	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA & Commercial Corridor and Downtown Business Economic Incentive Grant: 122 W. Main St.	
	Proposal:		Façade Project	
	Petitioner:		Dean Courser	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 1/4/17	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)	X	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Minutes from 11/16/16		Elevation drawings (previously approved)		
Elevation drawings (proposed)		Cost estimates		
EXECUTIVE SUMMARY:				
<p>The Commission approved a COA for storefront improvements for Standbridge Master Saddlers on 11/16/16.</p> <p>Property owner Dean Courser of DPC Properties has applied for grant funding from the Commercial Corridor and Downtown Business Economic Incentive Program to fund improvements to the building. This program offers a 50/50 matching grant for structural modifications, plumbing and electrical repairs, and life safety upgrades. The program can also be used for exterior improvement projects if Façade Improvement Grant funds have been exhausted. No Façade Improvement Grant funding is left for the 2016-17 fiscal year.</p> <p>The proposed façade improvements are nearly the same as previously approved by the Commission, however the pilasters between the storefront window sections do not incorporate wainscoting on the lower 1/3 as previously shown. Therefore, a new COA is needed to approve the revised plan.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendation on approval of the COA & Commercial Corridor and Downtown Business Economic Incentive Grant.				

6. COA: 122 W. Main St. (storefront improvement)

Randy Jostes, the petitioner, was present.

Mr. Jostes reviewed the plans for the storefront. While doing demolition for the business next door, they discovered divided light windows that matched their front entryway. They are planning on using these windows on the south and west ends of the building to create a bookend look. He noted this will also help to differentiate the two businesses located in this building. The plan is to use clear glass on the other existing window openings.

The signage will consist of individually cut letters that spell out Stanbridge Master Saddlers. The letters will be mounted directly onto the existing backing material and will be lit from above with gooseneck barn lighting.

Paneling made out of man-made wood will replace the brick that was removed, and wainscoting, which is already in place in the entryway, will be extended around to cover the entire granite base. He noted there was nothing behind the granite that was worth preserving.

Dr. Smunt suggested using the divided light windows along the entire storefront. Mr. Jostes felt that look was a bit overwhelming.

Dr. Smunt stated the drawings effectively tied everything together.

A motion was made by Mr. Bobowiec and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented. Mr. Kessler recused himself.

7. Additional Business or Observations from Commissioners or Staff

The members welcomed Phil Kessler to the Commission.

Mr. Pretz noted the owners of 304 Cedar Ave. followed the Commission's recommendations and changed the door that was discussed at a previous meeting. He also said the Pottawatomie Garden Club is allocating funds to provide plants and bushes at the Jones Law Office location.

