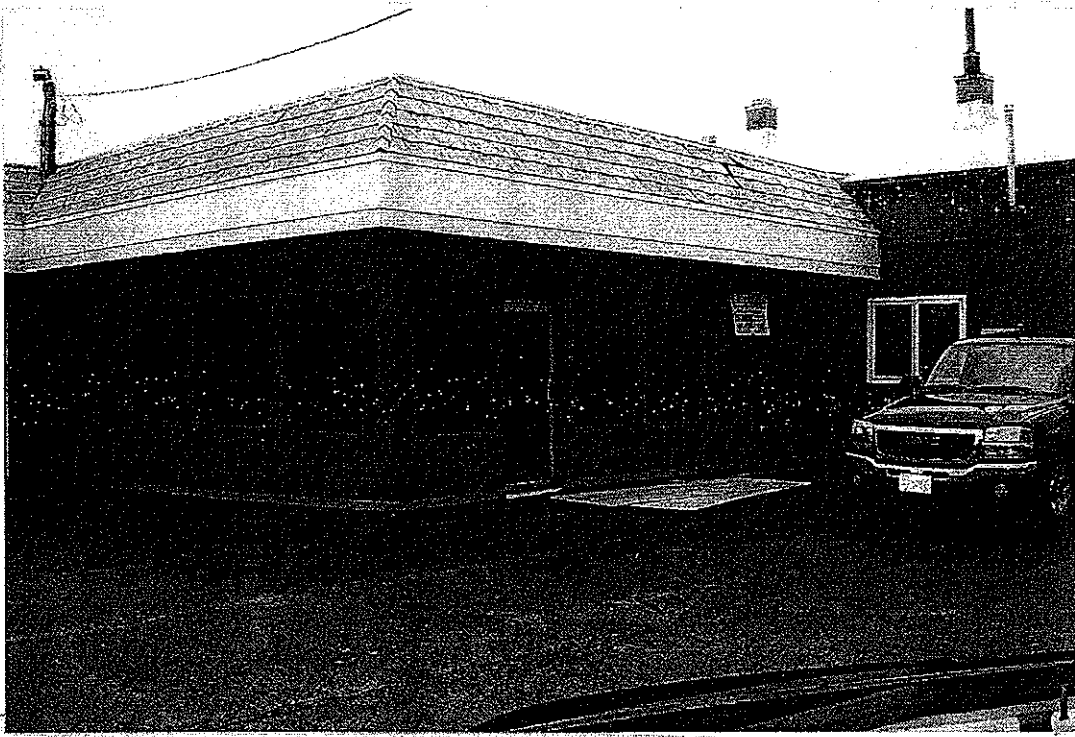
**MUEHLING & ASSOCIATES**  
 PREPARED FOR: BENNY L.B. MANTLA  
 PROJECT NO: 87-1809C  
 P.O. BOX 608 NAPERVILLE, ILL. PH: 420-2808



1



2



3



4

**Proposed Site  
And  
Elevation Plan  
4305 Fairview Avenue**



CONSENT/DATE  
1/11/10/10

RENOVATION TO  
A-LEN AUTOMOTIVE  
OGDEN AVE.  
DOWNERS CORVE, IL

DATE	10/11/10
PROJECT	OGDEN AVE.
CLIENT	A-LEN AUTOMOTIVE
ARCHITECT	THOMAS E. SCHLENSKER ARCHITECT
PHONE	815-515-1001
FAX	815-515-1002
ADDRESS	1001 E. LAUREL ST. CHICAGO, IL 60605

