

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
SEPTEMBER 20, 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 OASIS Grant Agreements for the following properties:

- Prestige Liquors; 739 Ogden Ave
- Mr. Submarine; 1322 Ogden Ave

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

The FY11 budget includes \$750,000 from the Ogden Avenue TIF Fund for funding a matching grant program. To date, \$260,691 has been awarded. If these grants are approved, the total awarded in FY11 will be \$338,547.

RECOMMENDATION

Approval of the grants on the October 4, 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. Projects that incorporate multiple categories of eligible improvements may be awarded an additional 25% on top of the 50% match. The two projects being considered by the Village Council involve comprehensive site improvements. Both projects are being recommended for the 25% bonus that was authorized by the OASIS policy.

The Team recommended the following matching grant amounts:

- Prestige Liquors; 739 Ogden Ave - \$29,234.38 – 25% *bonus applied* (façade, landscaping, sign and site improvements)
- Mr. Submarine; 1322 Ogden Ave - \$48,621.88 – 25% *bonus applied*. (façade, landscaping, site and sign improvements)

A brief summary of each project is provided below:

- Prestige Liquors; 739 Ogden Ave – The applicant is proposing to update the façade of the existing building, add landscaping on the north (Ogden Avenue) of the property, close the western curb cut, remove the existing free-standing sign and install new, code compliant signs. **(Site I)**
- Mr. Submarine; 1322 Ogden Ave - The applicant is proposing to locate a new business in the vacate commercial building (formerly occupied by Kentucky Fried Chicken) and improve the façade of the existing building, add landscaping on the south (Ogden Avenue) and west (Venard Road) sides of the property and install new, code compliant signs. **(Site J)**

The OASIS Team reviewed applications in December 2010, February 2011, May 2011 and August 2011 to review applications. Twenty-seven applications were reviewed by the Team. In addition to the applications noted above, there are five applications requesting less than \$15,000 that can be approved by the Village Manager. Those applications have been forwarded to the Village Manager. With the approval of those five additional applications, the total awarded in FY11 will be \$376,422.

The OASIS Team unanimously recommended approval of the grant requests. Staff concurs with the Team's recommendation.

ATTACHMENTS

Resolution

Agreements

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 GORDHAN JANJRUZIA**

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 Gordhan Janjruzia (the “Applicant”), for OASIS Program grant funding, in the amount of \$29,234.38, to make improvements to the property/business located at 739 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 15 day of sep, 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 Gordhan Janjrukia at 840 South Elmhurst Road, Des Plaines, Illinois 60018 ("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 739 Ogden Avenue, Downers Grove, Illinois 09-05-400-003 and 09-05-400-004 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

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 \$29,234.38.
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:

Gordhan Janjrkia
Prestige Liquors
840 South Elmhurst Road
Des Plaines, Illinois 60018

VILLAGE OF DOWNERS GROVE:

By:



Signature

Village Manager

Gordhan Janjrkia
Print Name

Attest:

Manager
Title

Village Clerk

Application

A printable version of the Ogden Avenue Site improvement Reimbursement Grant Application is available on-line at www.downers.us or www.ogden.org. 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:	PRESTIGE LIQUORS
Address/Property ID # of Project Property:	739 OGDEN AV DOWNERS GROVE IL
Owner's Name AND TITLE:	GORDHAN JANJUKIA / MANAGER
Owner's Mailing Address:	840 S ELMHURST RD DESPLAINES IL
Owner's Business Phone:	1-817-228-9776
Owner's Fax:	1-817-228-9776
Owner's E-Mail:	GJanjukia @ Yahoo.com
PLEASE ONLY COMPLETE THE REST OF THIS TABLE IF TENANT IS THE GRANT APPLICANT.	
Tenant Name AND TITLE:	RANCHHOD ANKOLA / PRESIDENT
Tenant Mailing Address:	739 OGDEN AV DOWNERS GROVE IL
Business Phone for Tenant:	1-630-969-3800
E-Mail for Tenant:	

Project Information

Project Description: FRONT & side of parking lot stucco & color and letter signs

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: lorien@downers.il.gov.

Written Project Description:

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

Per quotation of stucco and lettersign
showing on attach picture

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 (coliated 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: AS SOON Village Approval & Permit

Anticipate Project Completion Date: MARCH 2011

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

Architect / Designer for the Project (If Applicable):

Name: Stucco ①
 Address: 1100 Kingsland Drive BATAVIA IL 60101
 Phone: 630-774-2232 Fax: 630-761-8995

Contractor for the Project (If Known):

Name: FOX VALLEY ②
 Address: _____
 Phone: 630 675 1010 Fax: 630 761 1144

Itemized Activity Estimated

	Total Site Improvement Costs	Grant Eligible Project Costs*	TO BE COMPLETED BY CITY	
			Grant Contribution	Bonus Award
ESTIMATE 1 Contractor Name:	33500			
ESTIMATE 2 Contractor Name:	35000			

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

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

Owner Signature:

Tenant Signature:



Print Owners Name:

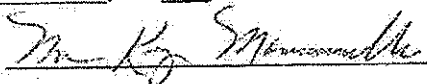
Print Tenant Name:

GORDHAN JANTRUKIA

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 3rd day of
December, 2010.

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: 1 BUILDING LLC
2. Address: 840 S ELMHURST RD DES PLAINES IL 60016
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. JANTRUKIA GORDHAN
- b. ANKOLA JAY
- c. ANKOLA CHANDRAKANT
- d. ANKOLA ATUL

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, JANTRUKIA GORDHAN, 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: [Signature]

Subscribed and Sworn to before me this 3RD day of DECEMBER, 2010.
Maria Kay Mammone 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: side of Ogden AV.

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: Ogden AV.

Overall Project Comments:

OASIS Team Recommendation:

Proposal
AM BLACKTOP SEALCOAT, INC.

COMPLETE PAVEMENT MAINTENANCE
RESIDENT - INDUSTRIAL - COMMERCIAL
AND SNOW REMOVAL
P.O. BOX 1036, PALATINE, IL 60074
PHONE: (224) 305-0211
EMAIL: AMBLACKTOPSEALCOAT@YAHOO.COM

TO: JOHN

CELL PHONE: 847-228-9776

JOB LOCATION:
PRESTIGE LIQUORS
739 OGDEN RD
DOWNERS GROVE, IL

Date: 07/21/2011

SEALCOAT-1 COAT APPROX: 8100 SQ FT.....\$680.00

1. WORK ARE TO BE CLEANED BY BLOWING AND SWEEPING ALL DIRT AND LOOSE DEBRIS.
2. ALL OIL, GRASE AND GASOLINE SPOTS TO BE PREPED WITH "SEALMASTER PETROSEAL" APPLIED BY BRUSH.
3. APPLIED COATS BY BRUSH OF "BREWER COTE COMMERCIAL DRADE COAL TAR EMULSION (MEETS MANUFACTURE'S FEDERAL SP.
4. D5727, FORMERLY RP-355E) FORTIFIED 2 TO 4 LBS, OF SAND PER GALLON.
5. ALL SEALED AREAS MOST BE CLOSED FOR 24 HOURS.

RESTRIPE PAVEMENT :.....\$120.00

RESTRIPE ALL STRIPING LINES, HANDICAP SYMBOLS AND ARROWS WITH TRAFFIC PAINT (YELLOW, BLUE OR WHITE).

ASPHALT PACT WORK APPROX: 2000 SQ FT.....\$5600.00

(1) ASPHALT IN THE YELLOW SQUARE BY THE GARBAGE DUMSTER PACT TO BE CUT OUT AND REMOVE OLD ASPHALT, GRADE AND COMPACT BASE APPLYING 2 LAYERS 1 WITH 2 OF BINDER AND THE 2ND WITH 1 1/2" OF SURFACE ROLL TO AN AVERAGE OF 3 1/2" INCHES COMPACTED DEPTH.

(2) THE SECOND PACT IS APPROX: 320 SQ FT IN MIDDLE OF THE PARKNG LOT,.....\$800.00

(3) THE THIRD PACT IS APPROX: 110 SQ FT BY THE FENCE,.....\$450.00
FILLING WITH GRAVEL NEXT TO THE FENCE.

PLANS & PERMITS: THE ABOVE ESTIMATE DOES NOT INCLUDE ANY PERMIT RELATED COSTS. IF PERMIT ARE REQUIRED. THE PROPERTY OWNER/MANAGEMENT IS RESPONSIBLE FOR OBTAINING THE APPROPRIATE VILLAGE/CITY PERMITS AND FEES. IF AM BLACKTOP SEAL COAT, INC. IS REQUIRED TO OBTAIN ANY PERMITS OR PAY THE VILLAGE/CITY ANY DOCUMENTED FEES FOR THE ABOVE PROJECT, THE PROPERTY OWNER WILL REIMBURSE AM BLACKTOP SEAL COAT, INC FOR ALL RELATED COSTS

We propose hereby to furnish material and labor. Complete in with above specifications, for the sum of; **\$7650.00**

SEVEN THOUSAND SIX HUNDREND FIFTY AND 00/100

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized
Signature _____

Note: This proposal may be
Withdrawn by us if not accepted
whitin **30 days**.