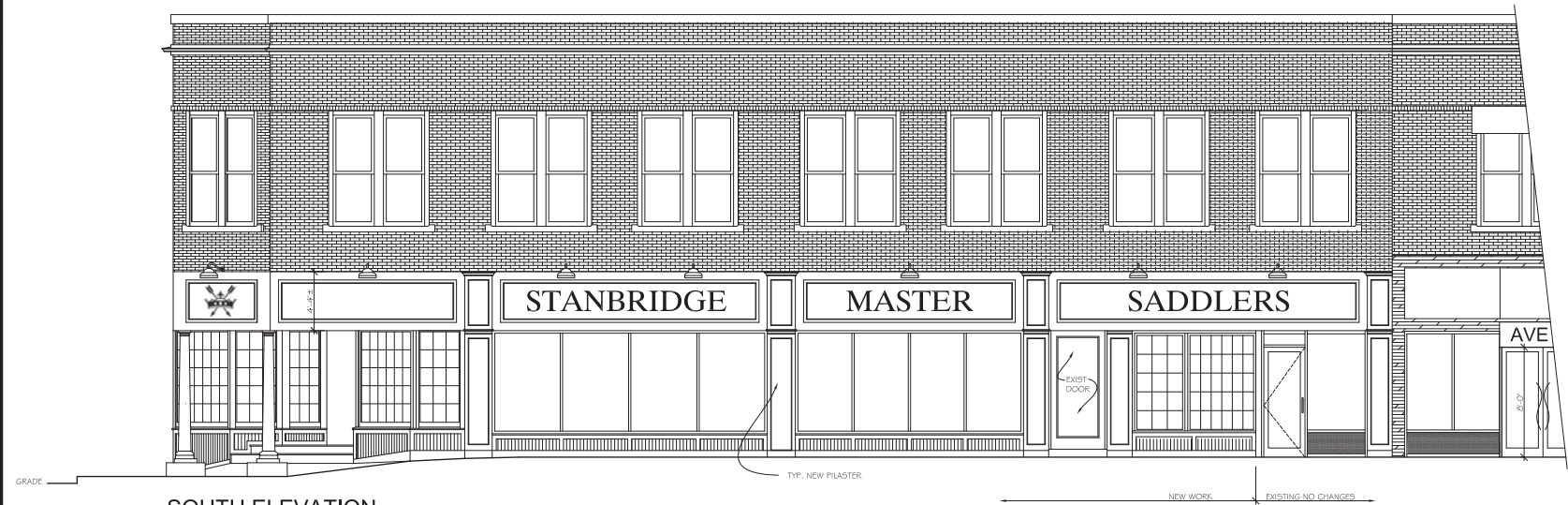
Mr. Gibson expressed concern over the bright pink shades across the top exterior windows of the building on the NE corner of 3rd St. and Rte. 64. Dr. Smunt said those have been there for awhile.

a. Pottawatomie area tour and survey discussion

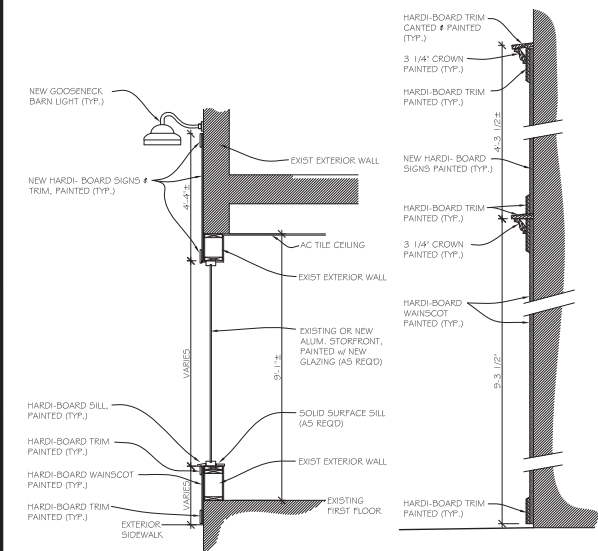
Mr. Colby said he has been working on confirming a date for the tour. The plan is to hold the tour during the month of May. He will follow-up on this after the start of the new year.

Mr. Gibson noted the History Museum will be doing trolley tours the weekend of April 22nd. Mr. Pretz asked if they could tie the two tours together to help share the cost of the trolley. If

Proposed Plan



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




① **TYP. FACADE WALL SECT.**
SCALE: 1/2" = 1'-0"

TYP. PILASTER
SCALE: 1" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS		BY



ARCHITECTURAL RESOURCES
W. Alex Toppel - Architect
Robert M. Akers - Architect
427 West State St. Geneva, Illinois 60134
(630) 232-1774
wtoppel@ar.com / robert.akers@ar.com

I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they comply with all applicable codes and regulations, including the Illinois Accessibility Code and ANSI A117.1-1986.