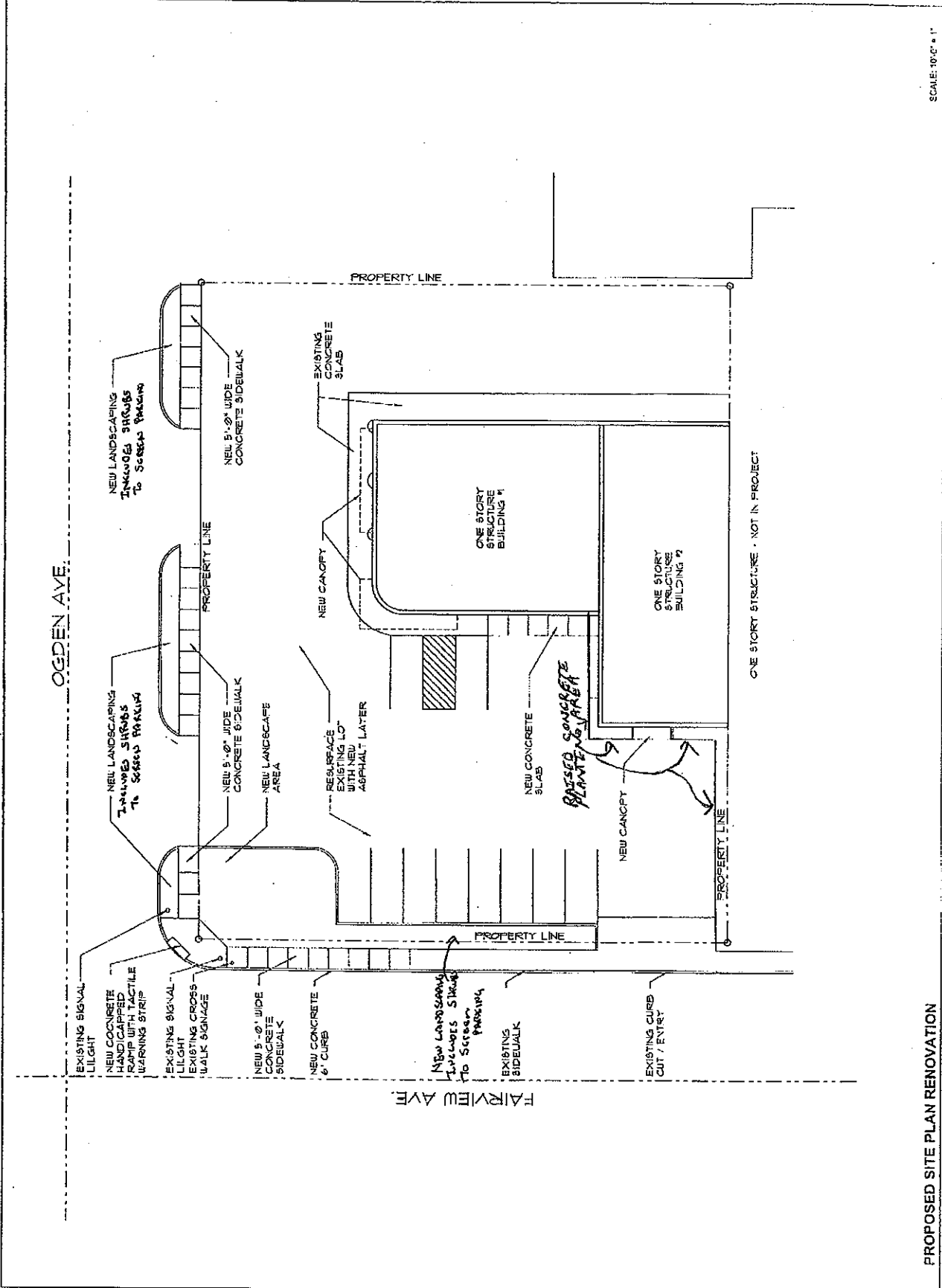


Thomas E. Schlensker  
ARCHITECT



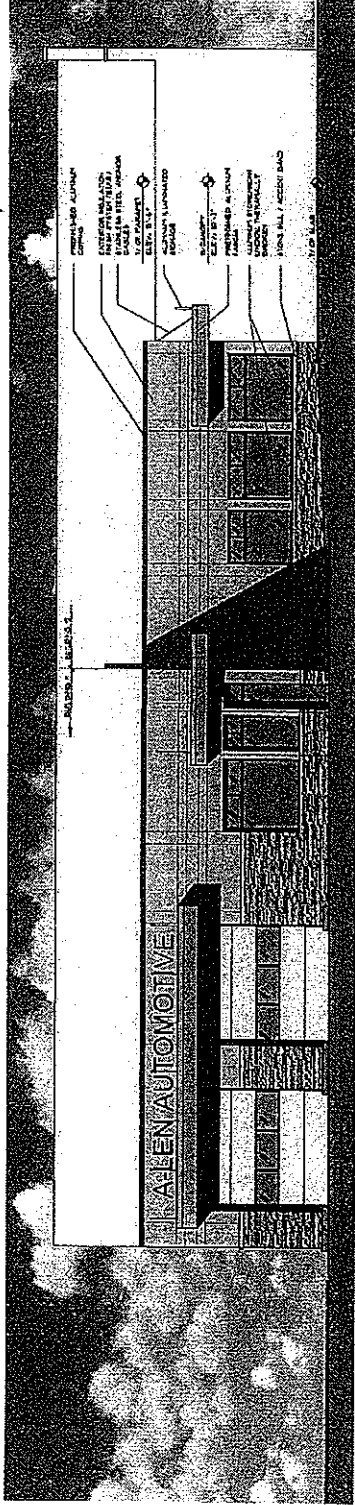
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SCALE: 1/8" = 1'

