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|---|--------------------------------------|--|---|
|  <p>CITY OF ST. CHARLES ILLINOIS • 1834</p> | AGENDA ITEM EXECUTIVE SUMMARY | | Agenda Item number: 4d |
| | Title: | Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 11 E Main St. | |
| | Presenter: | Rachel Hitzemann, Planner | |
| Meeting: Planning & Development Committee | | Date: August 14, 2023 | |
| Proposed Cost: \$16,360 | | Budgeted Amount: \$40,000 for FY | Not Budgeted: <input type="checkbox"/> |
| TIF District: TIF 7 - Central Downtown (VOTING RESTRICTION) | | | |
| Executive Summary (if not budgeted, please explain): | | | |
| <p><u>Program Description</u></p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available for buildings located in Special Service Area 1B (Downtown Revitalization) or in a Historic District or designated Historic Landmark site. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project involving new improvements and up to 25% for maintenance work. Up to \$10,000 is available for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period.</p> <p><u>Proposal</u></p> <p>Douglas Kimber has requested a Façade Improvement grant for the property located at 11 E. Main St. The project scope includes masonry repair, wood trim replacement and molding replacement.</p> <p><u>Historic Commission review – 8/2/23</u></p> <p>The Historic Commission reviewed the project and unanimously voted to recommend approval, because the project is correcting and protecting the brick and the location of the building is very prominent in the heart of downtown.</p> <p><u>Grant Amount</u></p> <p>Total Cost of Project: \$32,720</p> <p>The project is eligible to receive up to \$16,360 based on 50% reimbursement for restoration/ preservation.</p> | | | |
| Attachments (please list): | | | |
| Historic Commission Resolution, Program Requirements, Façade Improvement Grant Application, Current Photos, Grant Agreement | | | |
| Recommendation/Suggested Action (briefly explain): | | | |
| Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 11 E Main St. | | | |

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 7-2023

**A Resolution Recommending Approval of
A Façade Improvement Grant Application
(11 E Main St.)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Façade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Façade Improvement Grant Application for 11 E Main St. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds said Façade Improvement Grant Application to be in conformance with the program requirements.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Façade Improvement Application because the project is correcting and protecting the brick and the location of the building is very prominent in the heart of downtown.

Roll Call Vote:

Ayes: Rice, Kessler, Pretz, Kramer, Dickerson, Malay

Nays: None.

Abstain: None.

Absent: Smunt

Motion Carried.

PASSED, this 2nd day of August, 2023.

Chairman

FAÇADE IMPROVEMENT GRANT PROGRAM DESCRIPTION

MAY 1, 2022

COMMUNITY DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



1. Program Purpose

- The Facade Improvement Program is intended to promote reinvestment and restoration of commercial and residential buildings in the downtown area, with a focus on supporting historic preservation practices.
- The program is intended to assist property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures.
- Improvements must meet criteria for appropriateness of design.
- Reimbursement grants are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality and vitality of downtown St. Charles.

2. Application, Review and Approval Process:

- **Determine if your property is eligible for either the Commercial or Residential Façade Improvement Grant.**
- **Determine if your project is eligible for grant reimbursement.**
- **Define the scope of your proposed improvements.** This will probably involve consulting with an architect or other appropriate design professional (for projects that do not need an architect, consult with a contractor).
- **Contact the City to schedule a preliminary review of the project by the Historic Preservation Commission early in the design process to determine if the project scope and improvements will meet the program requirements.** The Historic Preservation Commission will consider the architectural appropriateness of proposed improvements using Design Guidelines and the Historic Preservation Ordinance (Chapter 17.32 of the Municipal Code). Improvements that are not architecturally appropriate, as determined by the City Council upon recommendation of the Historic Preservation Commission, are not eligible for a reimbursement grant. The Design Guidelines apply to all grant projects, regardless of whether they are in the Historic District.
- **The grant Program Year runs from May 1 to April 30 of the following year. Grant applications are accepted beginning in March of each year for the Program Year beginning on May 1.** (Note: The budget for the Program Year will not be finalized until approved by the City Council each year. This typically occurs in early April.)
- **Submit a complete grant application. Attend the following meetings on the dates provided by City staff:**
 - The **Historic Preservation Commission** will review and make a recommendation regarding the grant. They meet on the 1st and 3rd Wednesdays of each month at 7:00pm.
 - The **Planning & Development Committee** of the City Council will review the Historic Commission recommendation at their meeting on the second Monday of the month at 7:00pm.