Acceptance of proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Accepted by: _____

Signature _____

Date of acceptance: _____

Proposal



ASPHALT & CONSTRUCTION COMPANY, INC.

334 Cimarron Road, Lombard, IL 60148 • 630-916-0555 • Fax 630-916-0550

rdcasphalt@sbcglobal.net

Proposal

Sheet No.

Date

8/4/11

Proposal Submitted To

Work To Be Performed At

Name PRESTIGE LIQUIRS
 Street 739 OGDEN AVE
 City DOWNERS GROVE
 State IL. 60515
 Telephone Number 630-969-3800

Street SAME
 City _____ State _____
 Date of Plans _____
 Architect _____

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of
BASE BID: PARKING LOT ASPHALT PAVEMENT REPAIR & SEALCOATING:
SAWCUT & REMOVE APPROX. 3500 SQ. FT. OF FAILED & DETERIORATED
PAVEMENT - HAULED OFF SITE -
REGRADE & COMPACT EXISTING STONE BASE AS REQUIRED -
PRIMECOAT ALL SAWCUT PAVEMENT EDGES WITH ASPHALT ADHESIVE -
PAVE SAME AREAS W/2" BINDER & 2" CLASS I-11 SURFACE ASPHALT,
MACHINE LAID & COMPACTED -
CLEAN & SEALCOAT ENTIRE EXISTING PAVEMENT APPROX. 7200 SQ. FT.
WITH A COAL TAR EMULSION SEALER -
LAYOUT & RESTRIPE ALL PARKING STALLS & ZONE MARKINGS AS REQUIRED

BASE BID TOTAL PRICE \$16,200.00

OPTIONAL BID TO REMOVE & REPLACE ENTIRE SOUTH LOT SECTION OF
 PAVEMENT AS PER SPECIFIED ABOVE & RESURFACE ENTIRE NORTH LOT
 APPROX. 7200 SQ. FT. W/2" CLASS I-11 SURFACE ASPHALT -
 LAYOUT & RESTRIPE AS REQUIRED -

OPTIONAL PRICE \$20,570.00

OPTIONAL PRICE TO REMOVE EXISTING PAVEMENT/STONE BASE IN PROPOSED
 NORTHWEST PLANTER AREA - HAUL ALL EXCAVATED MATERIALS OFF SITE
 SAWCUT & REMOVE EXISTING CONCRETE CURBING & WALKWAYS AS REQUIRED
 FRAME & POUR APPROX. 144 L.F. OF CONCRETE CURBING -
 FRAME & POUR APPROX. 177 SQ. FT. OF CONCRETE WALKWAY AREAS-
 POUR W/5"-6BAG MIX CONCRETE, REINFORCED & DOWELED W/#5 REBAR

OPTIONAL PRICE \$11,875.00

RDC CO. TO SUPPLY ALL BARRICADES, ETC. TO ASSURE A SAE WORK
 AREA !!! PERMITS, BONDS, CITY FEE'S "NOT" INCLUDED !!!!

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings
 and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of
LISTED ABOVE Dollars (\$ _____).

with payments to be made as follows:
UPON COMPLETION OF PROJECT

1½% per month interest will be charged on any amount due after 30 days of completion including any legal fees and collection costs.
 Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become
 an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.
 Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance
 on above work to be taken out by RDC ASPHALT & CONST. CO. INC.

Respectfully submitted
 ROBERT D. CADEMARTORI

52 LF CURB + GULLY

OGDEN AVENUE

.1X8

R+R
WALK
SQ

NEW CURB
Ramp
Pavt.
Storage
NEW CURB

27'-0"

37'-11"

R+R
4' WALK



79'-3"

R+R
55' X 8'

12
R+R

R+R

21
R+R
5
22

Trim Path edge
H11

162'-8"

22'-3"

OPTIONAL TREE
TO RESURFACE

50'-7"

100'-0"

R+R
H-PAV

39'

39'

Proposal



ASPHALT & CONSTRUCTION COMPANY, INC.

334 Cimarron Road, Lombard, IL 60148 • 630-916-0555 • Fax 630-916-0550

rdcasphalt@sbcglobal.net

Proposal

Sheet No.

Date

8/4/11

Proposal Submitted To

Work To Be Performed At

Name PRESTIGE LIQUIRS
Street 739 OGDEN AVE
City DOWNERS GROVE
State IL. 60515
Telephone Number 630-969-3800

Street SAME
City _____ State _____
Date of Plans _____
Architect _____

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

BASE BID: PARKING LOT ASPHALT PAVEMENT REPAIR & SEALCOATING:
SAWCUT & REMOVE APPROX. 3500 SQ. FT. OF FAILED & DETERIORATED
PAVEMENT - HAULED OFF SITE -
REGRADE & COMPACT EXISTING STONE BASE AS REQUIRED -
PRIMECOAT ALL SAWCUT PAVEMENT EDGES WITH ASPHALT ADHESIVE -
PAVE SAME AREAS W/2" BINDER & 2" CLASS I-11 SURFACE ASPHALT,
MACHINE LAID & COMPACTED -
CLEAN & SEALCOAT ENTIRE EXISTING PAVEMENT APPROX. 7200 SQ. FT.
WITH A COAL TAR EMULSION SEALER -
LAYOUT & RESTRIPE ALL PARKING STALLS & ZONE MARKINGS AS REQUIRED

BASE BID TOTAL PRICE \$16,200.00

~~OPTIONAL BID TO REMOVE & REPLACE ENTIRE SOUTH LOT SECTION OF
PAVEMENT AS PER SPECIFIED ABOVE & RESURFACE ENTIRE NORTH LOT
APPROX. 7200 SQ. FT. W/2" CLASS I-11 SURFACE ASPHALT -
LAYOUT & RESTRIPE AS REQUIRED -~~

OPTIONAL PRICE \$20,570.00

OPTIONAL PRICE TO REMOVE EXISTING PAVEMENT/STONE BASE IN PROPOSED
NORTHWEST PLANTER AREA - HAUL ALL EXCAVATED MATERIALS OFF SITE
SAWCUT & REMOVE EXISTING CONCRETE CURBING & WALKWAYS AS REQUIRED
FRAME & POUR APPROX. 144 L.F. OF CONCRETE CURBING -
FRAME & POUR APPROX. 177 SQ. FT. OF CONCRETE WALKWAY AREAS-
POUR W/5"-6BAG MIX CONCRETE ,REINFORCED & DOWELED W/#5 REBAR

OPTIONAL PRICE \$11,875.00

RDC CO. TO SUPPLY ALL BARRICADES, ETC. TO ASSURE A SAE WORK
AREA !!! PERMITS, BONDS, CITY FEE'S "NOT" INCLUDED !!!!

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings
and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of
LISTED ABOVE Dollars (\$ _____).

with payments to be made as follows:

UPON COMPLETION OF PROJECT

1½% per month interest will be charged on any amount due after 30 days of completion including any legal fees and collection costs.
Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become
an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.
Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance
on above work to be taken out by RDC ASPHALT & CONST. CO. INC.

Respectfully submitted ROBERT D. CADEMARTORI

Proposal
AM BLACKTOP SEALCOAT, INC.

COMPLETE PAVEMENT MAINTENANCE
RESIDENT - INDUSTRIAL - COMMERCIAL
AND SNOW REMOVAL

P.O. BOX 1036, PALATINE, IL 60074

PHONE: (224) 305-0211

EMAIL:AMBLACKTOPSEALCOAT@YAHOO.COM

TO:JOHN

CELL PHONE:847-228-9776

JOB LOCATION:

PRESTIGE LIQUORS
739 OGDEN RD
DOWNERS GROVE, IL

Date:07/21/2011

CONCRETE WORK APPROX:

(1)THE CURVE BY THE ODGEN AVENUE APPROX:45 LN FT, WE GOING TO TAKE OUT,REPLACE AND ALIGN WITH THE EXISTING CURVE.

(2)THE CURVE BY THE TATOO PARLOR (PURPLE AND GREEN)APPROX:62 LN FT OF 18"HEIGT AND 6"WIDTH

(3)THE CURVE BY THE PARKING LOT(RED) APPROX:28.10" LN FT OF 18"HEIGHT AND 12"WIDTH

(4) SIDEWALK AGAINST STORE (BLUE) WE GOING TO REMOVE THE EXISTING 37.11" LN FT X 4 FT WIDTH AND 4"DEEP AND REPLACED AT THE SAME MEASURES.

ALL RELATED WORK WILL BE WITH THE GRAVEL BASE AND REBAR WHERE IS REQUIRED.