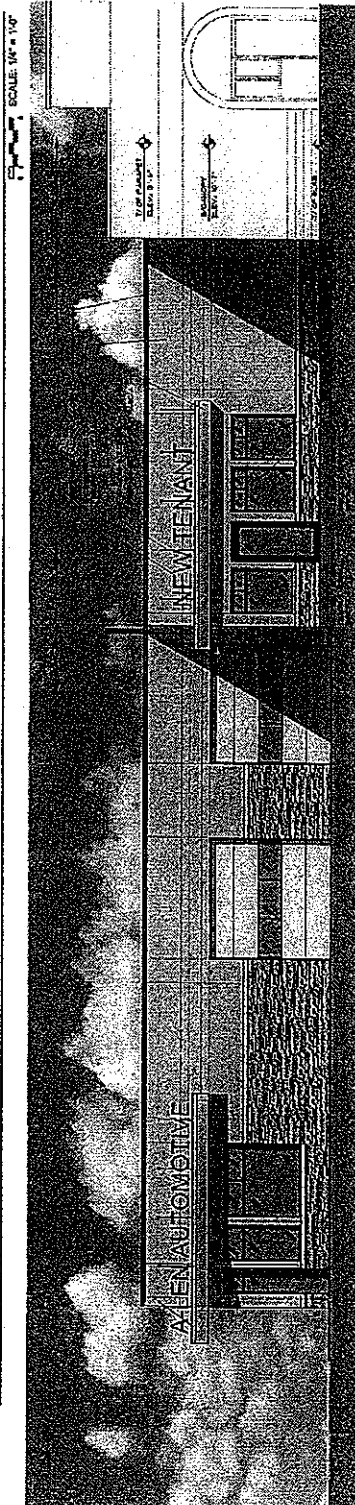


PROPOSED SITE PLAN RENOVATION

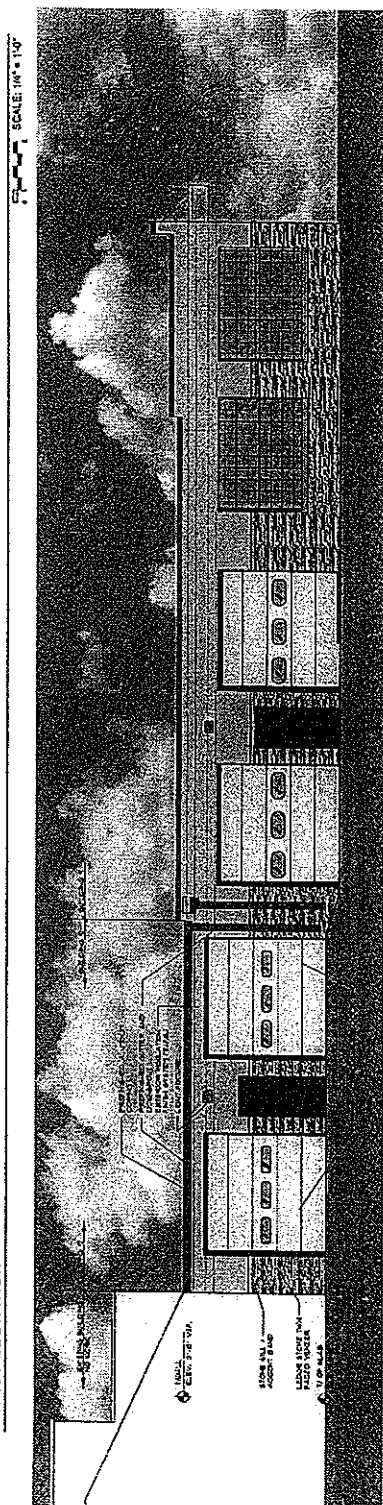




NORTH ELEVATION



WEST ELEVATION



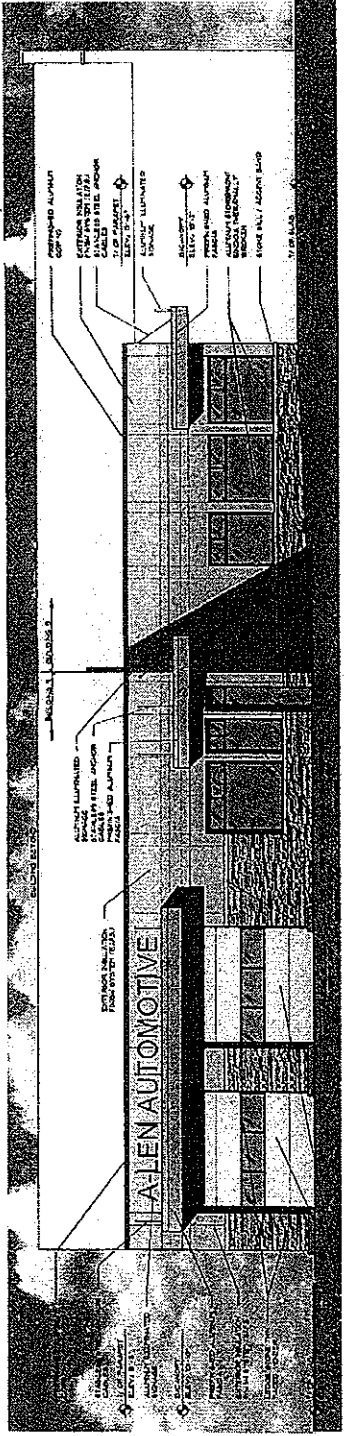
EAST ELEVATION

**PROPOSED ELEVATION BUILDING TWO**

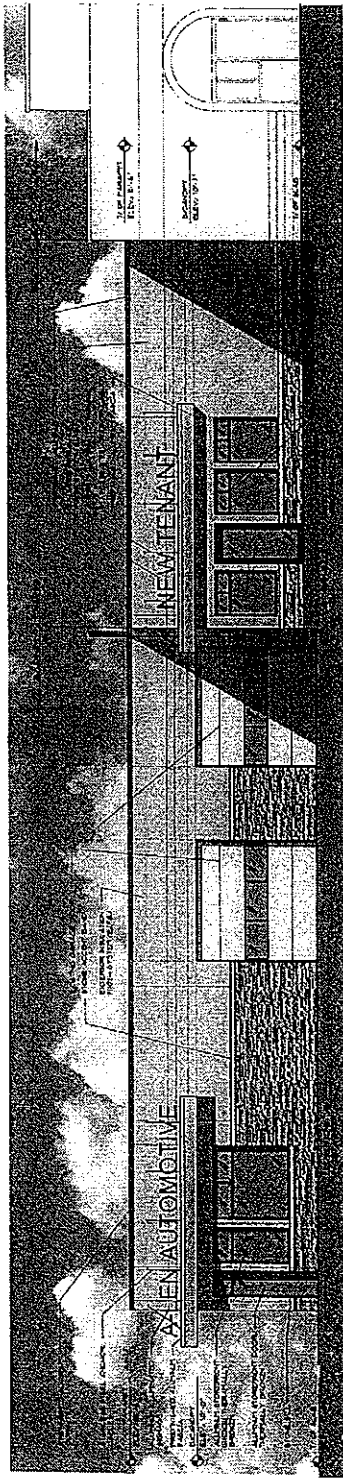
DATE: APRIL 27, 2011

**Schlenker ARCHITECTS**

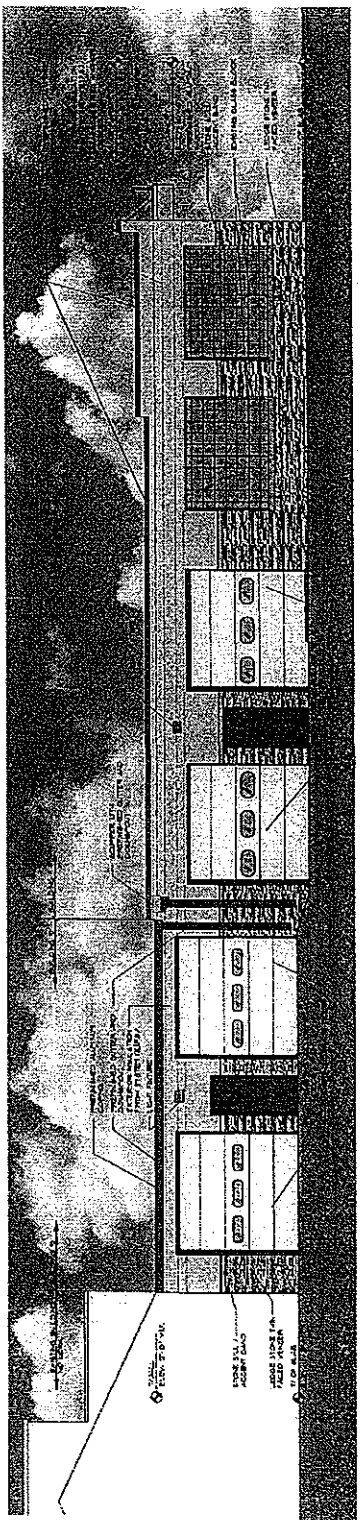
6004 Beet Lake Drive  
 Littleton, CO 80120  
 303-391-1074