Express: 11/2018

EXTERIOR ELEVATIONS
Build-out for:
STANBRIDGE MASTER SADDLERS
122 W. Main Street
St. Charles, Illinois 60174

Date: 12/09/16
Scale: AS NOTED
Drawn: R.M.A.
Job: 16-2577
Sheet
A3.0
Of 3 Sheets

Previously Approved Plan



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY

ARCHITECTURAL RESOURCES
W. Alex Toppel - Architect
Robert M. Akers - Architect
427 West State St. Geneva, Illinois 60134
(630) 232-1774
wtoppel3@gmail.com / robert.akers@sigdhal.net

I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they comply with all applicable codes, ordinances, rules and regulations of the Illinois Accessibility Code and ANSI A117.1-1986.
Express: 11/30/18

EXTERIOR ELEVATIONS
Build-out for:
STANBRIDGE MASTER SADDLERS
122 W. Main Street
St. Charles, Illinois 60174

Date: 11/08/16
Scale: AS NOTED
Drawn: R.M.A.
Job: 16-2577

Sheet

A2.0

Of 2 Sheets



STANBRIDGE MASTER SADDLERS

December 19, 2016

Mr. Matthew O'Rourke
2 East Main Street
Saint Charles, Illinois 60174

Mr. O'Rourke,

Thank you for taking the time to meet with Randy Jostes and me regarding our proposed renovations at 116 West Main Street. As we discussed, we are hoping the City will help us in improving the building façade and would like to begin work as soon as possible. We are planning to open mid-January, and it would be ideal to have the exterior complete by then.

As requested, please see our exterior construction renovation budget below:

Existing Sign Removal	\$1,500
Exterior Demolition	\$2,400
New Carpentry & Trim Work	\$9,400
New Storefront Glass	\$8,750
Board up of Storefront (after demo)	\$1,200
Exterior Painting	\$3,450
Exterior Electrical & Lighting	\$3,900
New Signage	\$2,300
Architect Design and CM Fees	\$7,350
Total Cost of Exterior Renovation	\$40,250

Please feel free to contact me with any questions. My partners at Stanbridge and I look forward to being a part of downtown Saint Charles for many years to come.

Sincerely,

Sarah Schmidgall
Stanbridge Master Saddlers
815-557-7760
sarah@stanbridgesaddlers.com

Estimate

**Aubrey Sign Company**

1847 Suncast Lane

Batavia, IL 60510

ph. (630) 482-9901

fax (630) 482-9906

email: aubreysigns@sbcglobal.net

Estimate: ASC- 10930

Printed 11/10/2016 10:53:13AM

Description: REMOVE FRONT AND SIDE AWNINGS AND CORNER SIGN (FROM VERTICAL DROP)

Prepared For: Sarah Schmidgall

ph: (815) 557-7760

Company: Stanbridge Master Saddlers, LLC

Estimate Date: 11/10/2016 10:52:57AM

email: sarah@stanbridgesaddlers.com

Dear Sarah:

Thank you for contacting us regarding your signage needs. The estimate you've requested is below. If you have any questions, please don't hesitate to call us at 630-482-9901.

Sincerely,

Mike Hoffer
President

Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total
1 Installation		1	1	1	1	\$1,500.00	\$0.00	\$1,500.00

Color:**Description:** REMOVE OLD AWNINGS AND CORNER LIGHTBOX FROM PREVIOUS TENANT (VERTICAL DROP)
DISPOSE OF SIGNS AND AWNINGS**Text:****Notes:**

THIS QUOTE IS BASED UPON NORMAL INSTALLATION DURING REGULAR BUSINESS HOURS AND UNRESTRICTED ACCESS TO THE INSTALLATION SITE. ADDITIONAL CHARGES MAY APPLY.

OUR TERMS ARE FIFTY (50%) DOWN AT THE TIME THE ORDER IS PLACED AND THE ENTIRE BALANCE IS DUE WHEN THE ORDER IS PICKED UP OR INSTALLED. A FINANCE CHARGE OF 1.5% PER MONTH WILL BE ASSESSED ON ANY OUTSTANDING BALANCE AFTER THIRTY (30) DAYS.

THERE WILL BE A 3% SERVICE CHARGE FOR ANY CREDIT CARD PAYMENTS OVER \$500.

ANY INSURANCE REQUIRED IN ADDITION TO OUR STANDARD COVERAGE WILL INCUR ADDITIONAL CHARGES. THIS INCLUDES, BUT IS NOT LIMITED TO, REQUESTS FOR SPECIAL ENDORSEMENTS, ADDITIONAL INSUREDS, WAIVERS OF SUBROGATION, NON-CONTRIBUTORY COVERAGE OR BONDS.