PLANS & PERMITS: THE ABOVE ESTIMATE DOES NOT INCLUDE ANY PERMIT RELATED COSTS. IF PERMIT ARE REQUIRED. THE PROPERTY OWNER/MANAGEMENT IS RESPONSIBLE FOR OBTAINING THE APPROPRIATE VILLAGE/CITY PERMITS AND FEES. IF AM BLACKTOP SEAL COAT, INC. IS REQUIRED TO OBTAIN ANY PERMITS OR PAY THE VILLAGE/CITY ANY DOCUMENTED FEES FOR THE ABOVE PROJECT, THE PROPERTY OWNER WILL REIMBURSE AM BLACKTOP SEAL COAT, INC FOR ALL RELATED COSTS.

We propose hereby to furnish material and labor. Complete in with above specifications, for the sum of; **\$5'300.00**

FIVE THOUSAND THREE HUNDRED AND 00/100

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized

Signature _____

Note: This proposal may be
Withdrawn by us if not accepted

whitin **30** days.

Acceptance of proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.Payment will be made as outline above.

Accepted by:

Signature _____

Date of acceptance: _____

Proposal
AM BLACKTOP SEALCOAT, INC.

COMPLETE PAVEMENT MAINTENANCE
RESIDENT - INDUSTRIAL - COMMERCIAL
AND SNOW REMOVAL

P.O. BOX 1036, PALATINE, IL 60074

PHONE: (224) 305-0211

EMAIL: AMBLACKTOPSEALCOAT@YAHOO.COM

TO: JOHN

CELL PHONE: 847-228-9776

JOB LOCATION:

PRESTIGE LIQUORS

739 OGDEN RD

DOWNERS GROVE, IL

Date: 07/21/2011

LANDSCAPING WORK APPROX:

- (1)** BY THE OGDEN AVE (PURPLE) REMOVE THE EXISTING ASPHALT AND GRAVEL ALSO ADD TOP SOIL AND THE GRASS SEED.
- (2)** BY THE OLD PARKING LOT (GREEN) REMOVE THE EXISTING ASPHALT AND ADD GRASS SEED,
- (3)** ADD MULCH AROUND NEW SIGN (BROWN)
- (4)** AND 7 PLANTS AROUND NEW SIGN (YELLOW)
- (5)** SPADING BY THE MONUMENT SIGN BETWEEN MULCH AND GRASS (RED)

PLANS & PERMITS: THE ABOVE ESTIMATE DOES NOT INCLUDE ANY PERMIT RELATED COSTS. IF PERMIT ARE REQUIRED. THE PROPERTY OWNER/MANAGEMENT IS RESPONSIBLE FOR OBTAINING THE APPROPRIATE VILLAGE/CITY PERMITS AND FEES. IF AM BLACKTOP SEAL COAT, INC. IS REQUIRED TO OBTAIN ANY PERMITS OR PAY THE VILLAGE/CITY ANY DOCUMENTED FEES FOR THE ABOVE PROJECT, THE PROPERTY OWNER WILL REIMBURSE AM BLACKTOP SEAL COAT, INC FOR ALL RELATED COSTS.

We propose hereby to furnish material and labor. Complete in with above specifications, for the sum of; **\$2950.00**

TWO THOUSAND NINE HUNDRED FIFTY AND 00/100

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized

Signature _____

Note: This proposal may be
Withdrawn by us if not accepted

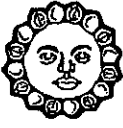
whititn **30** days.

Acceptance of proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Accepted by:

Signature _____

Date of acceptance: _____



BMG LANDSCAPING

P.O. Box 891 • La Grange, IL 60525
(708) 482-4023 • Cell (708) 516-2554

PROPOSAL

NO. _____
DATE 8/01/14

SUBMITTED TO:

PRESTIGE LIQUORS
Name
739 OGDEN AVE
Street
DOWNES GROVE IL
City State Zip
Telephone Number

WORK TO BE PERFORMED AT:

739 OGDEN AVE
Street
DOWNES GROVE IL
City State Zip
ANY TIME
Date of Plans
BMG INC.
Architect

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:

SCOPE WORK : CONSISTING IN:

- A) ADD DIRT IN OGDEN AVE, AND ADD DIRT IN THE OLD PARKING LOT
- B) INSTALL #100 TO 120 ROLLS OF SOO BY OGDEN AVE AND OLD PARKING LOT.
- C) PLANTING 7 GREEN BOXWOOD 15" AND AFTER PLANT 7 BOXWOOD INSTALLING 2 TO 3 YARDS OF OAK MULCH.
- D) INSTALL 4 TO 5 TONS OF RIVER ROCK BY THE FENCE AND BACK OF THE BUILDING

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

dollars (\$ 3,675.00).

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance upon above work.

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL & WORK AUTHORIZATION

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date of Acceptance: _____

A service charge of 1 1/2% (18% per annum) will be added monthly to any invoice not paid within 30 days of invoice.



1100 Kingsland Drive, Batavia, IL 60510

Quotation

Ph: 630-761-1122

Fax: 630-761-8995

Prestige Liquors
739 Ogden
Downers Grove, IL 60515

Quote #	07-s12244
Date	11/4/2010
Job #	
Phone	847-228-9776
Fax	847-228-9776
Mobile	
Contact	
Rep:	

Project Name/ Location: **739 Ogden Downers Grove, IL**

Item	Description	Cost
Carpen...	<ol style="list-style-type: none"> 1. To build Canopy per pictures with steel studs and OSB. To build 3' soffit with 5' wall 2' above roof. 2. To install 6 can lights on the soffit.(Included removal of ice cooler) 3. EIFS installation over the Canopy and underneath the canopy. 4. Back side canopy wall is included. 5. To provide backer rod and sealant around newly installed EIFS. <p>Note: Permit by other.</p>	33,500.00
TOTAL AMOUNT		\$33,500.00

This Quote does not include the cost of any bonds or insurance certificates. This Quote does not include, temporary heat or enclosures. Contractor to provide, secure location for storage of materials and equipment, and for on-site dumpster for removal of construction waste.

Texture and color to be selected and approved by architect, and/or owner and/or contractor, and communicated in writing to Stucco-1 no less than 7 days prior to proposed start date. Written acceptance of this Quote is required. Any changes in construction documents involving the proposed scope of work or any change order must be approved by Stucco-1 in writing. This quote may be withdrawn by Stucco-1, LLC if not accepted within 28 days.

Quoted By:

Signature: _____

Title: ↑

Stucco-1, LLC Vladimir Trubuch

Date Signed: _____ / _____ /20_____

Any questions please call Vladimir 630-774-2232

By signing this Quote, all terms and conditions set forth on this two pages here of are acknowledged and accepted.



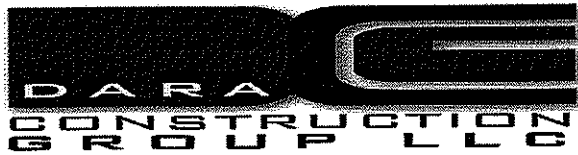
**Subject Property: Prestige Liquors - 739 Ogden Ave,
Downers Grove, IL 60515**

I. Work to be performed: Dara Construction Group, LLC agrees to furnish all labor, supervision, permits and materials; to carry Workman's Compensation, Public Liability and Property Damage Insurance; and to use every reasonable precaution to protect the public and any adjacent property during the performance of the following work:

Exterior Restoration:

SCOPE OF WORK: APPLY EIFS

1. All areas around the worksite will be protected with canvas tarps prior to the start of work.
2. Swing stage scaffolding, tower scaffolding and ladders with jacks will be used in order to access all areas on wall.
3. Remove all existing wood signs, electrical pipes and ice cooler. Ice cooler to be relocated on the side wall.
4. Construct new canopy on the front main entrance as per picture, using steel studs and OSB boards. Canopy will be built 3' soffit with 5' wall and 2' above roof.
5. Cover all wood walls with TYVEK HOUSEWRAP in order to protect the wood.
6. Install 6 can lights on the soffit.



7. Install ass per picture 1½ foam insulation over existing brick, reinforcing fiberglass mesh, base coat, and polymer fortified acrylic finish coating. Color and texture to be approved by owner/s.
8. Apply NP-1 SONOLASTIC-NP-1-Polyeurethane-Sealant-Caulking around all windows, doors and expansion joints.
9. Install on the back wall of canopy roof membrane up to the existing.
10. Install aluminum coping over the newly installed EIFS, including canopy and side wall.
11. Design to be made as per picture.