NORTH ELEVATION



WEST ELEVATION



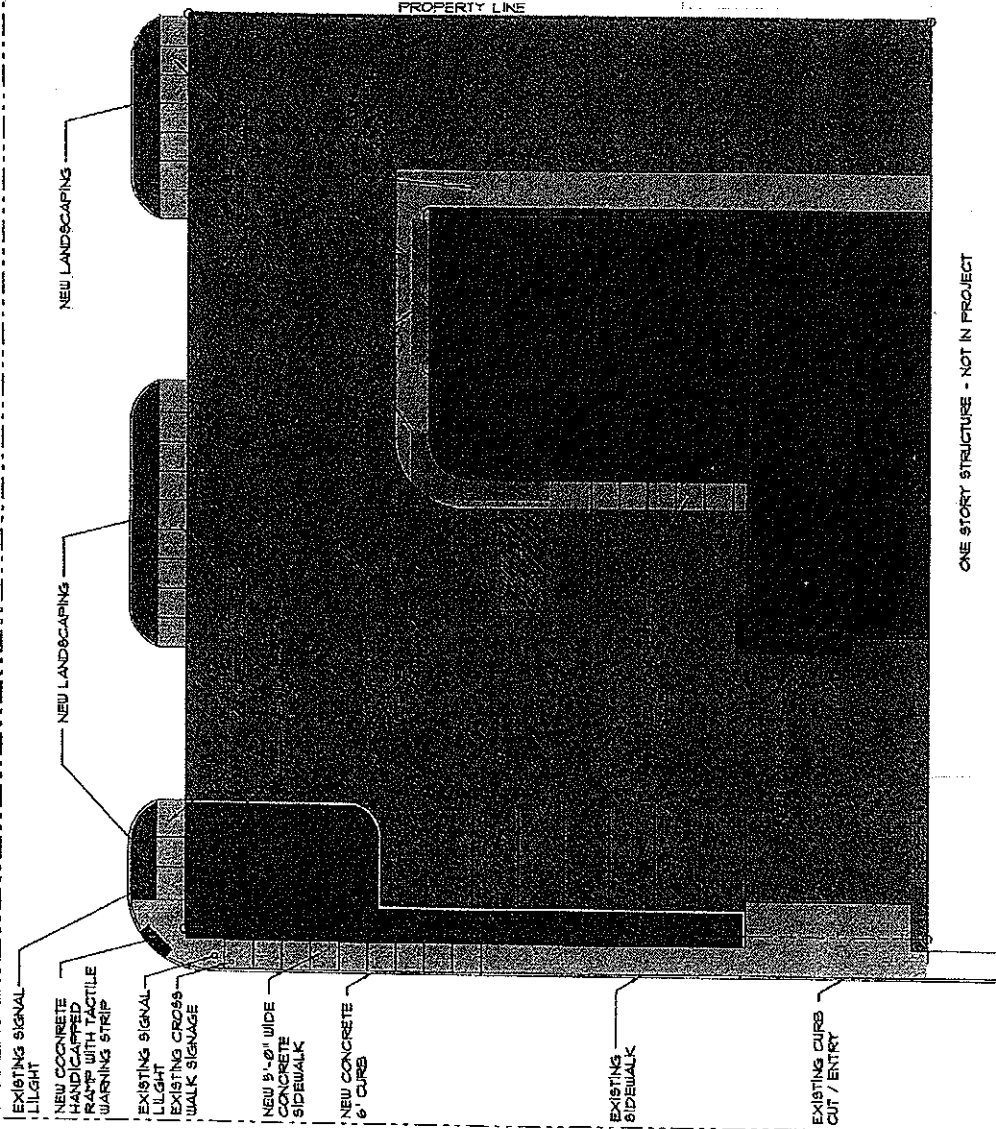
EAST ELEVATION

**PROPOSED ELEVATION**

DATE: APRIL 27, 2011

**Schlenker ARCHITECTS**  
 6004 East Lake Drive  
 Suite 117  
 Lisle, IL 60532  
 630-381-1074

OGDEN AVE.



PROPERTY LINE

ONE STORY STRUCTURE - NOT IN PROJECT

FAIRVIEW AVE.

- EXISTING SIGNAL LIGHT
- NEW CONCRETE HANDICAPPED RAMP WITH TACTILE WARNING STRIP
- EXISTING SIGNAL LIGHT
- EXISTING CROSSWALK SIGNAGE
- NEW 5'-0" WIDE CONCRETE SIDEWALK
- NEW CONCRETE 6" CURB
- EXISTING SIDEWALK
- EXISTING CURB CUT / ENTRY

Schliensker ARCHITECTS

6004 East Lake Drive  
Suite 110  
Boulder, CO 80504  
303-440-1072

PROPOSED SITE PLAN

DATE: APRIL 27, 2011

# SIGN SHOP EXPRESS

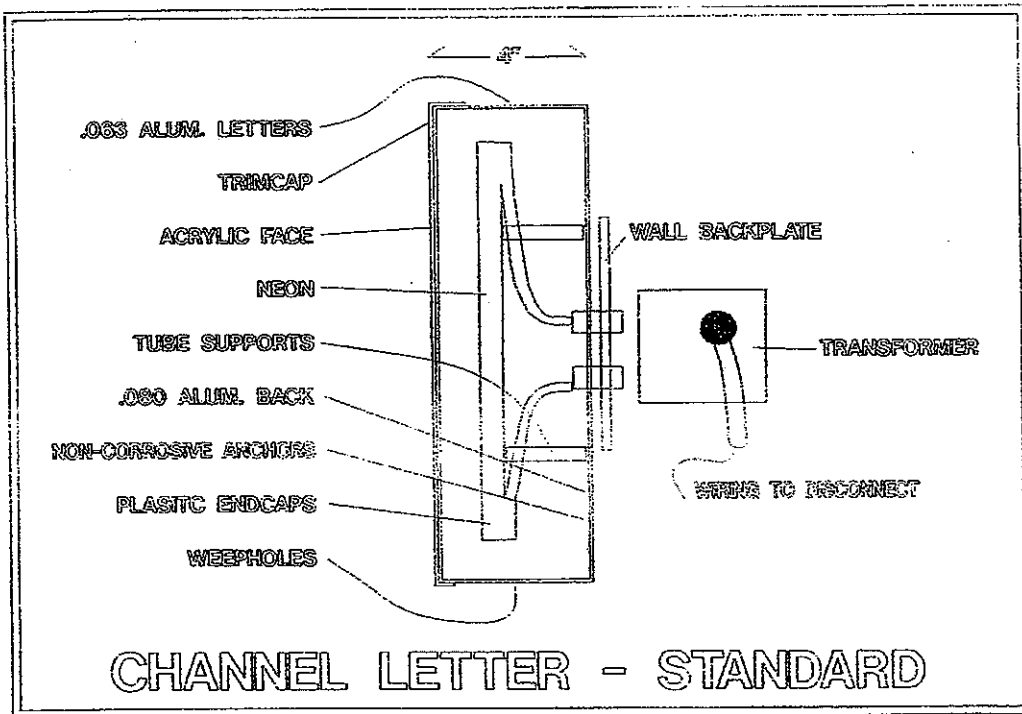
924 WARREN AVE. DOWNERS GROVE, IL. 60515

