 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: 4e										
	Title:	Recommendation to approve a Commercial Corridor and Downtown Business Economic Incentive Award for 316 Cedar Street.											
	Presenter:	Ciara Miller, Economic Development Planner											
Meeting: Planning & Development Committee		Date: June 8, 2020											
Proposed Cost: \$25,000		Budgeted Amount: \$35,000 for current FY	Not Budgeted: <input type="checkbox"/>										
<p>A Commercial Corridor and Downtown Business Economic Incentive Award has been requested by Lance and Karen Ramella on behalf of 210 Cedar LLC. The Ramella's recently purchased 316 Cedar Street and plan to add an addition and renovate the property to serve as an event space.</p> <p>This property meets the eligibility criteria established in the grant program guidelines and is eligible for the Tier 2 award since the project is addressing fire code deficiencies. The total project cost, excluding property acquisition, is approximately \$550,000 - \$600,000, with grant program eligible expenses totaling approximately \$155,754:</p> <table> <tr> <td>1. Fire Alarm System</td> <td>\$ 17,850</td> </tr> <tr> <td>2. Fire Sprinkler System</td> <td>\$44,760</td> </tr> <tr> <td>3. Windows and Doors</td> <td>\$49,644</td> </tr> <tr> <td>4. HVAC</td> <td>\$43,500</td> </tr> <tr> <td><b>Total</b></td> <td><b>\$155,754</b></td> </tr> </table> <p>The applicant is seeking the maximum grant award of \$25,000. Awards in excess of \$10,000 require City Council approval.</p>				1. Fire Alarm System	\$ 17,850	2. Fire Sprinkler System	\$44,760	3. Windows and Doors	\$49,644	4. HVAC	\$43,500	<b>Total</b>	<b>\$155,754</b>
1. Fire Alarm System	\$ 17,850												
2. Fire Sprinkler System	\$44,760												
3. Windows and Doors	\$49,644												
4. HVAC	\$43,500												
<b>Total</b>	<b>\$155,754</b>												
<p><b>Attachments (please list):</b></p> <ul style="list-style-type: none"> <li>Draft Commercial Corridor and Downtown Business Economic Incentive Award Agreement for 316 Cedar Street</li> </ul>													
<p><b>Recommendation/Suggested Action (briefly explain):</b></p> <p>Recommendation to approve a Commercial Corridor and Downtown Business Economic Incentive Award for 316 Cedar Street.</p>													

**City of St. Charles**  
**Commercial Corridor and Downtown Business Economic Incentive Award Agreement**

316 Cedar Street  
(210 Cedar LLC – Lance Ramella)

**THIS AGREEMENT**, entered into this 15th day of June 2020, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Lance Ramella**

Address of Property to be Improved: **316 Cedar Street**

PIN Number(s): **09-27-357-005**

Property Owner's Name: **Lance Ramella**

**WITNESSETH:**

**WHEREAS**, the CITY has established a **Commercial Corridor and Downtown Business Economic Incentive Award Program** to provide matching grants for permanent Building Improvements within the Commercial Corridor and Downtown Business Economic Incentive Program Boundary Area of the CITY; and

**WHEREAS**, Lance Ramella APPLICANT(S), desires to install related Building Improvements to the above-described property that are eligible for reimbursement under the Commercial Corridor and Downtown Business Economic Incentive Award; and

**WHEREAS**, said Commercial Corridor and Downtown Business Economic Incentive Program is administered by the CITY and is funded from the general fund for the purposes of improving the commercial building stock along the major commercial corridor and downtown area of the CITY and preventing blight and deterioration; and

**WHEREAS**, the above-described property for which the APPLICANT seeks a grant is located within the area eligible for participation in the Commercial Corridor and Downtown Business Economic Incentive Award Program.

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

**SECTION 1:** The APPLICANT understands and agrees that only the cost of eligible Building Improvements located on the parcels with the following PIN(s) 09-27-357-005, shall be considered reimbursable as described in Exhibit II. The CITY will reimburse the APPLICANT up to 50% of the cost of labor, materials and equipment necessary to install Building Improvements in accordance with the approved plans, specifications and cost estimates attached hereto as Exhibit “T” (the “Eligible Building Improvements Cost Estimate”), but in no event more than the maximum amounts as defined below:

Building Improvements cost: \$155,754      City’s Share @ 50% up to a maximum of \$25,000.00

Labor by the APPLICANT (“sweat equity”) is not a reimbursable expense. All Building Improvements shall be installed in accordance with approved building permit plans, subject to minor revisions as may be approved by a representative of the CITY due to field conditions not known at the time of design, and similar circumstances beyond the APPLICANT’s control.

**SECTION 2:** The Director of Community & Economic Development, or designee, shall inspect the Building Improvements installed pursuant to this Agreement and shall include any required permit inspections by the CITY. All work that is not in conformance with the approved plans and specifications shall be remedied by the APPLICANT and deficient or improper work shall be replaced and made to comply with the approved plans and specifications and the terms of this Agreement.

**SECTION 3:** Upon completion of the Building Improvements and upon their final inspection and approval by the Director of Community & Economic Development, or designee, the APPLICANT shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the Building Improvements 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 APPLICANT 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 CITY shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, and “before” and “after” pictures of the property, reimburse the APPLICANT for the 50% of the actual construction and materials cost or the maximum amount specified in this Agreement, whichever is less.