Total Cost: \$ 23,900.00

I. Payment Terms:

1. **25%** Deposit at signing of contract to start
2. **50%** Due at completion of 50%
3. **25%** Final Payment due at final walkthrough

PAYMENT TO BE MADE WITHING 30 DAYS OF COMPLETION OF WORK – OR A 1 ½% SERVICE CHARGE PER MONTH FOR ANY PAST UDE AMOUNT ALONG WITH ALL ATTORNEY FEES INVOLVED WITH COLLECTION

II. General Conditions:

1. Dara Construction Group, LLC. is covered by Commercial General Liability up to \$1,000,000.00.
2. It is the building owners' responsibility to notify neighbors of the upcoming work and to close all windows during process of above mentioned work.
3. During the process of construction, contractor shall not be liable for dust entering the building or damage to windows, metal, landscaping etc. However, ALL NECESSARY PRECAUTIONS WILL BE TAKEN.
4. Photo Documentation of before, during, and after will be emailed upon completion
5. At job completion, all debris, excess material, and equipment will be removed from the site.
6. Quoted prices are valid for 10 business days

Submission of Proposal _____ Date _____

Acceptance of Proposal _____ Date _____



Atul Ankola <ankola@gmail.com>

prestige.... drawings and pricing

COMET NEON SIGN <cometneon@yahoo.com>

Fri, Jul 22, 2011 at 2:03 PM

To: ankola@gmail.com

hi atul.... please see attached drawings.....

all of the 4'x6' monument signage is \$4,700.00 including installation
the 3'x8' monument sign is \$4900 (the base is a bit bigger.)

the building signage is \$4300 including installation....

all of the signage will be hooked up to existing electric out at the sign site.....
-all village permit fees will be additional (maybe 200 or so - it varies)

let me know what you guys think of the layouts here.... when i get some feedback from
you i can always revise the layouts and colors to make it work for you..... but as is these
signs will pop out quite nicely...

thanks Atul and let me know

Tony

Comet Neon, Inc.

153 Easy St. Carol Stream, IL 60188


p 630-668-6366


f 630-668-9335


cometneon@yahoo.com

Please visit us at www.cometneon.com

4 attachments

 **prestige dwg [Converted].pdf**
222K

 **prestige dwg2 [Converted].pdf**
222K

 **prestige dwg3 [Converted].pdf**
233K

 **prestige dwg4 BLDG [Converted].pdf**
191K



Atul Ankola <ankola@gmail.com>

prestige.... drawings and pricing

COMET NEON SIGN <cometneon@yahoo.com>

Fri, Jul 22, 2011 at 2:21 PM

To: Atul Ankola <ankola@gmail.com>

atul.....]

my apologies.... i forgot about that one....
removal of that requires our big crane and a good part of the day cutting it up and
scrapping it.... removal cost....\$800

thanks

tony

Comet Neon, Inc.

153 Easy St. Carol Stream, IL 60188

p 630-668-6366

f 630-668-9335

cometneon@yahoo.com

Please visit us at www.cometneon.com

--- On Fri, 7/22/11, Atul Ankola <ankola@gmail.com> wrote:

From: Atul Ankola <ankola@gmail.com>
Subject: Re: prestige.... drawings and pricing
To: "COMET NEON SIGN" <cometneon@yahoo.com>
Date: Friday, July 22, 2011, 2:07 PM

[Quoted text hidden]

Ameri Dream Fence & Deck

1431 E. Cass St., Joliet IL 60432
Office: (815) 726-1127 Fax: (815) 722-7566

Directions:

Alex 815 791 8242

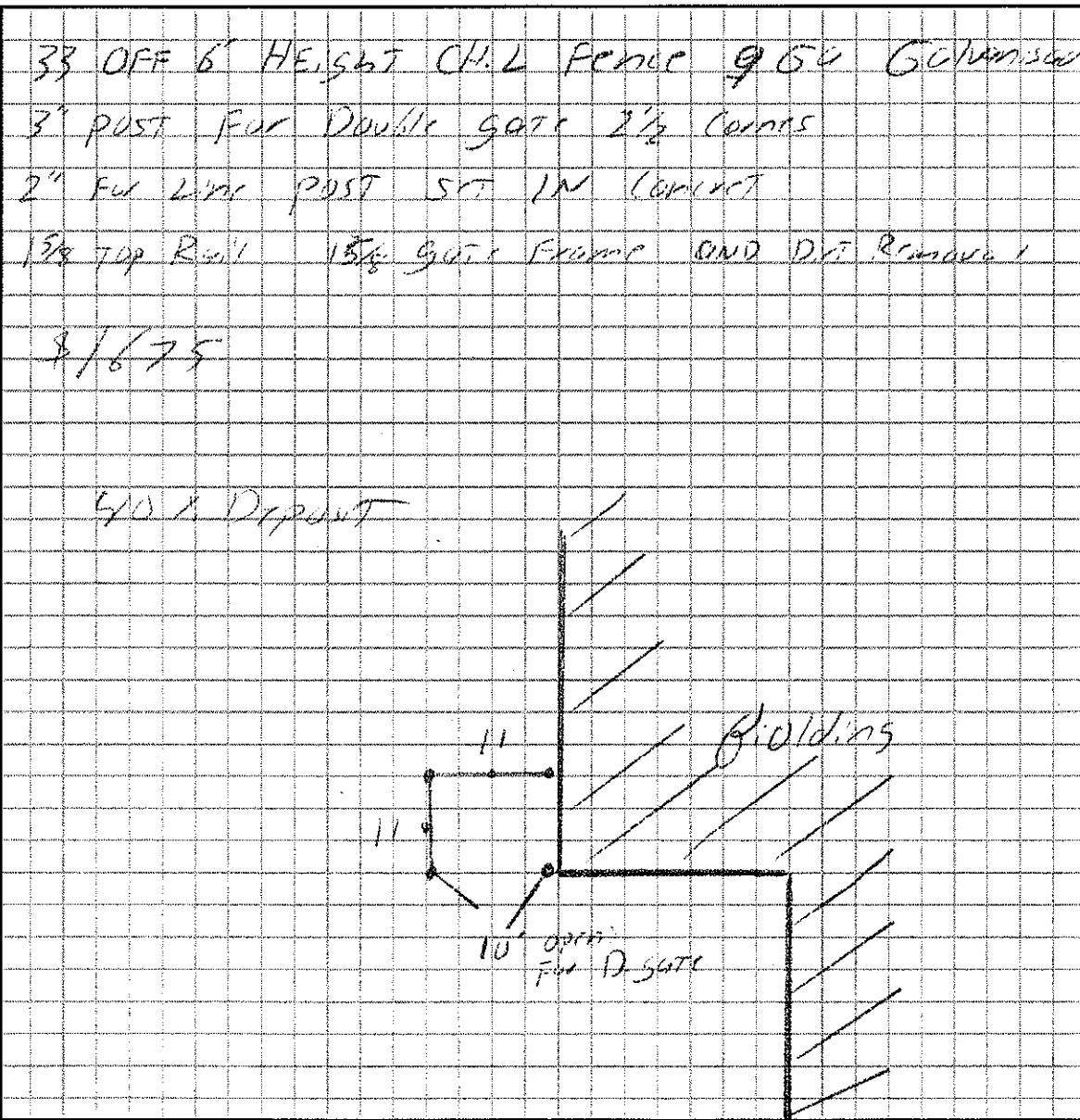
Date: 8/6/11

Name: Charlie - Prestige Liquors Address: 739 Osden Ave D.C.

Home #: 630 969 7800 Cell #: _____ Other #: _____

J.U.L.I.E. _____ Clear Date: ___/___/___ Time: _____ Est. Install Date: ___/___/___ Est. Complete Date: ___/___/___

Customer is to obtain permit. Mail in or furnish plat of survey to installation chief. Fence is to follow existing contour of the ground unless otherwise specified. **Dirt removal is not included.** Ameri Dream Fence & Deck (herein after referred to as company) assumes no responsibility for (and customer releases) damages occurring to sprinkler lines, sump pump lines, drain tiles, gas lines to outdoor grills, private electric lines, invisible fences, and any other wires or pipes not marked or located by J.U.L.I.E.. Customer understands that cracks (checking) of cedar wood is normal and is due to the natural expansion and contraction of cedar. This normal checking has no impact on the structural integrity of the fence or deck.



of Ft. _____

Construction

Dry Set _____

Wet Set _____

Toe Nail _____

Face Nail _____

Fit In _____

Gates

of Gates _____

Double _____

Single _____

Material \$ _____

Sales Tax \$ _____

Labor \$ _____

Extras \$ _____

Total \$ _____

Deposit \$ _____

Balance \$ _____

Spaced _____ **Design** _____

1 inch _____ Solid _____

2 inch _____ Shadow board _____

Traditional _____

Style

Straight top _____

Arched Dog Ear _____

Cut Arch _____

S Gothic _____

Scalloped Dog Ear _____

Cut Scalloped _____

The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above. All material is guaranteed as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed only upon written orders and will become an extra cost over and above the sale. Both parties agree to conditions of sale on the back of this contract. All agreements are contingent upon strikes, delays or accidents beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our employees are fully covered by workman's compensation insurance.

Customer Signature _____ Date _____

Company Representative _____ Date _____

DISCOUNT FENCE COMPANY, INC.

550 WEST 162ND STREET (RT. 6)
SOUTH HOLLAND, IL 80473
(708) 333-1610
FAX (708) 333-1632

709 OGDEN AVENUE
DOWNERS GROVE, IL 60515
(630) 971-1404
FAX: (630) 960-9147

DATE 8-4-11

SOLD TO: PRESTIGE LIQUORS

SOURCE OF LEAD: OFFICE

ADDRESS: 739 OGDEN AVE Zone 60515

TELEPHONE NUMBER: 847-875-4296

LOCATION: DOWNERS GROVE IL ATTN: CHARLIE ANKOLA

SPECIFICATIONS: All work will be performed in a workmanlike manner and in accordance with standard practice.