ANY ADDITIONS, DELETIONS OR OTHER CHANGES TO THIS ORDER BY CUSTOMER MAY RESULT IN A PRICE CHANGE OF ONE OR MORE LINE ITEMS -- AND/OR THE INSTALLATION CHARGES.

Line Item Total:	\$1,500.00
Tax Exempt Amt:	\$1,500.00
Subtotal:	\$1,500.00
Taxes:	\$0.00
Total:	\$1,500.00

Deposit Required: **\$750.00**

Company: Stanbridge Master Saddlers, LLC
122 W. Main Street
St. Charles, IL 60174

Received/Accepted By:

/ /

BUSINESS SIGN SPECIALISTS

ESTIMATE

Aaa Remodeling Service

Lisle Il

Phone: (630) 392-3626

Email: aaaremodelingservice@yahoo.com

Randy Jostes

(630) 453-9085

Estimate #

000005

Date

11/23/2016

Description

Total

Demolition and clean up	\$2,400.00
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Removal of all plywood as discussed
And rotten trim
Removal and disposal of granite to supplied dumpster

Exterior wrap	\$6,400.00
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New hardie panels installed
And trim details as discussed cedar or hardie trim, no prep or paint work
Supply and build scaffolding

Materials budget	\$4,500.00
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We could save as much as 1500 if we use cedar as opposed to hardie trim I have to get and accurate count and still want to confirm final details w owners

Subtotal	\$13,300.00
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Total	\$13,300.00
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Shane Zimmer

Randy Jostes

11/22/2016
5:08:27 AM

Job Estimate

Bid Date: 11/22/2016
Estimator: George Johnson
Job Name: Stanbridge Mater Saddlers
Contractor:
Job Contact: Randy Jostes
Phone: 630-453-9085
Fax:
Address1:
Address2:
Address3:

Vendor: Pittco Architectural Metals, Inc.

Fox Valley Glass and Mirror, Inc.
9919 Clow Creek Drive
Suite A
Plainfield, Illinois 60585
Phone: 630-904-4700
Fax: 630-904-4710
georgefvg@Comcast.net
www.foxvalleyglass.Com
License #

Architect:	Addr1:
Contact:	Addr2:
Phone:	Addr3:
Fax:	

Price per Square Foot	Total Material:	\$6,339.70
Total Perimeter Ft: 102	Total Labor:	\$1,871.43
Total Square Ft: 294	Total Outside Costs:	\$0.00
Price / Square Ft: \$29.76	Sales Tax % 8.5	\$538.87

Job Grand Total: \$8,750.00

Sections Bid:

Furnish and install Pittcos 2 x 4.5 thermally broken aluminum storefront in dark bronze anodized finish glazed with Low E tempered insulated glass.
Head Receptor and sub-sill included. Price includes aluminum framing, glass and installation. No other work is included in this bid. Add \$ 1200.00 for removal and board up of existing glass. Add \$ 1450.00 to install panel and aluminum trim below windows.