At its sole discretion, CITY may reimburse APPLICANT in two payments. The first reimbursement may be made only

1) Upon completion of Building Improvements representing 40% or more of the maximum reimbursement specified in Section 1 hereof and,

2) Upon receipt by CITY of the all invoices, contractor's statements, proof of payment and notarized final lien waivers for the completed Building Improvements and,

3) Upon a determination by the Director of Community & Economic Development, or designee, that the remainder of the Building Improvements are 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 APPLICANT. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

**SECTION 4:** All Building Improvements must be completed within 270 days after the approval of this Agreement. Extensions may be approved by the Director of Community & Economic Development, prior to the expiration of the said 270 days. Projects which have not received an extension and have not been completed within 270 days will not receive funding.

**SECTION 5:** If the APPLICANT or his contractor fails to complete the Building Improvements provided for herein in conformity with the approved plans and specifications and the terms of this Agreement, then upon written notice being given by the Director of Community & Economic Development to the APPLICANT, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

**SECTION 6:** Upon completion of the Building Improvements pursuant to this Agreement and for a period of five (5) years thereafter, the APPLICANT shall be responsible for properly maintaining such Building 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 APPLICANT shall not enter into any Agreement or contract or take any other steps to alter, change or remove such Building Improvements, or the approved design thereof, nor shall APPLICANT undertake any other changes, by contract or otherwise, to the Building Improvements provided for in this Agreement unless such changes are first approved by the Director of Community & Economic Development, Designee, or City Council, whichever the case may be. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the Building Improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

In the event that any of the Building Improvements are removed during the term of this agreement the APPLICANT and/or the Owner shall repay the CITY all grant funds received pursuant to this Agreement and shall pay any costs and fees including reasonable attorney's fees incurred by the CITY to collect said grant funds. The amount of repayment required to be paid by the APPLICANT and the OWNER shall be reduced by 20% for every full year that this Agreement has been in effect at the time of the required repayment.

If within the 5-year maintenance period improvement is damaged by automobiles, wildlife, acts of nature, or stolen or any other cause, the APPLICANT shall install and pay for replacements.

In the event of inadequate maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected. In the event that substandard maintenance still exists after thirty (30) days, OWNER shall repay the CITY all grant funds received pursuant to this Agreement and pay all costs and fees, including attorney fees, of any legal action taken to enforce the maintenance of the Building Improvements.

**SECTION 7:** The APPLICANT 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 Commercial

Corridor and Downtown Business Economic Incentive Award(s) which are the subject of this Agreement. The APPLICANT 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 building improvement(s).

**SECTION 8:** Nothing herein is intended to limit, restrict or prohibit the APPLICANT from undertaking any other work in or about the subject premises, which is unrelated to the Building Improvements provided for in this Agreement.

**SECTION 9:** This Agreement shall be binding upon the CITY and upon the APPLICANT and its successors and assigns with respect to the property on which the Building Improvements are installed, for a period of five (5) years from and after the date of completion and approval of the building improvement provided for herein. It shall be the responsibility of the APPLICANT to inform subsequent owners and lessees of the provisions of this Agreement.

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

**APPLICANT**

**PROPERTY OWNER**  
(if different from APPLICANT)

\_\_\_\_\_

\_\_\_\_\_

**CITY OF ST. CHARLES:** \_\_\_\_\_

**Mayor or Director of Director of Community & Economic  
Development**

**ATTEST:** \_\_\_\_\_

**City Clerk**

Applicant contact information:

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner's information, if different than applicant:

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## **Exhibit I**

### Eligible Interior Building Improvements Cost Estimate



May 6, 2020

Building and Code Enforcement Division

City of St. Charles

2 East Main Street

St. Charles, IL 60174

Re: Commercial Corridor and Downtown Business Economic Incentive Program Application

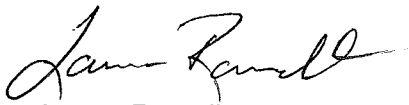
Dear Building and Code Enforcement Division,

Attached, please find our Commercial Corridor and Downtown Business Economic Incentive application and related material for our proposed addition to 316 Cedar Street. We are planning to build an event venue on the property (see attached drawings) and are hopeful to receive the maximum available funds under this program.

The total project cost, excluding property acquisition, will be approximately \$550,000 to \$600,000. The eligible reimbursement costs include:

• Fire System Alarm	\$17,850
• Fire Sprinkler System	\$44,760
• Windows and Doors	\$49,644
• HVAC	<u>\$43,500</u>
TOTAL	\$155,754

Thank you for your consideration.