Total Height: 72"
Post Spaced: 10'
Style Fence: CAL RAILS
Gauge: 11
Knuckled:
Safeguard:
TERMS
Cash Upon Completion:
F.H.A. Budget

Check Caption Preferred
Top Rail: 1-3/8" O.D.
Line Post: 2" O.D.
End Post: 2-1/2" O.D.
Corner Post: 2-1/2" O.D.
Walk Gate Post: 2-1/2" O.D.
Drive Gate Posts: 2-1/2" O.D.
Gate Frames: 1-3/8" O.D.

Additional Specifications
Top Rail: 1 3/8"
Line Post: 2 1/2"
End Post: 2 1/2"
Corner Post: 2 1/2"
Walk Gate Post: 2 1/2"
Drive Gate Post: 3 1/2"
Gate Frames: 2 1/2"
KEY
Fence to be erected:
Tie-ons (Get permission):
Terminal post:
Existing fence:
Walk gate:
Double gate:
Clothes post location must be shown on plan.
Indicate if sides are shared.

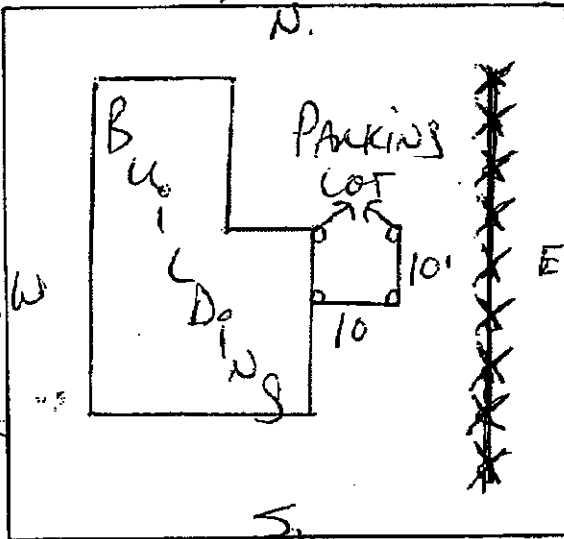
Notes

4-ASPHALT BREAKS!

Underground Cable
Julie Number
800. YES WE CALL

Quantity	Description
30'	72" 9 GAUGE GALVANIZED CHAIN LINK FENCING
30'	72" P.D.S. PRIVACY SCROLLING
1	10' X 72" DOUBLE GATE 2" INDUSTRIAL FRAMEWORK AND HARDWARE INCLUDING DOUBLE DUMP PAST IN FRONT
2	3" SC 20 GATE TERMINAL POSTS

(All posts set in concrete.) SKETCH



Salesman: RODNEY TUFO Material: AND LABOR INCLUDED
ACCEPTED _____ Tax _____
Accepted for the Company: _____ Total: 1995
Wire Guarantee: (Va) Down: 990
Materials: _____ BALANCE DUE: 995
UPON COMPLETION

CONTRACT CONDITIONS
MORE OR LESS MATERIAL OTHER THAN AMOUNT CONTRACTED FOR WILL BE DEBITED OR CREDITED AT CURRENT RATE.
ACCEPTANCE: The above proposal when accepted by the Company at its main office, becomes a contract between two parties and is not subject to cancellation.
Silence on the part of the Company shall not be construed as an acceptance of this proposal.
In case Payment is not made as specified in (Terms of Payment) the property owner expressly gives the company or its assignee the right to come on his property to repossess all materials used on this job without recourse and the property owner further agrees to accept all responsibility for any damage caused by the repossession. PROPERTY OWNER is solely responsible for locating, staking and clearing fence lines, also building permit where required. Purchaser also agrees that the Company will not be held responsible or liable for any damage of any nature to underground obstructions and understands there is no warranty on wood fence materials.
If contract is cancelled a 25% charge of the total contract price will be charged.

INSTALLATION AGREEMENT

Guarantee: ALL POSTS SET IN 36" OF CONCRETE Date: _____
Telephone No.: _____

Accepted: _____
Total Installation as per attached Diagram: _____

Customer Requirements for Fence: Please read and initial

- Customer will obtain all needed permits. When Discount Fence get permits, there is an extra charge.
- Discount Fence, Inc. needs a copy of the Plat survey. Discount Fence Inc. can only be responsible for the location of property lines when supplied with a current and accurate plat of survey at the time this contract is executed.
- Customer Agrees to pay for all changes to original contract or additional work.
- A charge of 25% of cash contract price will be made in case of cancellation of this order by property owner or agent of which he or she agrees to pay upon demand after refusing to allow work to proceed as within agreed terms.
- I hereby accept the terms and conditions on both sides of this contract and I agree to pay the amount mentioned in said proposal. Payments will be made outlined above. Customer agrees to pay collection costs and reasonable attorney fees plus 5% per month on past due balance.
- Dirt removal is an extra charge.

Purchaser's Signature: _____ Date: _____
Respectfully Submitted By: Rodney Tufu Date: 8-4-11

Prestige Liquors
739 Ogden Avenue
Downers Grove, IL 60515
630.969.3800

Jeff –

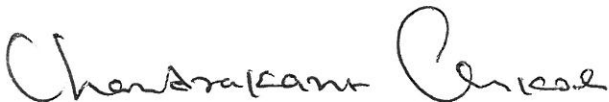
I'd like to thank you for being considered for the OASIS grant. The letter from your team indicated the scope of the site improvements were not clear. To help with this deficiency, the areas of improvement have been broken into the following areas:

1. Blacktop
2. Cement
3. Landscaping
4. Facing
5. Signage
6. Fencing

Each project has an associated diagram providing further details. Where appropriate, the diagrams list the dimensions of the areas that need improvement. All diagrams are to scale. Note: in many cases, the software used does not display the intended size. For example, some diagrams display 3' 11" instead of 4'. Please note, the sizes are approximate and less than a few inches from the intended size.

Finally, thanks for coming on site to see the proposed improvements. I'm excited about this opportunity and please contact me if you have any questions or comments.

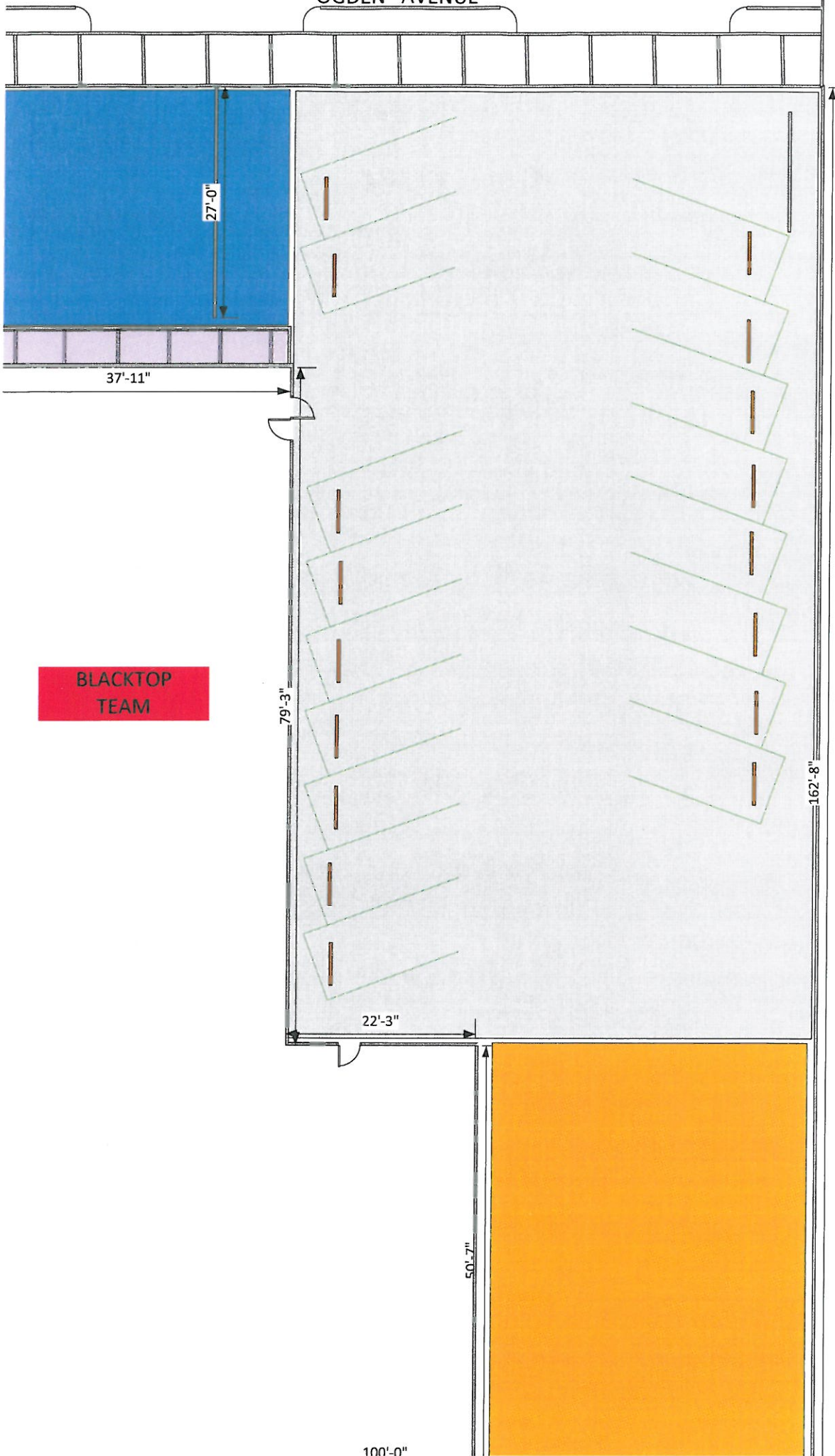
Thanks for your consideration.