If recommended for approval, the City Council will then vote on the formal grant agreement at a subsequent meeting. The grant agreement will follow the standard form, which is attached. Attendance at this meeting is not necessary unless requested.

The earliest the grant agreement can be approved by the City Council is the third Monday of May. Work initiated prior to City Council approval of the grant agreement is not eligible for reimbursement.

3. Commercial Façade Grant

- Eligible Properties:
Commercial or Multi-Family Residential Buildings (two or more units) located within either:
 - Special Service Area #1B
 - Historic District or Landmark SiteProperties that are at least 50 years of age are given first priority until Sept. 1st. Applications received for structures less than 50 years of age will not be reviewed until Sept. 1st.
- Application Priority Hierarchy
Preference will be given to received applications in the following order:
 1. Structures 50+ years of age
 - a. Restoration projects
 - b. Renovation Projects
 2. Structures less than 50 years of age
- Minimum Project Cost: \$2,500
- Grant for Front or Side Facades (visible from street): Maximum grant amount is based upon the frontage of the façade to be renovated, at a maximum of \$10,000 per 30 ft. horizontal length of façade. A facade is defined as a thirty-foot-wide span along the front or side of a building facing a public street, measured along the building wall generally parallel to the right of way line. For building fronts or sides exceeding thirty feet, a pro rata amount will be applied.
- Grant for Rear Entrance Improvements: Maximum grant amount of \$10,000, available for buildings with an existing or proposed rear entrance that is accessible to the public from a dedicated public street, alley, or other right of way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access. The rear entrance to be improved must provide public access to a business or businesses within the building.
- Maximum Grant Limits:
 - Total grant amount during any five-year period is capped at \$20,000.
 - For properties on the National Register of Historic Places or Locally Designated Landmarks, the total grant amount for any five-year period is capped at \$30,000.
- Eligible Improvements:
 - 50% Reimbursement for:
 - For Historic structures, maintenance utilizing Historic Preservation practices:***
 - ✓ Repair or restoration of historic features
 - ✓ Replacement of deteriorated historic features with like-in-kind materials to preserve or restore historic features
 - ✓ Re-roof or repair of visible roof surfaces with non-standard materials (such as wood shake, slate, or other decorative non-standard materials)
 - ✓ Extensive restoration/repair of historic masonry material
 - ✓ Painting of exterior surfaces where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting
 - Building improvements:***
 - ✓ Exterior building upgrades or enhancements that will restore or preserve the historic character of a building
 - ✓ Improvement, replacement or installation of storefront systems, doors, windows and trim materials.
 - ✓ Removal of architecturally inappropriate features on buildings

- 25% Reimbursement for Maintenance when done congruently with major restoration or renovation:
 - ✓ Cleaning, patching, caulking of exterior surfaces.
 - ✓ Re-coating of paint on exterior surfaces (without extensive surface preparation)
 - ✓ Re-roofing visible roof surfaces with non-historic material (such as 3-tab or architectural grade asphalt shingles)
 - ✓ Spot masonry repairs or tuckpointing

- 50% Reimbursement for Architectural Services (Up to \$5,000)
 - Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the City, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved facade improvement will be reimbursed.

- Ineligible Improvements:
 - Signs and Awnings, unless in connection with other eligible improvements.
 - Building additions; unless work falls under the rear entrance requirements
 - Any interior improvement or finishes
 - Any improvements to internal building systems, including HVAC, plumbing, electrical (except for wiring for exterior lighting)
 - Any site improvements, including sidewalks, parking lots and landscaping.
 - Maintenance when not done congruently with major restoration or renovation, including painting, spot masonry or tuckpointing, re-roofing with non-historic material, cleaning, patching, and caulking. If not specifically listed, it is at the Historic Commission's discretion to determine if a project is considered maintenance.

- Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Historic Preservation Commission as an advisory body and approval or disapproval by City Council.

5. **Terms and Conditions applicable to all grants:**

- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
 - Building Permit fees and related costs.
 - Extermination of insects, rodents, vermin and other pests.
 - Title reports and legal fees.
 - Acquisition of land or buildings.
 - Financing costs.
 - Sweat equity.
 - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

- Commercial Residential

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

11 E. MAIN ST.

Property Identification Number: _____

Applicant Name:

DOUG KIMBER / BUILDSPACE HOLDINGS LLC

Received Date
RECEIVED
JUL 24 2023
City of St. Charles
Community Development

Project Description:

EXTERIOR MASONRY REPAIR, AND RESTORATION, WINDOW
MOULDING REPLACEMENT, WOOD TRIM REPLACEMENT,
AND EXTERIOR PAINTING TO PRESERVE ALL THAT WORK.

Total Cost Estimate:

\$ 32,720.00

Submittal Checklist:

- \$50 Application Fee
- Detailed Scope of Work: Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.
- Documentation on Existing Conditions: Reports or photographs to demonstrate need for improvements.
- W-9 Form: Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

Applicant Contact Information:

Phone Number: 630.606.1858

Email Address: dakimber2@gmail.com

Statement of Understanding:

- I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature: Douglas A. Kimber Date: 7/23/23
Applicant

Owner Authorization (if applicable):

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at _____, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature: _____ Date: _____
Owner



Chicago Metro Office:
884 County Line Rd
Bensenville, IL 60106
Office 630.688.9423

Cincinnati Metro Office:
4824 Interstate Dr.
Cincinnati, OH 45246
Office 513.866.2210

DATE: 7.12.23

TO: Dave Kimber
11 E Main St.
St. Charles, IL
Dakimber2@gmail.com
630.606.1858

FOR: Exterior Carpentry Repairs & Painting

Thank you for the opportunity to quote the following project. Feel free to reach out to me directly with any questions you may have or to accept this proposal.

Sincerely,

Aaron Moore

Job description

Exterior Carpentry Repairs & Painting (\$19,860.00)

- Cover and protect adjacent surfaces.
- Wash surfaces to be painted.
- Scrape loose and failing paint.
- Remove rotten wood.
- Install new wood where able or repair using epoxy wood patch if wood cannot be removed.
 - o 3 man day allowance + \$250 for materials.
 - o Additional carpentry repairs will be billed at \$75 per hour.
- Prepare and paint 3 sides of exterior using Sherwin Williams Super Paint or Equal.
 - o Includes, walls, windows, trim.
 - o Excludes rear metal railings & overhang.
- Includes all labor, materials, and equipment needed.
- Areas Excluded:
 - o All areas not mentioned in the "Included" Section.
 - o Excludes any city fees or permits required.

Please take special note of the job description. Precision Painting and Decorating Corp is not required to perform any projects not specifically listed.

Insurance

- Precision Painting and Decorating Corp carries liability insurance and workman's compensation insurance.
- Certificates of insurance are available on request.

Limited Warranty

- Precision Painting and Decorating Corp warrants labor and material for a period of 1 year. If paint failure appears, we will supply labor and materials to correct the condition without cost. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above.



Chicago Metro Office:
884 County Line Rd
Bensenville, IL 60106
Office 630.688.9423

Cincinnati Metro Office:
4824 Interstate Dr.
Cincinnati, OH 45246
Office 513.866.2210

- **This warranty excludes, and in no event will Precision Painting and Decorating Corp be responsible for consequential or incidental damages caused by accident or abuse, temperature changes, settlement or moisture; i.e. cracks caused by expansion and/or contraction. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.**

Work Standard

- **Precision Painting and Decorating Corp** is a member of the Painting and Decorating Contractors of America.
- All work is to be completed in a workman like manner according to standard practices. It is essential that the work area be available to us, free from other trades. Our employees will remain on the job until completion of the project, weather permitting. Work site will be cleaned daily and upon project completion. All agreements are contingent upon strikes, accidents, or delays beyond our control.
- Work procedures as per standards of the PDCA (Painting and Decorating Contractors of America). Copies of these standards are available on request.
- The painting contractor will produce a “properly painted surface”. A “properly painted surface” is one that is uniform in color and sheen. It is one that is free of foreign material, lumps, skins, sags, holidays, misses, strike-through, or insufficient coverage. It is a surface that is free of drips, spatters, spills, or over spray which the contractor’s workforce causes. Compliance to meeting the criteria of a “properly painted surface” shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.