Lance Ramella

108 7<sup>th</sup> Place, Geneva, IL 60134

(630)544-7826

Lramella30@gmail.com

*[Faint, illegible stamp or text in the bottom right corner]*



ONE COMPANY DOES IT ALL

*Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service*  
2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • [www.foxvalleyfire.com](http://www.foxvalleyfire.com)

May 1, 2020

Avondale Custom Homes  
125 N. 11<sup>th</sup> Av  
St. Charles, IL 60174  
Attn: Cathal Conaty  
Email: [cathal@avondalecustomhomes.com](mailto:cathal@avondalecustomhomes.com)  
Phone: 630-605-6818

Re: Fire Alarm System Installation  
Location: 316 Cedar, St. Charles

Cathal,

Fox Valley Fire & Safety is pleased to submit our proposal to provide the fire alarm equipment for the abovementioned project. I have taken notes in conjunction with the drawings you provided in order to extend our offer. Fox Valley Fire & Safety will provide all necessary labor, equipment and materials to complete the installation of the new fire alarm system. Notifier fire alarm equipment shall be used for this installation and a 3 year warranty on part shall be extended. Fox Valley Fire & Safety proposes the following:

**Fire Alarm System Equipment and Scope of Work:**

- 1 - Intelligent Addressable Fire Alarm Panel w/battery back-up
- 1 - 80 Character Annunciator Panel
- 2 - Photoelectric Smoke Detectors
- 6 - Manual Pull Stations
- 5 - Monitor Modules
- 9 - ADA approved Horn/Strobes
- 7 - ADA approved Strobes
- 4 - Exterior Strobes
- 1 - Fire Rated cable, conduit fitting and materials
- 1 - Labor to install
- 1 - Programming Services
- 1 - Engineered Drawing for submittal
- 1 - Final Checkout with Fire Prevention

Your cost for this package (Includes State Sales Tax) .....\$ 17,850.00\_\_\_\_  
Initials

**Clarifications / Qualifications:**

1. This proposal is based on completing all work from a clear floor with readily available access to all areas of work. If work is delayed due to lack of access to areas of work, additional costs may apply.
2. No considerations have been made in this proposal for patching, painting, or re-surfacing of existing wall and ceiling surfaces. Any patching, painting, or re-surfacing services will be the responsibility of others.

3. Fox Valley Fire & Safety will provide fire stopping services for all new through penetrations made in fire rated walls &/or ceilings. No considerations have been made for fire stopping existing through penetrations.
4. No considerations have been made in this proposal for providing overtime / premium labor. If overtime / premium labor hours are required by other, please contact our office for additional price information.
5. Fox Valley fire & safety will secure an electrical permit only for this scope of work. All permit &/or review fees incurred will be billed in addition to the proposed amounts above, at Fox Valley Fire & Safety's cost.
6. Unless agreed to in writing, no products or service not listed above have been included in this proposal. No considerations have been made in this proposal for modifications or additions to the fire sprinkler system, fire extinguisher quantities or locations, single-station (non-fire alarm system) smoke detectors or carbon monoxide detector, or any other systems or services.
7. If any changes to the scope of work are required by the Authority Having Jurisdiction, additional costs may result.
8. Upon completion of work the Fire Marshall will be contacted and the test will be completed.
9. Excludes 120v wiring & 20amp dedicated circuit breaker.

I look forward to partnering with you on this project and appreciate your careful consideration. If you have any questions, comments, concerns, or if I may be of further assistance, please contact me directly.

Respectfully Submitted,



Sean A. Sedrick  
Fire Protection & Life Safety Specialist  
Fox Valley Fire & Safety  
(224) 293-5382 Office  
(224) 293-5381 Direct Fax  
(847) 875-0648 Mobile

Credit Terms: 25% deposit required, progress billings shall apply.

1. All orders are subject to credit approval and may require a deposit; prior arrangements notwithstanding.
2. Payment Terms can be established by contacting our Accounts Receivable Department at 224-293-5308 or 224-293-5304.

Approval:

My signature below indicates that I am an authorized agent of the company receiving this proposal and that I have full power and authority to bind our company to the terms of this proposal.

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

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



ONE COMPANY DOES IT ALL

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service  
2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • [www.foxvalleyfire.com](http://www.foxvalleyfire.com)

May 1, 2020

Avondale Custom Homes  
125 N. 11<sup>th</sup> Av  
St. Charles, IL 60174  
Attn: Cathal Conaty  
Email: [cathal@avondalecustomhomes.com](mailto:cathal@avondalecustomhomes.com)  
Phone: 630-605-6818

Re: Sprinkler System Installation  
Location: 316 Cedar, St. Charles

Cathal,

Thank you for the opportunity to look at the sprinkler system installation scope of work for this existing structure and new building additions. Based upon the drawing that you provided, Fox Valley Fire & Safety proposal the following.

Fox Valley Fire & Safety proposes to supply all labor, materials and equipment necessary to design, an automatic water based fire suppression system with separate anti-freeze loop. The design criteria for this shall be .15/1,500 sq.ft. Ordinary Hazard Group I Occupancy. Fire Protection Engineered Drawings and hydraulic calculation shall be performed for this installation.

**Sprinkler System Equipment and Scope of Work:**

- 1 - 4" Riser Manifold with system gauges, flow switch & Sprinkler Bells
- 1 - 4" Backflow assembly with OS&Y valves & tampers
- 1 - 4" Storz Fire Department Connection with Check valve
- 1 - 2" Backflow assembly with butterfly valve (Anti-freeze loop)
- All - NFPA listed Sprinkler Heads (both systems)
- All - Piping, fittings, hanger & fabrication
- All - Installation labor, hydrostatic testing, backflow certifications
- 1 - Fire Protection Engineered Drawings
- 1 - Functional Testing with St. Charles AHJ

Your cost for this package (Includes Sales Tax).....\$ 44,760.00  
Initials

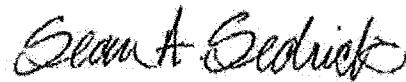
**Clarifications / Qualifications:**

1. This proposal is based on completing all work from a clear floor with readily available access to all areas of work. If work is delayed due to lack of access to areas of work, additional costs may apply.
2. A functional drain must be provided.
3. No considerations have been made in this proposal for patching, painting, or re-surfacing of existing wall and ceiling surfaces. Any patching, painting, or re-surfacing services will be the responsibility of others.