Charlie Ankola
630.969.3800 (w)
630.696.1142 (m)

- 1) The blacktop project consists of the following:
 - a. Patch all surface holes in the parking lot (gray).
 - b. Seal coat the entire parking surface (gray and orange).
 - c. Re-stripe parking lines (green lines, straight, NOT slanted lines as pictured, but that's the only type of lines the software does).
 - d. The back part of the parking lot is uneven. Graze/fill/smooth surface in a cost effective manner. (orange).
 - e. Remove and replace all car stoppers (approx. 17) (maroon).
 - f. Remove old parking surface near second parking entrance (blue). This will be the location of the monument sign.
 - g. Remove sidewalk against store (purple). This will be replaced by a wider and higher sidewalk.
 - h. Haul away all garbage.
 - i. Collect all village permits, etc.

COULLEN AVENUE



BLACKTOP
TEAM

27'-0"

37'-11"

79'-3"

22'-3"

50'-7"

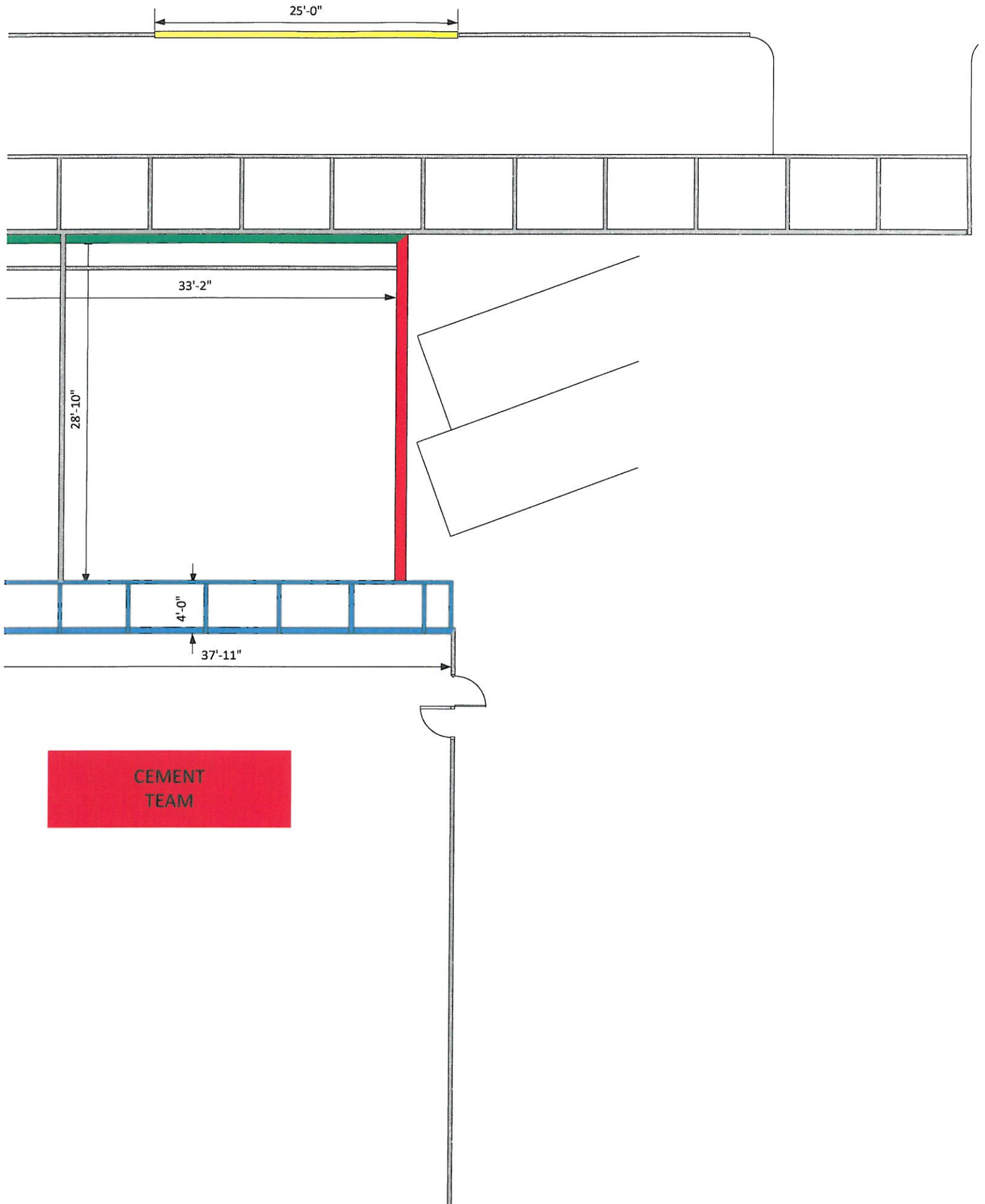
162'-8"

100'-0"

2) The cement project consists of the following:

- a. Add curb on Ogden Ave. according to city code (yellow), closing second entrance.
- b. Add 7x6" border by sidewalk. Height/width is an approximation and should align with the existing sidewalk border (green).
- c. Add 7x6" border by tattoo parlor. Height/width is an approximation and should align in item b (purple). This is needed so cars in tattoo parlor don't drive onto grass surface.
- d. Add 4' sidewalk against store. Height should align with item b (blue).
- e. Add 12" border by parking lot. Height should align with item b (red). This is needed so cars do not drive onto grass surface.
- f. The items in b,c,d, and e shall be the same height, forming a box around the perimeter.
- g. Collect all village permits, etc.