**630/964-3500**



**Mounting will be through  
masonry facade with plywood backing.**

## Wiring Diagram



Prepared for:  
A-Len Auto Repair  
333 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

Series T200 Narrow Stile • Series T300 Medium Stile • T500 Wide Stile  
1 3/4" Tie Rod Aluminum Swing Entrance Doors

#### CONFIGURATIONS

Narrow Stile (2 1/8") • Medium Stile (3 1/2") • Wide Stile (5")

EFCO tie rod entrances are designed for shopping centers and light traffic areas requiring security and egress capabilities. Tie rod doors are factory fabricated and shipped K.D. for field assembly. EFCO tie rod doors are an attractive product for a wide range of applications and is equipped to accommodate most hardware applications. Offered in narrow, medium, and wide stiles, EFCO Tie Rod entrances can accommodate a wide range of applications. Multiple glazing options provide flexibility to meet specific design requirements. EFCO's tie rod entrances provide the complete solution for your fenestration needs.

#### Features

Two standard sizes

Available KD from EFCO Service Centers, blank with no hardware or preinstalled hardware in clear, bronze, and black anodized finishes

Telescoping corner joints

Corner joints are heavy concealed rail adapters, zinc-coated steel tie-rods, and serrated lock nuts

Dual weather-stripped at adjustable astragal with Poly-Pile® at meeting stile (pair of doors)

Wide range of standard hardware available

Accommodates up to 1" glazing

#### Benefits

Standard sizes may be altered in width or height in the field for unusual size requirements

Flexibility to meet job requirements

Maintains cross rails in perfect alignment and positioning

Enhances appearance of fit whether prefabricated or field adjusted

Resists loosening and rusting

Easy on-site adjustment to ensure proper weather seal

Meets most job requirements

Flexibility in design requirements for glazing



# Series T200 Narrow Stile • Series T300 Medium Stile • T500 Wide Stile 1 3/4" Tie Rod Aluminum Swing Entrance Doors

## Frame Construction

Door rails and stiles have a depth of 1 3/4" and are constructed of 6063-T6 aluminum alloy. Door sections shall have .100" nominal wall thickness at top rails and .125" nominal wall thickness at door stiles and bottom rails. Corner construction utilizes a dovetail joint with fasteners consisting of heavy concealed rail adaptors and zinc-coated steel tie-rods with serrated lock units. See Illustration 1.

## Hardware

EFCO Tie-Rod doors accommodate the following hardware: Offset pivots or butt hinges, Adams Rite 1850 M.S. dead lock, pre-engineered push/pull, and surface mounted or concealed overhead closers. Doors are available in prefabricated hardware packages with hardware preinstalled at EFCO to ensure fit and reliability, or doors can be ordered blank.

## Size Limitations

Door sizes available for all door packages include:

- 3' 0" x 7' 0"
- 3' 6" x 7' 0"
- 4' 0" x 7' 0"
- 3' 0" x 8' 0"
- 3' 6" x 8' 0"
- 4' 0" x 8' 0"

## Weather Stripping

Single doors are weather-stripped at the frame with ASTM E2203 compliant bulb gasket and extruded door stops which are available in integral, snap-in, and surface mounted varieties. See frame section. All pairs of doors are dual weather-stripped at the astragal with Poly-Pile®.

## Glazing

Doors are glazed with extruded aluminum, pressure lifting glass stops. Glazing of 3/16" to 1 1/16" insulated units are available. See Glazing chart for exact size.