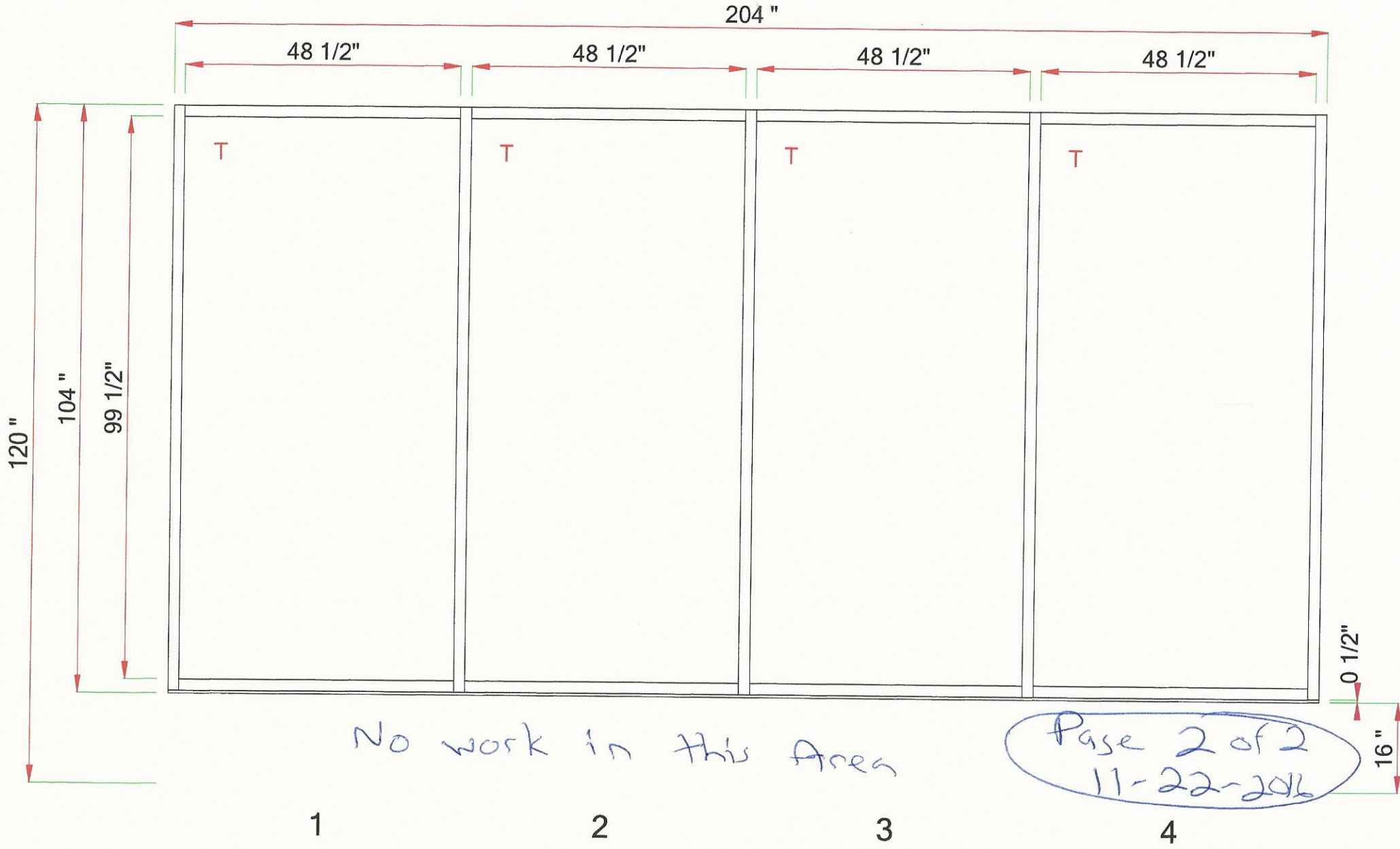
Exclusions:

Any permits or fees that may apply, Any addition cost for special insurance, Final cleaning of glass and aluminum. Any break metal that may be needed. Any item not shown on following sheets.

Any permits or fees that may apply, Any addition cost for special insurance, Final cleaning of glass and aluminum. Any break metal that may be needed. Any item not shown on following sheets.

Notes:

Please allow approx 3-4 weeks for material. Pricing good for 60 days after the date of this quote. 50% deposit to bring material in and balance due net 15 days from our completion. Any questions feel free to contact me. Thanks and have a great day. George J. Johnson 630-774-8694.



Stanbridge Mater Saddlers - 001 - Sout Elevation.dwg (2 Thus)
Frame: (DkBrz Cl2) TMS 114T - 2 x 4 1/2 Thermal Flush Glaze - Screw Spline - w/Subsill

Randy Jostes to Susan, me, Kate, Dean

Nov 27

Here is an exterior painting proposal for the front facade work.