4. No consideration has been made with respect to the cost associate with permit fees or third party review fees. All permit/review fees shall be billed in addition to the cost listed above. Fees shall be billed at Fox Valley Fire & Safety's actual cost.
5. No considerations have been made in this proposal for providing overtime / premium labor. If overtime / premium labor hours are required by other, please contact our office for additional price information.
6. Unless agreed to in writing, no products or service not listed above have been included in this proposal. No considerations have been made in this proposal for modifications or additions to the fire alarm system, fire extinguisher quantities or locations, single-station (non-fire alarm system) smoke detectors or carbon monoxide detector, or any other systems or services.
7. If any changes to the scope of work are required by the Authority Having Jurisdiction, additional costs may result.
8. Scissor Lift to be provided by customer.
9. Excludes any underground water main line work including trenching, pipe, pressure testing, chlorinate new fire service line, back fill or parkway restoration.

I look forward to partnering with you on this project and appreciate your careful consideration. If you have any questions, comments, concerns, or if I may be of further assistance, please contact me directly.

Respectfully Submitted,



Sean A. Sedrick  
Fire Protection & Life Safety Specialist  
Fox Valley Fire & Safety  
(224) 293-5382 Office  
(224) 293-5381 Direct Fax  
(847) 875-0648 Mobile

Credit Terms: 25% deposit required, progress billing shall apply.

1. All orders are subject to credit approval and may require a deposit; prior arrangements not withstanding.
2. Payment Terms can be established by contacting our Accounts Receivable Department at 224-293-5308 or 224-293-5304.

Approval:

My signature below indicates that I am an authorized agent of the company receiving this proposal and that I have full power and authority to bind our company to the terms of this proposal.

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

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

# Window's Doors

**AVONDALE REVISED 4-15-20**  
**316 CEDAR ST**

Quote #: 1SYW1HL

A Proposal for Window and Door Products prepared for:  
**Job Site:**  
60174

**Shipping Address:**  
CREATIVE MILLWORK  
3700 Illinois Ave  
Saint Charles, IL 60174-2421



BOB LITWIN  
CREATIVE MILLWORK  
3700 ILLINOIS AVE  
ST CHARLES, IL 60174  
Phone: (630) 762-0002

Email: blittwin@creativemillworkllc.com

This report was generated on 4/15/2020 12:21:26 PM using the Marvin Order Management System, version 0003.01.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

**Featuring products from:**

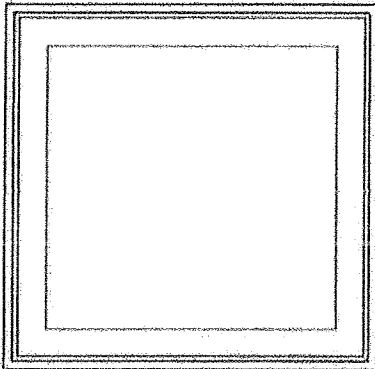
**MARVIN** 

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: RESTROOMS	Net Price:	243.39
Qty: 3		Ext. Net Price:	730.17

**MARVIN**



As Viewed From The Exterior

MO 24 1/2" X 23 3/8"

CN 2523

FS 24" X 23 1/8"

RO 25" X 23 5/8"

**Performance Information**

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.51

Condensation Resistance: 57

CPD Number: MAR-N-251-00890-00001

ENERGY STAR: N, NC

**Performance Grade**

Licensee #900

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 1422X1807 mm (57X71.7 in)

LC-PG50 DP +50/-50

FL9690

Stone White Exterior  
White Interior  
Elevate Awning - Stationary  
CN 2523  
Rough Opening 25" X 23 5/8"  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar

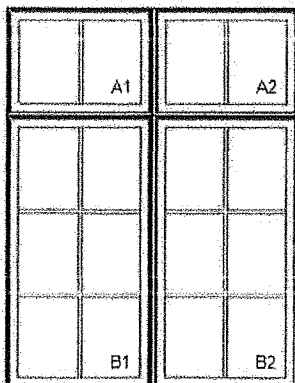
4 9/16" Jambs

Nailing Fin

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: SIDE ELEV	Net Price:	1,840.98
Qty: 4		Ext. Net Price:	7,363.92

**MARVIN**



As Viewed From The Exterior

Stone White Exterior  
White Interior  
2W2H - Rectangle Assembly  
Assembly Rough Opening  
65" X 82 3/4"

Unit: A1

Elevate Awning - Stationary

CN 3323

Rough Opening 33" X 23 5/8"

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter Bar

GBG

Rectangular - Special Cut 2W1H

Stone White Ext - White Int

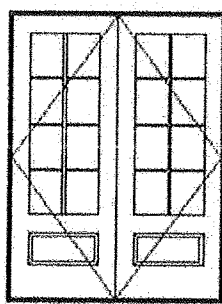
Unit: A2

Elevate Awning - Stationary

Visible Light Transmittance: 0.46  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00746-00001  
ENERGY STAR: N, NC  
**Performance Grade**  
Licensee #898  
AAMA/WDMA/CSA/101/ I.S.2/A440-08  
LC-PG50 914X1603 mm (37X63.5 in)  
LC-PG50 DP +50/-50  
FL9684

Line #4	Mark Unit: ENTRY DOORS	Net Price:	7,477.02
Qty: 5		Ext. Net Price: USD	37,385.10

**MARVIN**



As Viewed From The Secured Side

MO 74 43/64" X 97 5/16"

CN 6080

FS 74 11/64" X 97 1/16"

RO 75 11/64" X 97 9/16"

**Performance Information**

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

**Performance Grade**

No Performance Grade Information available.