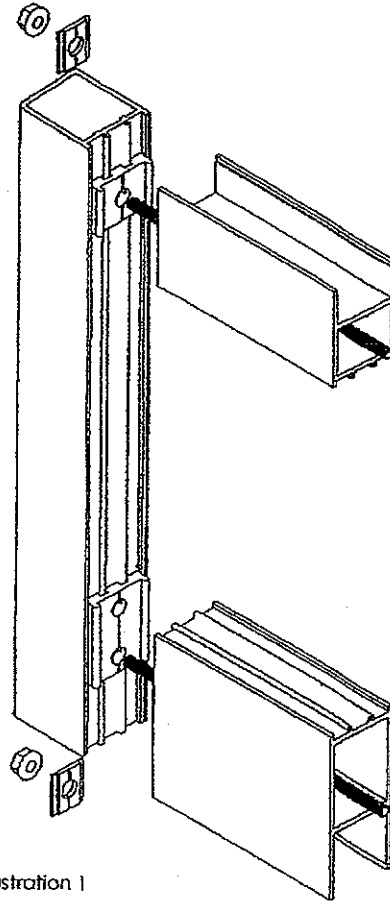
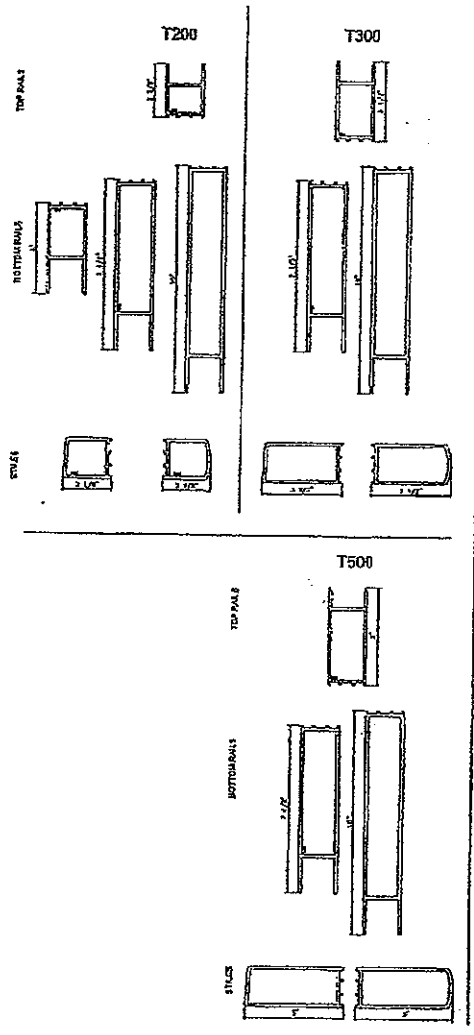
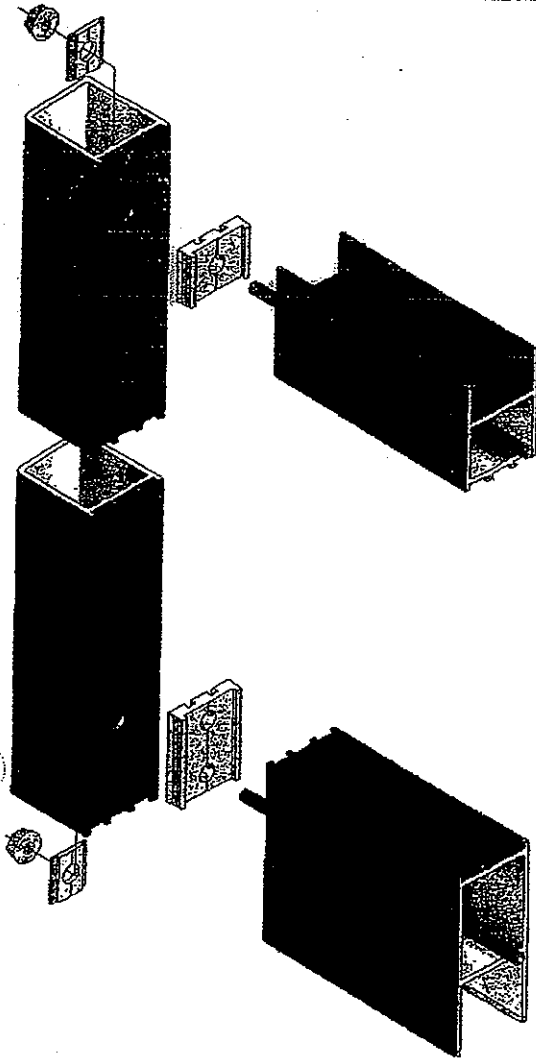


Illustration 1



Series T200 Narrow Stile • Series T300 Medium Stile • T500 Wide Stile  
 1 3/4" Tie Rod Aluminum Swing Entrance Doors



PERFORMANCE DATA

T200 NARROW STILE (SINGLE DOOR LEAF)

AIR INFILTRATION .....30 CFM/SF @ 1.57 PSF

T300 MEDIUM STILE (SINGLE DOOR LEAF)

AIR INFILTRATION .....30 CFM/SF @ 1.56 PSF

T500 NARROW STILE (SINGLE DOOR LEAF)

AIR INFILTRATION .....30 CFM/SF @ 1.57 PSF

- A = Estimated values and/or designation
- B = Non-standard size or configuration
- C = Dual glazed
- D = 1" Insulated - 1/4" clear, 1/2" air, 1/4" clear
- E = 1" Insulated - 1/4" clear (Low Emissivity), 1/2" air, 1/4" clear
- F = 1" Insulated - 1/4" clear (Low Emissivity), 1/2" argon, 1/4" clear
- G = 1" Insulated - 1/4" clear, 1/2" air, 1/4" clear (Low Emissivity)

T200 AND T300 GLAZING CHART	POLYCARBONATE			GLASS OR PANEL													
	3/16"	1/4"	5/16"	3/16"	1/4"	1/4"	5/16"	7/16"	1/2"	9/16"	5/8"	3/4"	7/8"	1 5/16"	1"	1-1/16"	
MULTIPLE GLASS	A	A	C	A	A	A	C	C	C	C	C						
INSULATED GLASS															A	A	C

\*Opaque glass thickness  
 \*\*Laminated glass thickness  
 A=available glazing option  
 Internal blinds can be used with  
 this type of dual glazing  
 Blank - N/A



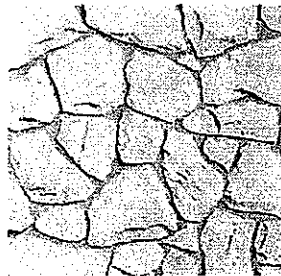


## Ridged Field Stone

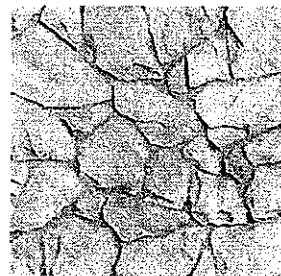
Reminiscent of soaring Grand  
Canyons in rugged, natural tones.