Randy Jostes

Phone - #[630-453-9085](tel:630-453-9085)

Begin forwarded message:

From: peter olejarski <powheatonpainting@hotmail.com>
Date: November 27, 2016 at 9:56:12 AM CST
To: Randy Jostes <rmjostes@icloud.com>
Subject: exterior painting estimate at 122 w. main st. charles

November 27, 2016

Randal Jostes

President of Design Alternative

The following proposal is for exterior painting
at Stanbridge Master Sandlers building
located at 112 West Main St., St. Charles, IL

Exterior of the Building.

Prepare all surfaces to be painted.

Repair, sand and caulk as needed.

Prime any Hardi-Boards if needed.

Paint all existing wooden trim
and new boards in selected color and finish

Existing columns are included to be done.

Existing windows trim on lower windows
is included to be painted.

Bricks and upper windows are not included.

All labor and materials to complete
this project, as agreed, at \$3,450

Peter Olejarski for P.O.Wheaton Painting

From: Randy Jostes <rmjostes@icloud.com>
Sent: Sunday, November 20, 2016 2:22 PM
To: peter olejarski
Subject: Re: Stanbridge Master Saddlers pdf dated 11.08.16.

Yes I can get you big prints, and we could meet there Tuesday am once I confirm colors with the owners on Monday.
Hopefully I can get your check too!

Randy Jostes

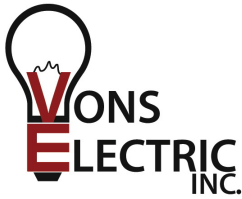
Phone - #[630-453-9085](tel:630-453-9085)

On Nov 20, 2016, at 1:32 PM, peter olejarski <powheatonpainting@hotmail.com> wrote:

When can you meet me there?

Monday morning?

Also can I get big prints



Vons Electric, Inc.
2701 Dukane Drive
St Charles, Illinois 60174
Ph.630.377.VONS(8667)

Proposal



Date	Estimate #
11/15/2016	3950
Pricing valid for 30 days from the date of this proposal	

Client Name / Address
Stanbridge Master Saddlers 122 W Main Street St.Charles IL 60174

Project Number
16-1252E

Description of Work	Qty	Cost	Total
Install 10-new 6" LED cans in drop ceiling		2,000.00	2,000.00
86- 2x4 LED Layin fixtures on existing switches (add separate support to ceiling)		21,500.00	21,500.00
Change 20 recessed light trims to LED		1,000.00	1,000.00
Emergency lights per code for the area consisting of		2,300.00	2,300.00
6-emergency lights			
4-combo / exit lights			
2-remote head			
3-fire strobe drops (wire by others)			
Install customer supplied track lights (per drawing dated 11/08/16)		400.00	400.00
Redo existing doorbell to code		420.00	420.00
Add 8-fixture openings for customer supplied barn lights (exterior)		2,700.00	2,700.00
surface mounting conduit			
replace photo eye sensor			
Add 4-occupancy sensors to the bathrooms and storage rooms per St.Charles code		300.00	300.00
2-exterior soffit outlets on with the track light power		300.00	300.00
Install 11-new duplex receptacles, 1-GFI and 6-quad receptacles		3,150.00	3,150.00
Demo old can light, track and old wiring		1,200.00	1,200.00
Note: A 50% deposit and signed proposal required to schedule, balance due upon completion of work			
Excludes: Patching or painting, permit fees, any code upgrades that are not E1.0 & E2.0 11/08/16			
Lights are by owner (except LED can trims)			

Thank you for the opportunity to do business!	Total	\$35,270.00
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I, the undersigned, hereby authorize the Work described on this Proposal. I have read and agree to this Proposal, including the attached terms and conditions. I recognize that there may be other service providers who may be able to perform this work and understand that I have the option of seeking other bids before authorizing this work. I represent that I am either the owner or owner's agent, and have authority to authorize the Work, and agree to pay for all services, including goods and services, received. I further, agree to pay Vons Electric, Inc. all costs and expenses, including but not limited to collection expenses, court costs and reasonable attorney's fees incurred by Vons Electric, Inc. in seeking to enforce any of the liabilities or obligations of the undersigned under this Agreement. Estimated Start/End Date: TBD upon acceptance of this proposal

Client Signature: _____

Date of Acceptance: _____



WWW.VONSELECTRIC.COM
LICENSED, INSURED & BONDED

KOHLER
Generators

**Certified
Installer**

Randy Jostes to Susan, me, Kate, Randy

Nov 15

Here is the signage letters proposal per the latest Facade plan.