Change Orders

- If after you agree to this work, you desire any changes of additional work, please contact us as the cost of all revisions must be agreed upon in writing. Employees are instructed not to undertake additional work without authorization
- You will be notified of all needed carpentry work before it is done. Carpentry work is charged at a rate of \$75.00 per hour plus materials.

Cost

- We propose to furnish labor and material- complete and in accordance with the above specifications for the sum of all as stated above. Individual tasks, if selected may require additional pricing. Price is valid for 90 days, unless otherwise noted.

Payment

- **Net 30**
- **Payments made with Credit Card will incur convenience charge of 3.65%**

Acceptance of Proposal

- ***Please indicate your acceptance of this proposal by signing both copies and returning one copy.***
- ***We must have your signed copy in order to secure a start date.***
- ***By signing this contract, I acknowledge that I have read and understand the terms of this proposal.***

Signature of Customer

Date

Signature of Precision Painting and Decorating Corp

Date

STONE AND BRICK MASONRY GROUP.INC

1599 JEFFERSON RD.
HOFFMAN ESTATES, IL 60169
773-747-1600
WWW.STONEBRICKMASONRY.COM
STONEANDBRICKMASONRY@GMAIL.COM



Agreement to Perform Masonry Services to: Doug Kimber

| | | |
|--------------------------|-----------------------------------|-------------------------|
| Contract Date:06.20.2023 | Services Performed By: | Services Performed For: |
| | STONE AND BRICK MASONRY GROUP.INC | Doug Kimber |
| | 1599 JEFFERSON RD. | 11 E Main St |
| | HOFFMAN ESTATES, IL 60169 | St. Charles, IL 60174 |
| | 773-747-1600 | TEL: 630-606-1858 |
| | WWW.STONEBRICKMASONRY.COM | |
| | STONEANDBRICKMASONRY@GMAIL.COM | |

-
- ERECT SCAFFOLDING AND LADDERS AS REQUIRED.
 - COVER WORK SITE TARP DURING THE WORK AND PROTECT WITH TARPAULINS AS NECESSARY.
 - COVER THE ROOF AREA WITH TARPS AND PLYWOOD TO PREVENT DAMAGE.

East elevation of the building.

- Grind as necessary, tuck-point as necessary masonry wall.
- Remove and replace approximately 150-180 damaged bricks.
- Clean 100% top parapet wall clay coping seal, apply new Np1 Master Seal.

Utility chimney.

- Grind as necessary, tuck-point as necessary utility chimney.
- Remove and replace approximately 5-10 damaged bricks.
- Clean 100% chimney crown cap, and paint with chimney crown sealer.

South elevation of the building. From the S/E corner running to West 20LF.

- Grind as necessary, tuck-point as necessary masonry wall.
- Remove and replace approximately 50-80 damaged bricks.

G.N.

Grinding and Tuck-Pointing.

Tuck point all of the cracked, missing and loose mortar joints located on the above specified elevation. After visual inspection all loose and cracked mortar joints will be cut or raked as required ¾” to 1” deep or to solid bed joint with special power routing tools designed to remove the mortar without unduly damaging the edges of the abutting masonry. Grinding operation will be completed with the use of commercial **OSHA approved** dust control vacuum.

A new mortar of type N will be packed tightly into the joints in thin layers, and tightly tool to make concave joint, after the last layers of mortar is “thumb print” hard. The color of the new mortar will be the existing as close as possible. All existing mortar joints will be lightly dumped before tuck pointing to ensure proper bond of new mortar. All Tuck pointed masonry will be brushed and cleaned to remove all excess mortar and mortar smears. A new mortar joints will be almost impervious to water.

ALL DEBRIS CAUSED FROM THE ABOVE WORK WILL BE CLEANED UP DAILY.