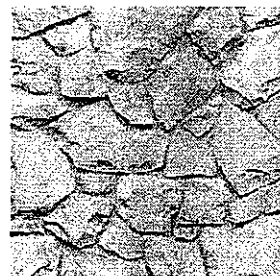
 Printer Friendly



Oyster Pearl MS71\*



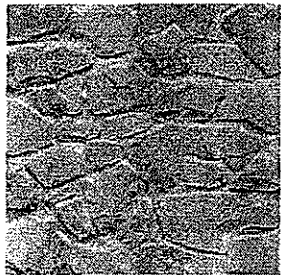
Moon Glow MS80\*



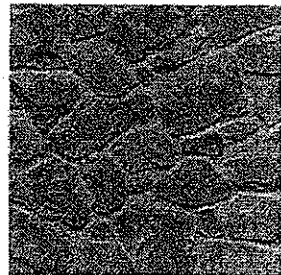
Desert Wind MS87\*



Tide Water MS79\*



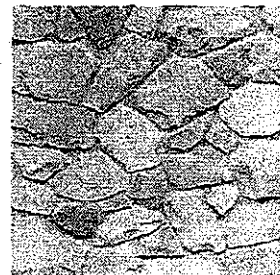
Golden Dawn MS84\*



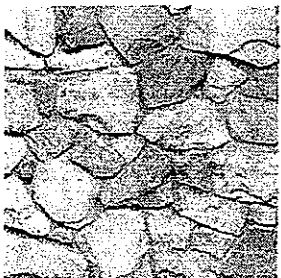
Spring Moss MS81\*



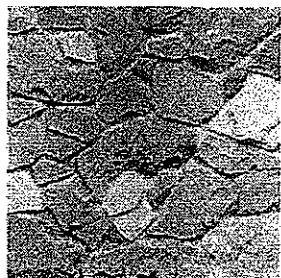
Peppercorn Blend MS77\*



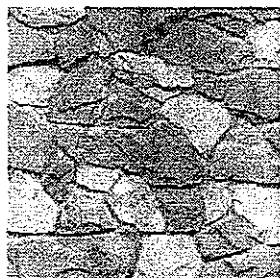
Canyon Fog MS74



Amber Sun MS76\*



Torch Light MS85\*

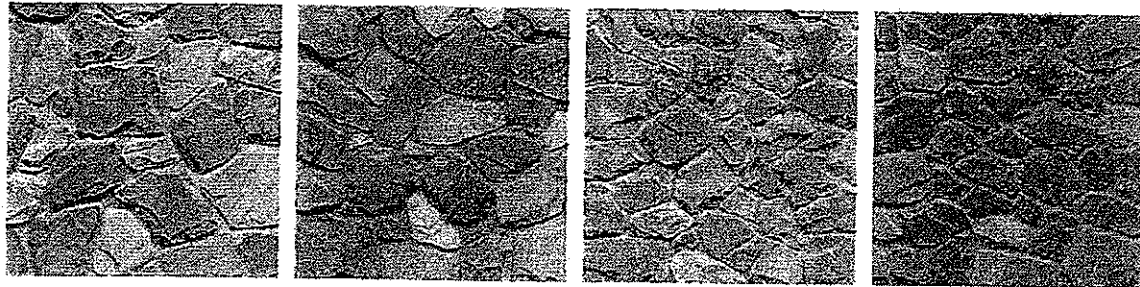


Autumn Bronze MS70



Sierra Sunrise MS86\*





Dappled Shade MS72



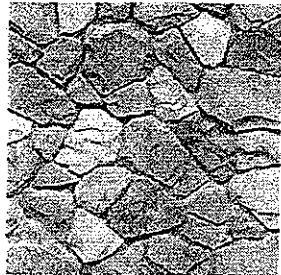
Indian Com MS83\*



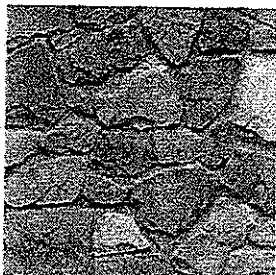
Harvest Blend MS75



Roasted Nutmeg MS78\*



Copper Sunset MS73\*



Mystic Silver MS82\*



\* Special Order only.

SIZES Random 3" - 5" long by 1 1/2" - 1 3/4" High

APPLICATION

	Residential	Light Commercial	Commercial	Exteriors
Walls/Backsplashes	X	X	X	X

INSTALLATION

Average Thickness	Application Recommendation	Coverage	Aesthetic Considerations
1 1/2"	1/2" Grout used	15 sq. ft. per sq. ft. substrate	<b>RANDOM SHADE VARIATION</b> Extreme color variations throughout the surface. Mix and warm each piece for a random effect. Look for installation with the unique "flow" edge of product. Use a wet brush to seal joints.

TECHNICAL DATA

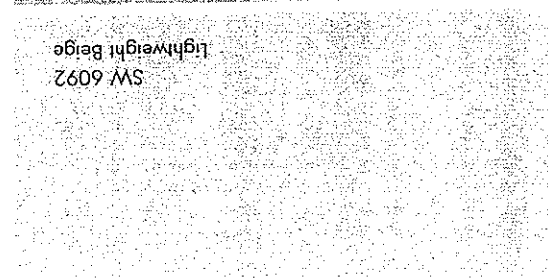
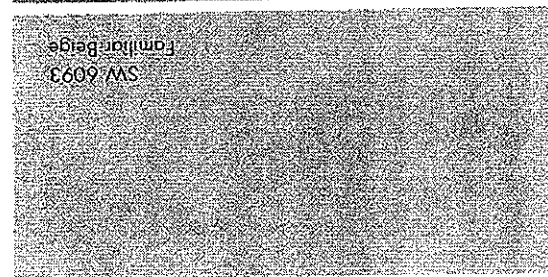
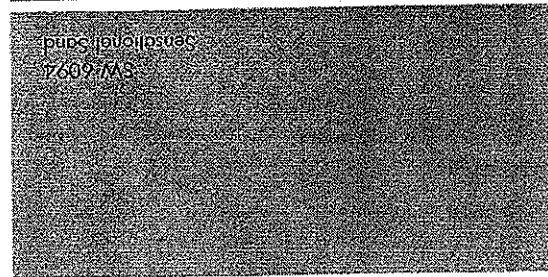
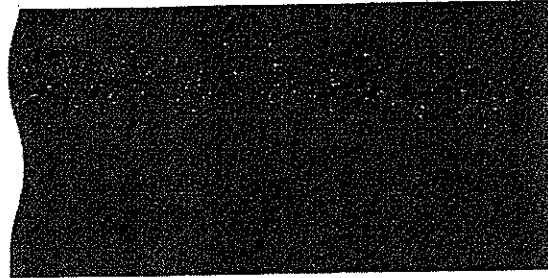
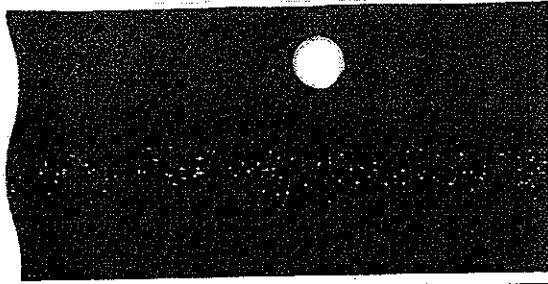
Density of Structural Lightweight Concrete	Freeze Thaw Performance	Compressive Strength	Flexure Strength	Tensile Strength	Water Absorption	Slur Cast Strength
ASTM C-567	ASTM C-67	ASTM C-192 C-99	ASTM C-348	ASTM C-190	UBC 514 15-6 & 32-32	ASTM C-482
15 pcf minimum	Less than 3% moisture loss in 50 cycles/14 days	Minimum of 1500 psi in 28 days	No more than 1.0 in. displacement	No more than 10% displacement	22% average maximum	Minimum 50 psi

MAINTENANCE

Care should be taken to avoid smearing mortar on the surface of the veneers. Accidental smears should be removed using a dry bristle broom only after mortar has dried completely. Never use a wet brush or wire brush. Do not power-wash, sandblast, use acid or acid-based products. Dirt or other materials may be removed with a strong solution of granulated soap or detergent and water with a bristle brush. Do not use a wire brush as it will cause damage to the surface. Rinse immediately with fresh water. Regular maintenance requires rinsing the wall with water occasionally to remove dirt.