Note: The letters are figured as non- illuminated, with the intent that the light fixtures above can provide the lighting of the signs.

This is significantly less \$ than back-lit letters.

Let me know your thoughts, and I will get be getting a cost for the Logo too.

Randy Jostes

Phone - #[630-453-9085](tel:630-453-9085)

Begin forwarded message:

From: aubrey sign company <aubreysigns@sbcglobal.net>
Date: November 15, 2016 at 10:27:34 AM CST
To: 'Randy Jostes' <rmjostes@icloud.com>
Subject: LETTERS FOR STANBRIDGE MASTER SADDLERS

Randy:

I calculate those letters at 18"H. The font appears to be Times New Roman. If we go with Gemini formed plastic (3D) letters (choice of 31 standard pigmented colors), stud-mounted, the cost is \$1,850 installed + applicable sales tax, permits and fees. This is only for the letters. The logo is a little more complicated - so I am working on that.

Best regards,

Mike Hoffer, President
The Aubrey Sign (and Awning) Company
1847 Suncast Lane
Batavia, IL 60510
[630-482-9901](tel:630-482-9901)
[630-482-9906](tel:630-482-9906) (fax)
aubreysigns@sbcglobal.net
www.aubreysigns.com
Like us on Facebook @ <http://www.facebook.com/aubreysigns>

From: Randy Jostes [<mailto:rmjostes@icloud.com>]
Sent: Monday, November 14, 2016 2:46 PM
To: aubrey sign company <aubreysigns@sbcglobal.net>
Subject: Re: Updated facade plan

Can you get a bid on for the new proposed signs?
I emailed you the rendering, and I'll send you the latest revised facade plans too!

Randy Jostes

Phone - #[630-453-9085](tel:630-453-9085)

On Nov 14, 2016, at 2:27 PM, aubrey sign company <aubreysigns@sbcglobal.net> wrote:

Randy:

Is there anything that we should be working on for this customer?

Best regards,

Mike Hoffer, President
The Aubrey Sign (and Awning) Company
1847 Suncast Lane
Batavia, IL 60510
[630-482-9901](tel:630-482-9901)
[630-482-9906](tel:630-482-9906) (fax)
aubreysigns@sbcglobal.net
www.aubreysigns.com
Like us on Facebook @ <http://www.facebook.com/aubreysigns>

From: Randy Jostes [<mailto:rmjostes@icloud.com>]
Sent: Sunday, November 13, 2016 8:06 AM
To: Mike Hoffer <aubreysigns@sbcglobal.net>
Subject: Updated facade plan

Here is the markup facade plan that we used to do the revised rendering too!

Randy Jostes to me

8:40 AM

- I. Design Services & Permit Plan Fees:
- *Concept Floor Plans and Exterior Elevations for Historic Review Commission and Grant Approvals

Cost = \$ 1450.00
- *Exterior Color Rendering for Historic Review Commission

Cost = \$300.0
- *Construction Documents for Building Permits

Cost = \$3100.00

(Includes dimension floor plans, life safety plan, exterior elevations, lighting and power plans, plumbing plan & schematics (as needed),

door and hardware schedule, and room finish schedule, and ADA restroom details)
- Note: Excludes HVAC mechanical design/plans, fire alarm plans, and signage drawings (all to be done by others)
- Total Design Fees for the project = \$4,850
- Note: All attendance time and documents required for the various city meetings, and all of the permit and grant applications are included in the fees above.

II. CM Fees for Interior & Exterior Renovation Work:

- *Interior Renovation Work

Cost = \$2500
- Exterior Renovation Work

Cost = \$1500
- Total CM Fees for the project = \$4000

Randy Jostes
Architect/Construction Manager

1603 Stonebridge Trail
Wheaton, IL 60189
Phone #[630-453-9085](tel:630-453-9085)