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Ultimate Commercial Door - XX Right Hand Reverse Active  
CN 6080  
Rough Opening 75 11/64" X 97 9/16"  
Left Panel  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter Bar  
GBG - Contour  
Rectangular 2W4H  
Stone White Ext - White Int  
Beveled Interior Glazing Profile  
Raised Panel Visible Panel Height 10 13/16"  
Right Panel  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter Bar  
GBG - Contour  
Rectangular 2W4H  
Stone White Ext - White Int  
Beveled Interior Glazing Profile  
Raised Panel Visible Panel Height 10 13/16"  
No Lock No Bore  
Bronze (US10A) Ball Bearing Hinges-Brass  
Dark Bronze 1/2 Saddle - Pemko 253X4DFG 7 1/8"  
Belge Weather Strip  
4 9/16" Jambs  
Nailing Fin  
\*\*\*Note: The selected door sill is not designed or intended to manage air or water infiltration.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 45,967.19  
8.000% Sales Tax: USD 3,677.38  
Project Total Net Price: USD 49,644.57





## Heating & Air Conditioning

Beebe Heating and AC  
39W644 Denker Ct  
St. Charles, IL 60175

Phone: (630) 443-7166  
Fax: (847) 428-9781  
beebe@beebeheating.com  
beebeheating.com

Bill to  
**MCNALLY CONSTRUCTION  
MANAGEMENT**  
125 NORTH 11TH AVE.  
ST. CHARLES IL 60174

Ship to  
**Johnsons**  
316 Cedar Street  
316 Cedar Street  
St. Charles IL 60174

### Quote Q1062

Item	Description	Quantity	Price	Amount
Custom install commercial	Option #1 Install 2 Fujitsu 19 seer 4.5 ton 3 zone mini split condensers with 3 wall mount fan coils each . and 1 Carrier comfort series 120,000 btu 95% furnace with 1 Carrier 13 seer 5 ton a/c system with all needed ductwork - registers - grills and 1 Digital programable thermostat. vent 3 bath fans and 1 janitors closet fan out thru the roof. Install 1 honeywell Y8150 auto fresh air intake system . (\$29,780.00)	1	\$0.00	\$0.00
	option #2 Install one Greenheck 1000 cfm erv for balance of needed fresh air intake . (\$13,575.00)			
	Option # 3 Install 2 Rheem commercial grade 7.5 ton rooftop units with curbs - low leak fresh air economizers - power exhaust and 2 complete duct systems with all registers - grills and 2 digital Honeywell programable thermostats. Vent 3 bath fans and 1 Janitors closet fan out thru the roof . (\$43,500.00)			
Subtotal:				\$0.00
Tax:				\$0.00
Total:				\$0.00



Beebe Heating and AC  
39W644 Denker Ct  
St. Charles, IL 60175

Phone: (630) 443-7166  
Fax: (847) 428-9781  
beebe@beebeheating.com  
beebeheating.com

Payments: \$0.00

## Exhibit II

### Checklist for Eligible Improvements & Reimbursements

316 Cedar Street

Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final submittal	Amount Reimbursed
Fire Alarm System	\$17,850			
Fire Sprinkler System	\$44,760			
Windows and Doors	\$49,644			
HVAC	\$43,500			
Total of all eligible improvements	\$155,754			
<b><u>Amount of anticipated grant @ 50% of eligible cost of improvements</u></b>	<b><u>\$25,000</u></b>			

Grant Application Submitted 05/07/2020

**COMMERCIAL CORRIDOR AND DOWNTOWN BUSINESS ECONOMIC INCENTIVE  
PROGRAM**

**AWARD APPLICATION FORM**

**1. Applicant Information:**

Name: LANCE + KAREN RAMELLA  
Home Address: 108 7th PLACE  
Phone/email: 630-544-7826 / LRAMELLA30 @ GMAIL.COM  
Name of Business: 210 Cedar, LLC  
Business Address: 210 Cedar Ave, St. Charles, IL 60174  
Federal Tax ID Number: 82-3311747

(All awards are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099 (W-9). You are required to provide your taxpayer ID number or social security number as part of the Commercial Corridor and Downtown Business Economic Incentive Award Agreement. Property owners and tenants should consult their tax advisor for tax liability information.)

**2. Property Information:**

Address: 316 Cedar St., St. Charles, IL 60174  
Property Identification Number: 09-27-357-005

**3. Architect/Design Professional:**

Name: MARSHALL ARCHITECTS / DAN MARSHALL  
Address: 812 E. MAIN ST, ST. CHARLES 60174  
Phone/email: 630-584-7820 / DAN @ MARSHALLARCHITECTS.COM

**4. Contractor(s):**

Name: M McNALLY CONST. MGT. / MAURICE McNALLY  
Address: 125 N. 11th AVE, ST. CHARLES, IL 60174

Phone/email: 630-584-7106 / MAURICE@AVONDALBCUSTOMHOMES.COM


**5. Scope of Project (Include the following with your submittal):**

- A. Building Plans accurately drawn to scale, showing proposed improvements.
- B. Cost estimates for materials and labor. (There should be two cost estimates submitted, one for the estimated costs of all improvements to the building and one that highlights only the costs for eligible improvements).