NOTES

- Suitable for interior and exterior vertical surfaces.
- Appropriate for use in exterior wall applications in both freezing and non-freezing climates when proper installation methods are followed.
- Not for exterior use below grade.
- Not for use in direct contact with pool chemicals or in wet areas such as showers.
- Your decision to mortar or dry-stack your Manufactured Stone project will impact the overall appearance of your final installation.



**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.

Cynthia Senicka  
Signature

CYNTHIA SENICKA  
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)

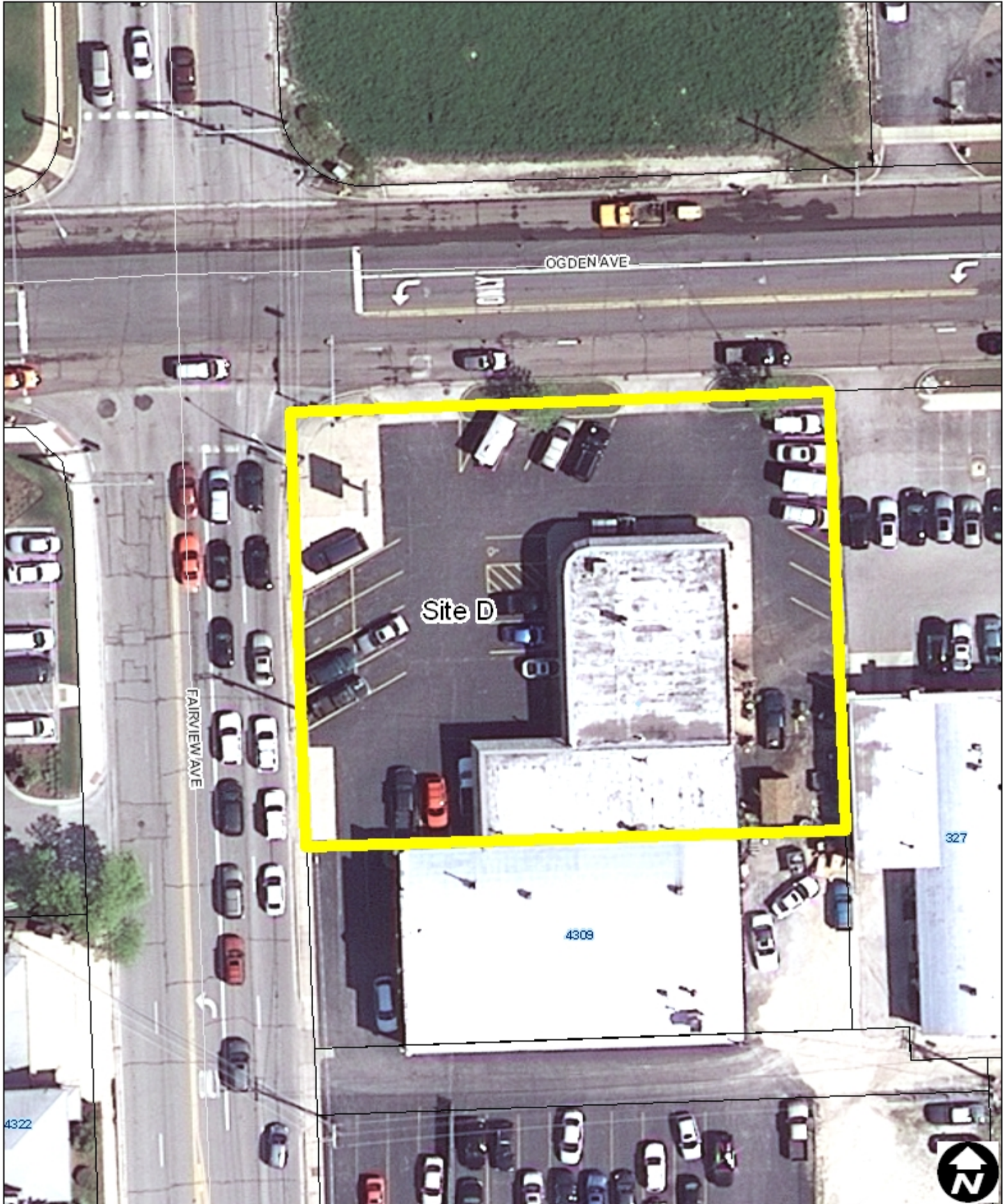
To whom contribution was made: \_\_\_\_\_

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

\_\_\_\_\_  
Signature

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

OASIS Grant  
Site D: A-Len Radiators - 333 Ogden Ave





www.downers.us

June 15, 2011

Leonard & Cynthia Senicka  
A-Len Radiator & Automotive, Inc.  
333 Ogden Avenue  
Downers Grove, IL 60515

**Re: OASIS Grant for 333 Ogden Avenue & 4305 Fairview Avenue**

**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 Mr. & Mrs. Senicka:

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. Although two grant applications were submitted, the project is eligible for one grant. The OASIS Team is recommending an extra 25% for the comprehensive nature of these improvements. As such, the recommended grant amount is \$93,750. 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. Plantings in the Ogden Avenue right-of-way will require approval from the Illinois Department of Transportation.

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.

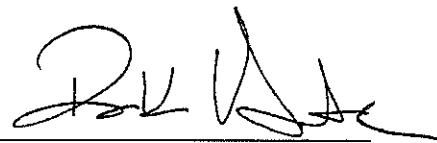
The applicant may begin work once all necessary permits have been issued. Prior to, or during construction, any on-the-job changes to the approved design must be reviewed and approved by the OASIS team and the Community Development Department. If changes involve permit related work, the Community Development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

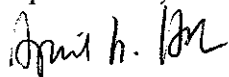
*7. Payment of the Grant*

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