THE OWNER IS TO SUPPLY STONE & BRICK MASONRY GROUP, INC WITH WATER AND 110V ELECTRIC SERVICE, CLEAN ACCESS TO WORK AREA.

STONE & BRICK MASONRY GROUP, INC. PROPOSE TO FURNISH ALL LABOR, SUPERVISION, MATERIAL AND EQUIPMENT.

TO CARRY WORKMAN’S COMPENSATION, PUBLIC LIABILITY, PROPERTY DAMAGE INSURANCE, AND TO USE EVERY RESPONSIBLE PRECAUTION TO PROTECT THE PUBLIC AND ANY ADJACENT PROPERTY DURING THE PERFORMANCE OF THE ABOVE WORK.

Stone & Brick Masonry Group. Inc., is full insured and will be happy to provide you with a Certificate of Insurance.

ALL THE ABOVE WORK LABOR AND MATERIAL WILL BE DONE FOR THE SUM OF:

Twelve thousand eight hundred sixty - \$12,860.00USD

50% Down payment required. \$6,430.00 Balance. \$6,430.00

THANK YOU FOR CALLING STONE & BRICK MASONRY GROUP, INC. IF YOU ACCEPT OUR CONDITIONS PLEASE E-MAIL BACK TO OUR OFFICE.

STONE & BRICK MASONRY GROUP, INC.

HOME OWNER.

DATE: _____

DATE: _____

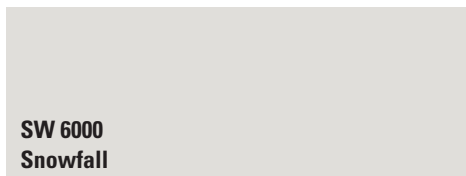
11 East Main Street - ORIGINAL IMAGE



Angel Esparza

(773) 842-7807 • angel.esparza@sherwin.com

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample. Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools. © 2023 The Sherwin-Williams Company. CMD 23-01-2112-R1 (07/2023)



SW 6000
Snowfall

Body



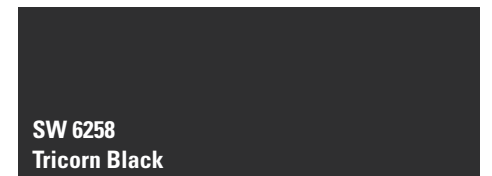
SW 0077
Classic French Gray

Trim



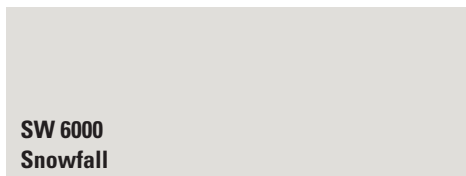
SW 6572
Ruby Shade

Roof & Decorative Elements



SW 6258
Tricorn Black

Columns & Window Panels



SW 6000
Snowfall

Body



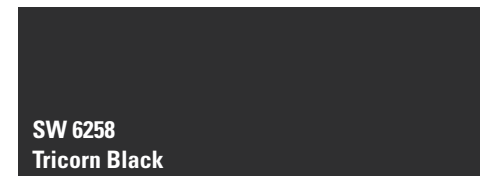
SW 7650
Ellie Gray

Trim



SW 6572
Ruby Shade

Roof & Decorative Elements



SW 6258
Tricorn Black

Columns & Window Panels



There are a number of places where the trim is rotting and needs to be replaced, then painted to preserve the windows and brick mounding.



The face of the brick is failing in places and the paint is peeling because of it. It needs the attention of a masonry expert to preserve the brick and provide a decent surface to paint. These are just a couple small spots. There is a larger spot that was too high to be easily photographed.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

| | 1 | 2 | 3 |
|--|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> Unaltered | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Minor Alteration | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Major Alteration | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | |
| <input type="checkbox"/> Additions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sensitive to original | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Insensitive to original | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

1: first floor; 2: upper floors; 3: roof/cornice

BUILDING CONDITION

- Excellent: Well-maintained
- Good: Minor maintenance needed
- Fair: Major repairs needed
- Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Commercial Vernacular

Date of Construction: 1890-1910

Source: Field Observation

Features:

Two story masonry structure, brick with stone banding at window heads. Banding changes to textured brick on east elevation. Four bay windows and corner turret at second floor. First floor covered with board and batten wood siding. Greatly modified storefronts. "OSGOOD" inscription at cornice.