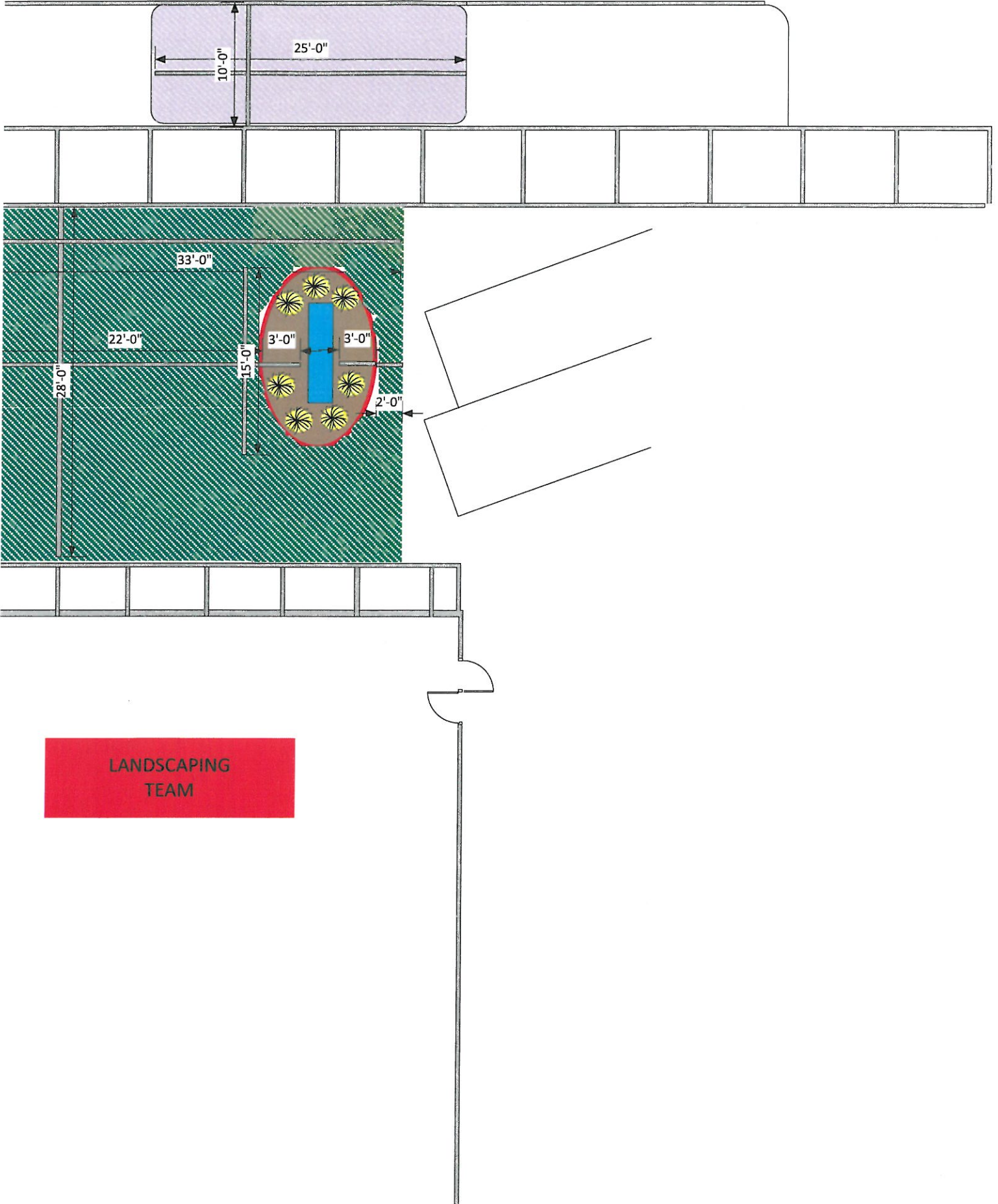
OGDEN AVENUE



CEMENT
TEAM

- 3) The landscaping project consists of the following:
- a. Add dirt by Ogden Ave (purple), in between Ogden and the city sidewalk.
 - b. Add dirt in old parking lot (green), in between the city sidewalk and the store.
 - c. Add grass seeds by Ogden Ave (purple).
 - d. Add grass seeds in old parking lot (green).
 - e. Add 3 cubic yards of mulch around new sign (brown).
 - f. Add 7 plants around new sign (yellow).
 - g. Spading around the monument sign between mulch and grass (red).

OGDEN AVENUE



LANDSCAPING
TEAM

4) Stucco

- a. Stucco work
- b. 6 can lights, include electrical work
- c. Matching paint on side of main building
- d. Matching paint on front of non-main building
- e. No paint on side of non-main building

NOTE: The photo in the quote from "Dara Construction" is the same as the photo created by "Stucco". Dara Construction asked us what we wanted the stucco to look like so we provided them a photo as an example. We didn't know they would use it in the quote.



Copyright © 2008 STUCCO-1

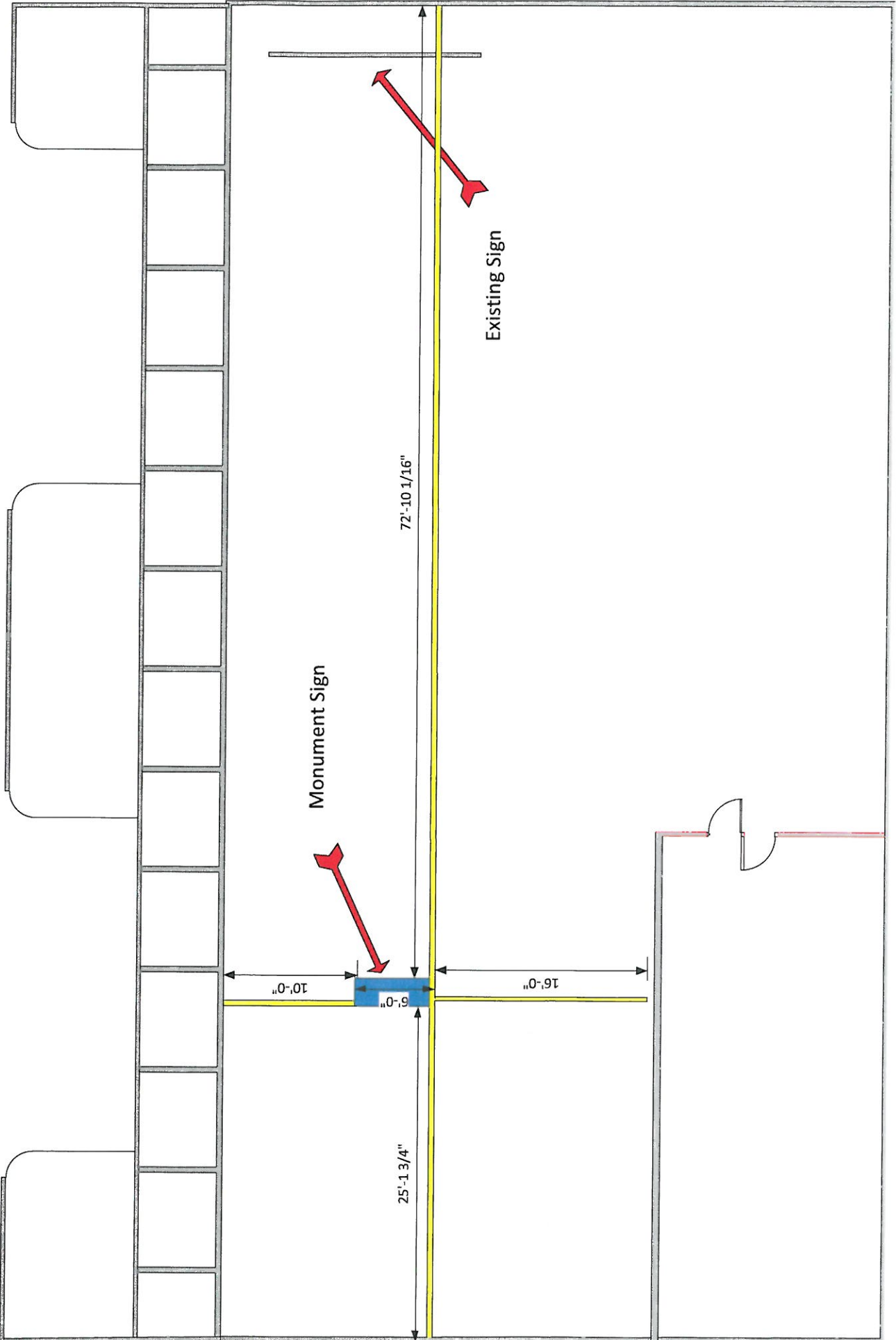
Stucco
Build With Us,
Build With Quality.

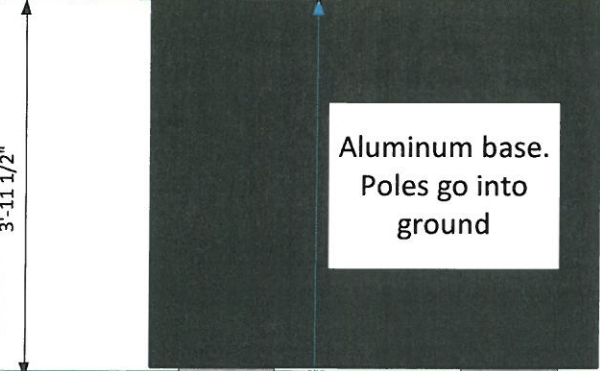
Proposed Design for:
Liquor Store, Downers Grove, IL

STUCCO-1
1100 Kingsland Drive Batavia, IL 60510
Phone: 888.STUCCO1 Fax: 630.761.8995
www.stucco-1.com

- 5) The monument sign project consists of the following:
- a. Sign delivery
 - b. Sign installation, including all electrical connections.
 - c. Affix sign foundation into ground using cement.
 - d. Run electricity from the old electrical box to the monument sign.
 - e. Remove old store sign. Ensure 4" cavity below parking surface (Blacktop team will fill).
 - f. Aluminum casing around base poles.

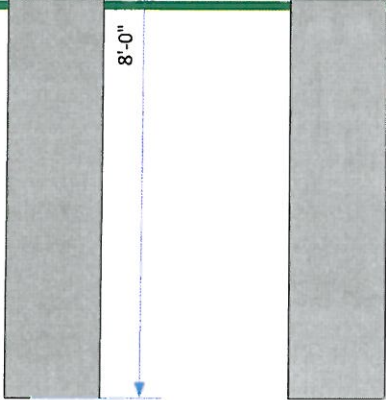
OGDEN AVENUE





Above
Ground

Below
Ground



6) Fencing

- a. Add chained link fencing around garbage dumpster.
- b. Add plastic fillers within fence.
- c. Add doors to fencing to hide dumpster.