**4. Statement of Understanding:**

- A. I agree to comply with the guidelines and procedures of the St. Charles Commercial Corridor and Downtown Business Economic Incentive Program.
- C. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts and contractors' final waivers of lien upon completion of the approved improvements before any reimbursement payment will be authorized. "Before" and "After" pictures of the project must be submitted before funds will be released.
- D. I understand that work done before a Commercial Corridor and Downtown Incentive Award Agreement is approved by staff or the City Council is not eligible for an award.
- E. I understand that Commercial Corridor and Downtown Business Economic Incentive reimbursement awards are subject to taxation and that the City is required to report the amount and the recipient of said awards to the Internal Revenue Service.

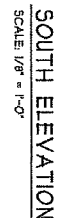
**Signature of Applicant:**

\_\_\_\_\_

***If the applicant is someone other than the owner of the property, the owner(s) must complete the following certificate:***

I/We certify that I/we own the property identified on this application and that I/we hereby authorize the applicant to apply for a reimbursement award under the City of St. Charles Commercial Corridor and Downtown Business —Economic Incentive Program and undertake the approved improvements.

Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

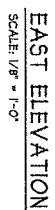


SCALE: 1/8" = 1'-0"

### SOUTH ELEVATION

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

ENDORS ARE MARYIN INTEGRITY  
CASEMENT UNLESS SPECIFIED



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

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

APR. 29, 2020 - DESIGN DEVELOPMENT

PLOTTED: 4/29/2020

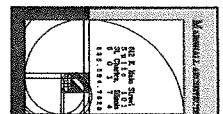
PROPOSED ADDITION AND ALTERATIONS AT:

316 CEDAR STREET

ST. CHARLES, ILLINOIS 60114

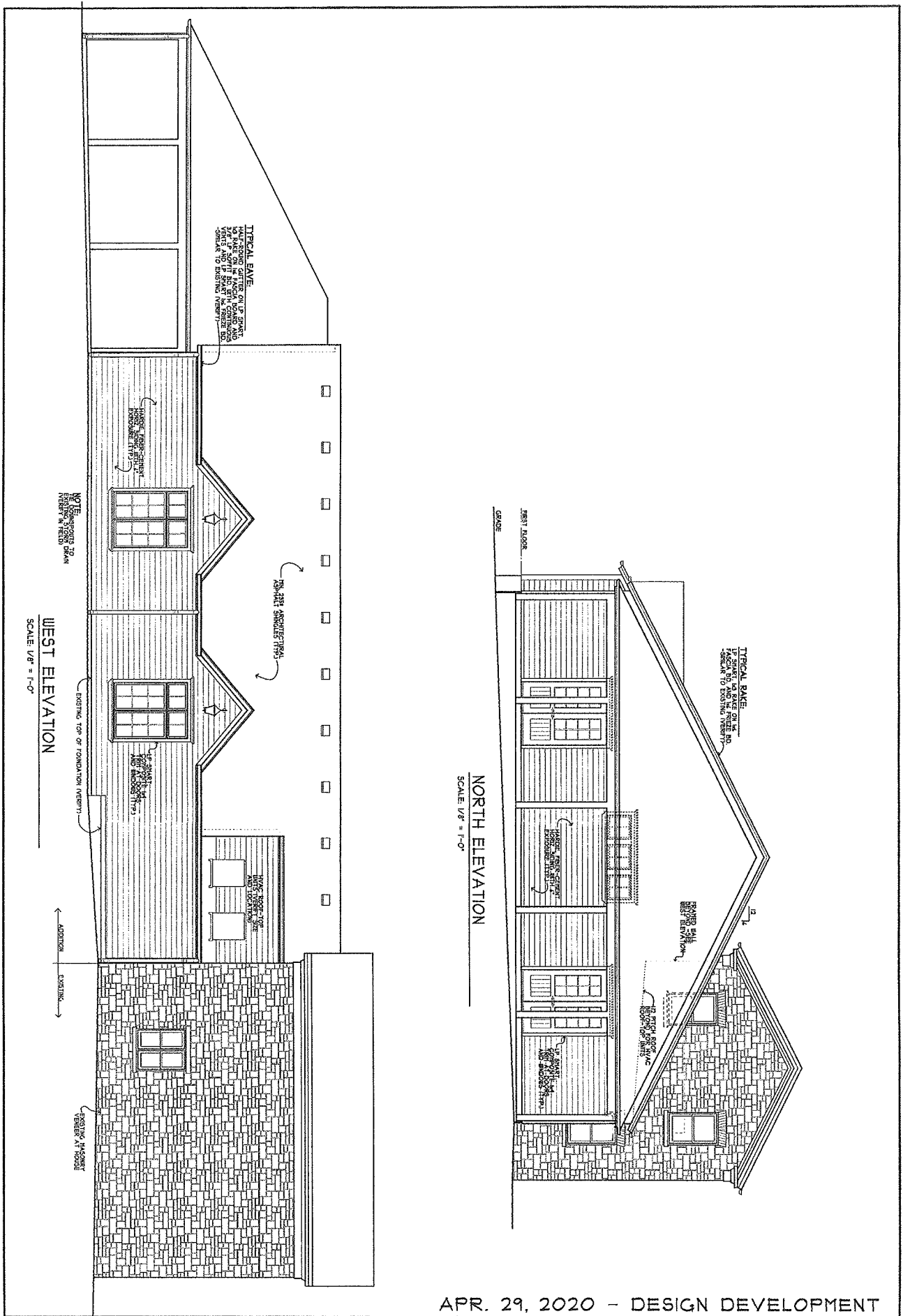
MCNALLY CONSTRUCTION MANAGEMENT FOR:  
LANCE & KAREN RAMELLA

STATE OF ILLINOIS  
DESIGN FIRM  
REGISTRATION NUMBER  
BA000717



CORRUSION: 2743  
 Issue Date: \_\_\_\_\_  
 Drawn By: CDZ  
 ELEVATIONS  
 Sheet: \_\_\_\_\_

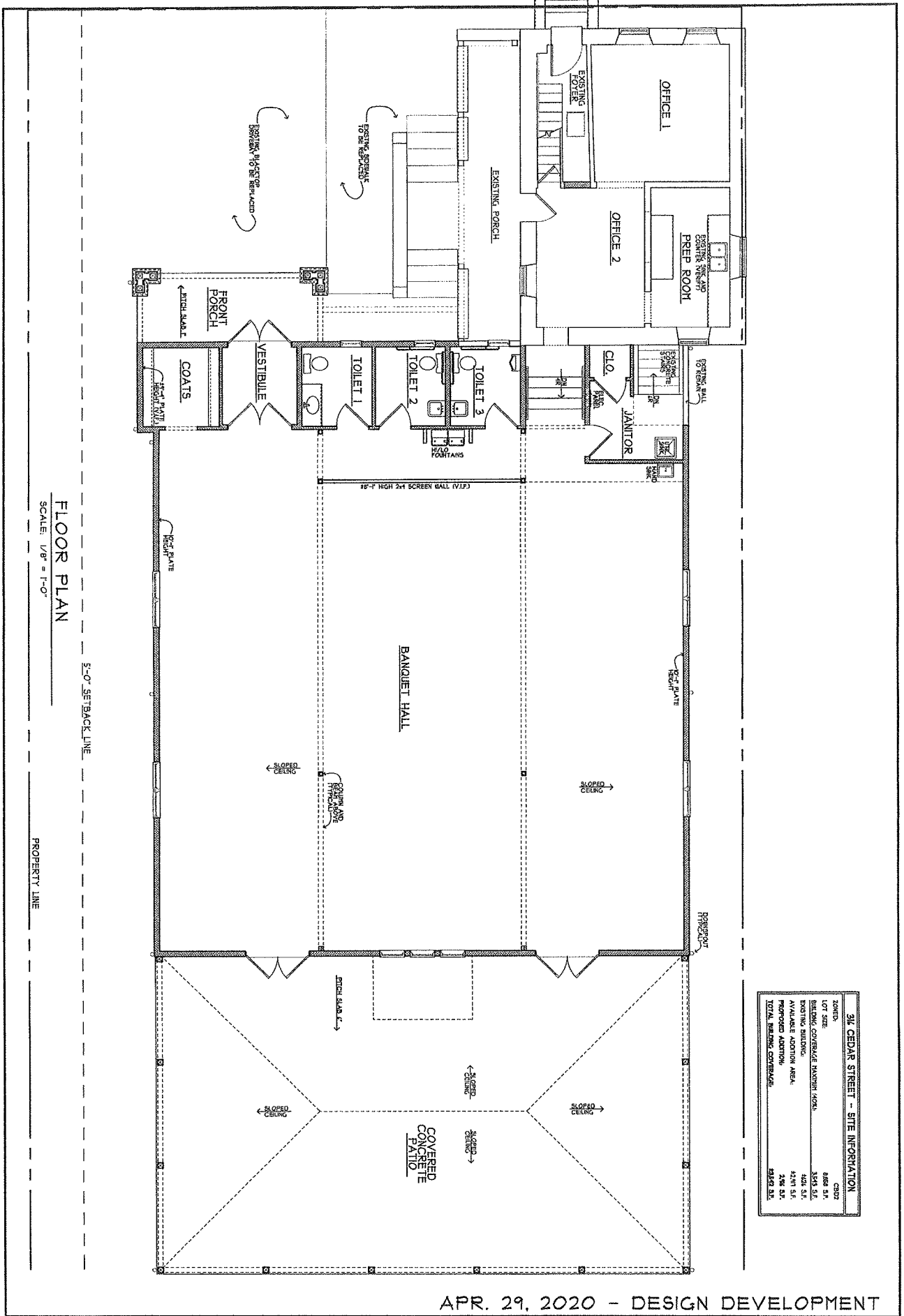
Sheet:  
of 5



APR. 29, 2020 - DESIGN DEVELOPMENT

SHEET: 41.5	COMMISSION: 2798 DATE: 02/22/2020 DRAWN BY: GJZ ELEVATIONS	REVIEWED: DATE: 02/22/2020 DRAWN BY: GJZ	PLOTTED: 4/21/2020	PROPOSED ADDITION AND ALTERATIONS AT: <b>316 CEDAR STREET</b> ST. CHARLES, ILLINOIS 60114 MCNALLY CONSTRUCTION MANAGEMENT FOR: LANCE & KAREN RAHELLE		STATE OF ILLINOIS REGISTRATION NUMBER 00000001	