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing

Address:

13-15 1/2 East Main Street



Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 46

Building No. 3

SURVEY DATE:

MAY 1994

ROLL NO. 7

NEGATIVE NO. 31



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

13-15 1/2 East Main Street

Remarks:

East Elevation.

Block No. 46

Building No. 3

ROLL NO. 6

NEGATIVE NO. 1



Address:

13-15 E Main St.

Remarks:

Photo taken 11/21

Block No.

Building No.

ROLL NO.

NEGATIVE NO.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

13-15 E Main St.

Remarks:

East Elevation

Photo taken 11/21

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

**CITY OF ST. CHARLES
FACADE IMPROVEMENT AGREEMENT**

Program Year: May 1, 2023 to April 30, 2024

THIS AGREEMENT, entered into this 21st day of August, 2023, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name: Douglas Kimber

Tax ID# or Social Security #

For the following property:

Address of Property: 11 E Main St.

PIN Number: 09-27-388-008

WITNESSETH:

WHEREAS, the CITY has established a Facade Improvement Program adopted by City Ordinance No. 2017-M-7 ; and

WHEREAS, CITY has agreed to participate, subject to its sole discretion, in reimbursing Owners/Lessees for the cost of eligible exterior improvements to buildings through the Façade Improvement Program; and

WHEREAS, the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER/LESSEE do hereby agree as follows:

SECTION 1:

A. With respect to Commercial Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to twenty five (25%) of the cost of Routine Maintenance Improvements, up to fifty percent (50%) of the cost of Historic Preservation Improvements and other Building Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

B. With respect to Residential Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to fifty percent (50%) of the cost of Historic Preservation Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

The actual total reimbursement amounts per this Agreement shall not exceed the amounts shown in Exhibit I. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit II.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within the Program Year, ending April 30.

SECTION 3: The Director of Community Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not

replace any required building permit inspection. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the OWNER/LESSEE shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement, subject to the limitations set forth in Exhibit "I".

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Exhibit I hereof ; 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work; and 3) upon a determination by the Director of Community Development that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the

OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, or if the improvements are not completed by the end of the Program Year on April 30, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void. The CITY may, at its sole discretion, grant a single one-year extension to the end of the following program year due to unforeseen circumstances that have prevented the completion of the project.

SECTION 6: Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community Development, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. If requested by the CITY, OWNER/LESSEE agrees to execute and record a restrictive covenant regarding the maintenance of improvements completed per this agreement.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said facade improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises which is unrelated to the facade improvement provided for in this Agreement.

SECTION 9: Work should be completed in compliance with any conditions proposed by the Historic Commission.

SECTION 10: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

CITY OF ST. CHARLES

Mayor

ATTEST: _____

City Clerk

EXHIBIT "I"

Total Reimbursement Amounts

Commercial Façade Grants:

| | Total Estimated Cost | Reimbursement Percentage | Total Maximum Grant Amount |
|---|-----------------------------|---------------------------------|-----------------------------------|
| Routine Maintenance Improvements | \$ | 25% | |
| Historic Preservation Improvements | \$ 32,720 | 50% | \$16,360 |
| Building Improvements | \$ | 50% | \$ |
| Architectural Services | \$ | 100% (not to exceed \$4000) | \$ |
| TOTAL | \$ | - | \$16,360 |

Residential Façade Grants:

| | Total Estimated Cost | Reimbursement Percentage | Total Maximum Grant Amount |
|---|-----------------------------|---------------------------------|-----------------------------------|
| Historic Preservation Improvements | \$ | 50% | \$ |
| Architectural Services | \$ | 100% (not to exceed \$2000) | \$ |
| TOTAL | \$ | - | \$ |

EXHIBIT “II”

Plans, Design drawings, Specifications and Estimates

Attachments:

Estimate from PPD Painting. Dated July. 12th 2023

Estimate from Stone and Brick Masonry Group. Dated June. 20th 2022