OGDEN AVENUE

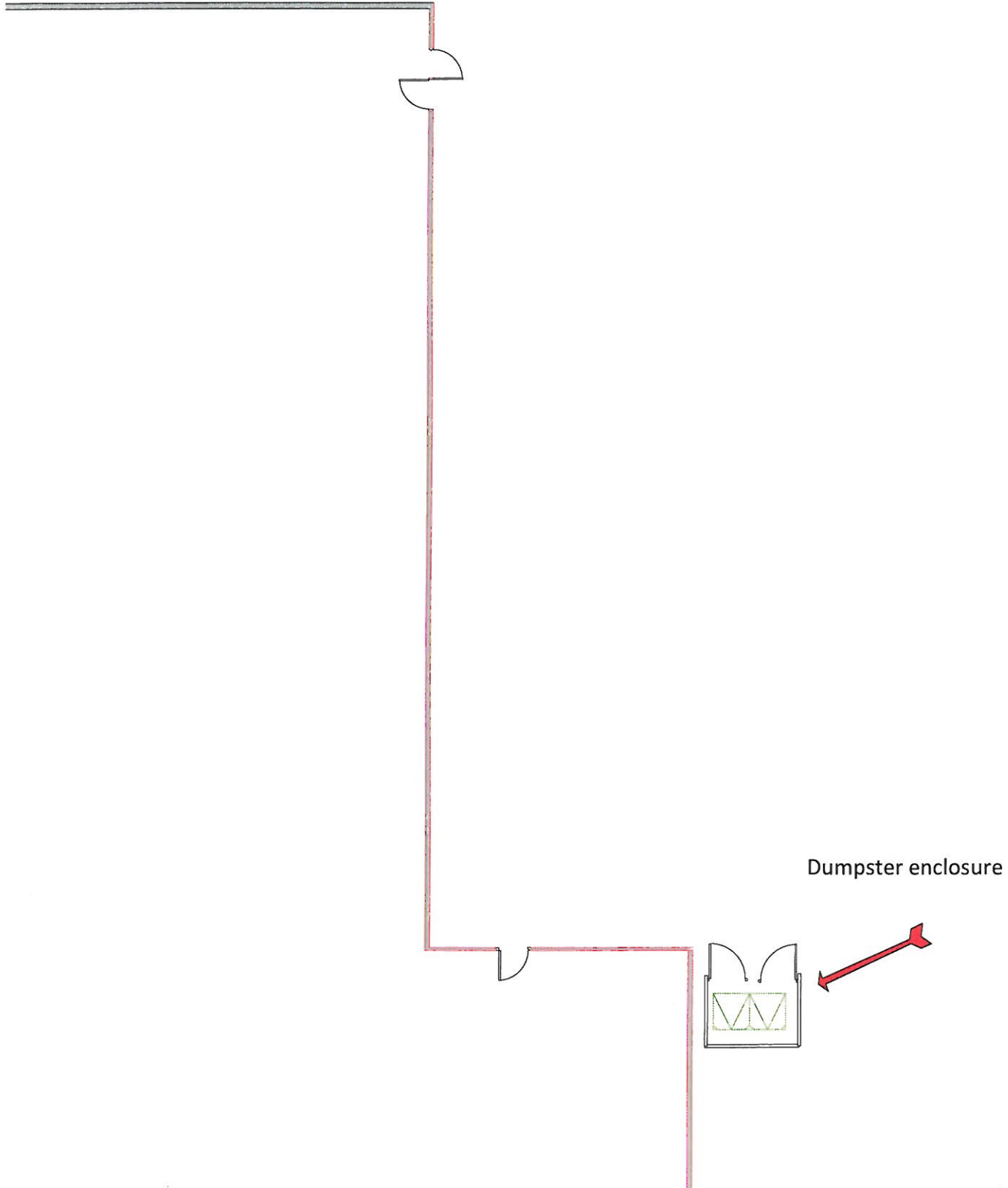


Exhibit B
Campaign Disclosure Certificate

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

Gordhan Jasani

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:

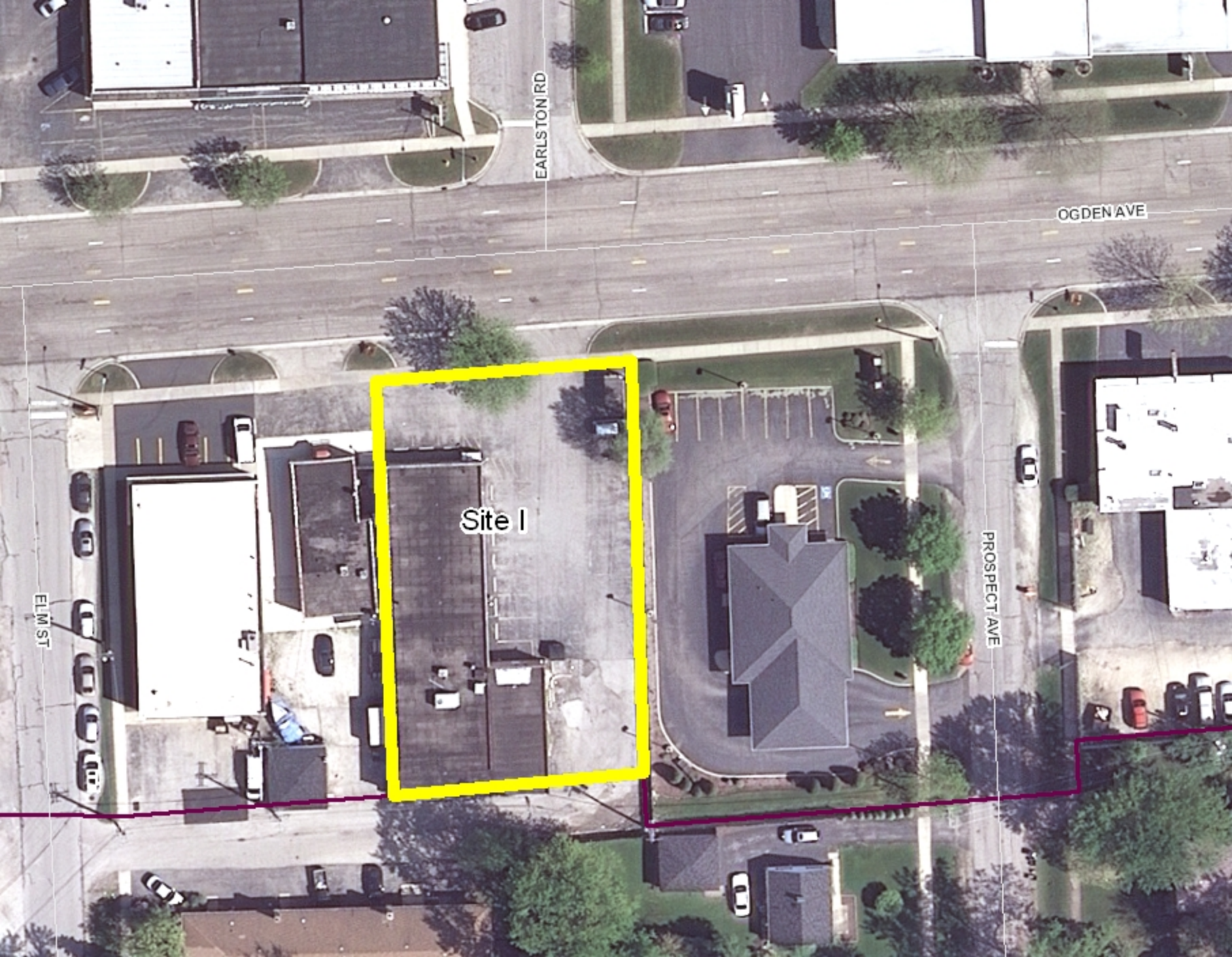
Name of Contributor: _____
(company or individual)

To whom contribution was made: _____

Year contribution made: _____ Amount: \$ _____

Signature

Print Name



EARLSTON RD

OGDEN AVE

Site 1

PROSPECT AVE

ELM ST



September 2, 2011

Gordhan Janjukia
840 South Elmhurst Road
Des Plaines, IL 60018

Re: OASIS Grant for 739 Ogden 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. Janjukia:

Thank you for your interest in the Ogden Avenue Site Improvement Strategy (OASIS) Program. The OASIS Team met on August 29, 2011 to review your application for a matching grant to make façade, landscaping, sign and other site improvements at the above-mentioned property.

The OASIS Team is pleased to inform you that the request is being recommended for funding. The OASIS Team is recommending an extra 25% for the comprehensive nature of these improvements. As such, the recommended grant amount is \$29,234.38. Because the request is more than \$15,000, the recommendation of the OASIS Team will be forwarded to the Village Council with the following conditions:

1. Details for signage location and construction are required prior to permit issuance.
2. Details for façade improvements are required prior to permit issuance.
3. In addition to a Village of Downers Grove permit, a permit from the Illinois Department of Transportation must be obtained for work in the Ogden Avenue right of way.

Village staff anticipates Village Council consideration of the OASIS Grant will take place on or before September 20, 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.

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.

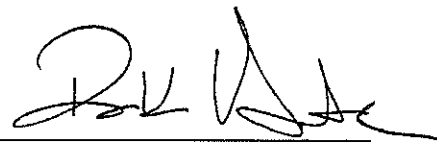
The applicant may begin work once all necessary permits have been issued. Prior to, or during construction, any on-the-job changes to the approved design must be reviewed and approved by the OASIS team and the Community Development Department. If changes involve permit related work, the Community Development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

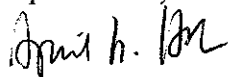
7. Payment of the Grant

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 Road (WITHDRAWN)
- 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
- Site I: Prestige Liquors (739 Ogden)
- Site J: Mr. Submarine (1322 Ogden)