Sheet:

of 1

DATE: 4/29/2020

PROJECT: 2020-0001

DESIGNER: [Redacted]

DATE: [Redacted]

DESIGNER: [Redacted]

**PROPOSED ADDITION AND ALTERATIONS AT:**

**316 CEDAR STREET**

ST. CHARLES, ILLINOIS 60154

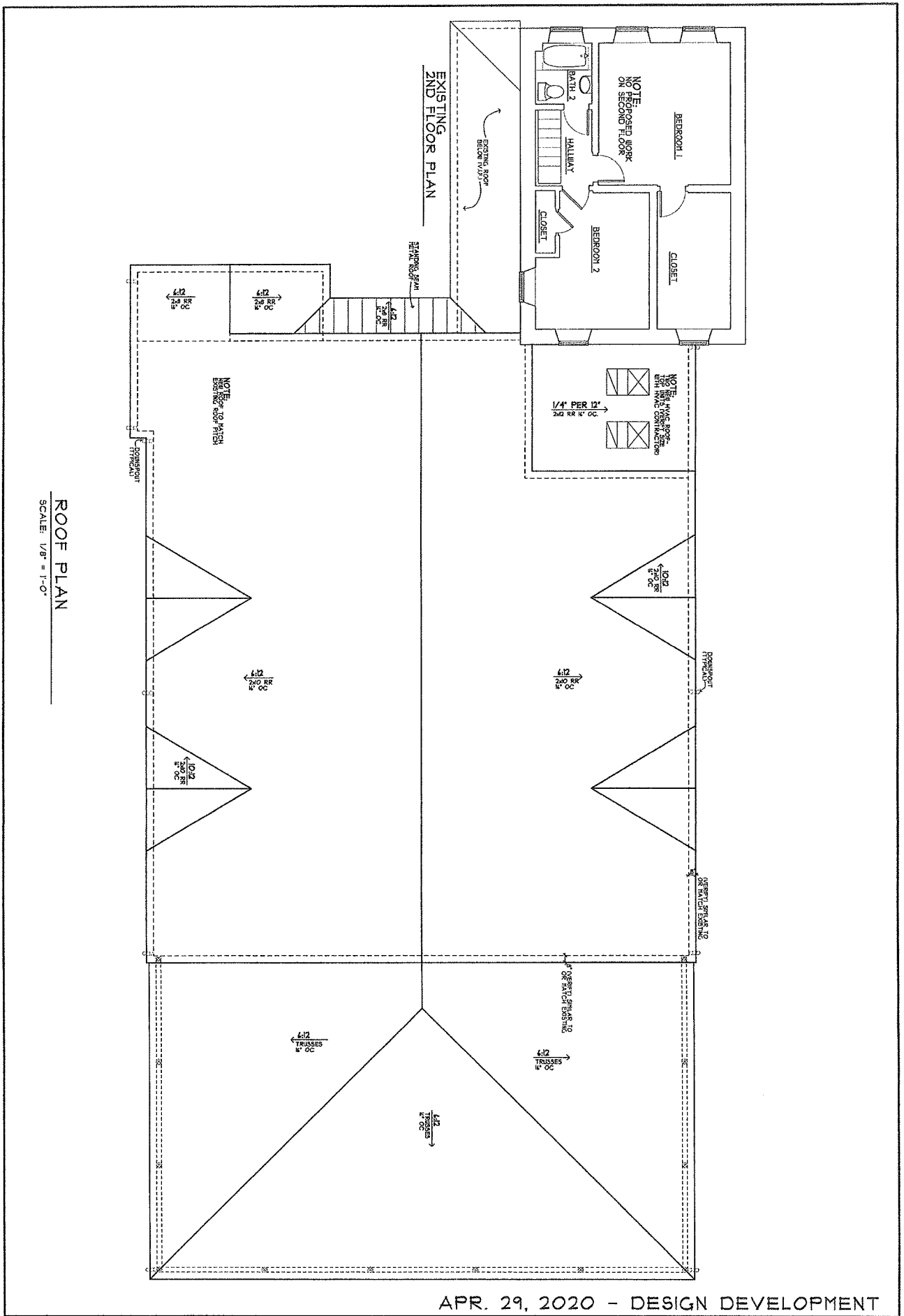
MCNALLY CONSTRUCTION MANAGEMENT FOR:

LANCE & KAREN RAHELLA

STATE OF ILLINOIS

REGISTRATION NUMBER

16002011



APR. 29, 2020 - DESIGN DEVELOPMENT

SHEET 1	PROJECT 219	DRAWN BY G22	CHECKED BY G22	DATE 4/27/2020	PLOTTED, 4/27/2020	PROPOSED ADDITION AND ALTERATIONS AT: <b>316 CEDAR STREET</b> ST. CHARLES, ILLINOIS 60174 MCNALLY CONSTRUCTION MANAGEMENT FOR: LANCE & KAREN RAFFELLA	STATE OF ILLINOIS REGISTRATION NUMBER 0400181	