

 <p><b>ST. CHARLES</b> SINCE 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		COA & Façade Improvement Grant: 228 W. Main St.	
	<b>Proposal:</b>		Façade improvement project	
	<b>Petitioner:</b>		Dove Thiselton	
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING</b>			<b>MEETING 5/3/17</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
<b>X</b>	Certificate of Appropriateness (COA)	<b>X</b>	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Façade Grant Application				
Quotes for proposed work				
Photos of building				
<b>EXECUTIVE SUMMARY:</b>				
<p>A Façade Improvement Grant has been requested by Dove Thiselton for 228 W. Main St. Two businesses will occupy the building: Ghoulish Mortals and As Cute As It Gets.</p> <p>The proposal includes the following:</p> <ul style="list-style-type: none"> <li>• Recover two awning frames on the front (south) elevation with Sunbrella fabric.</li> <li>• Recover four awning frames on the side (west) elevation with Sunbrella fabric.</li> <li>• Two signs on the side (west elevation).</li> <li>• Gooseneck lighting above the awnings.</li> </ul> <p>Also proposed are three window graphics. Window graphics do not require a permit or COA to install. In the past, window graphics have not been covered by the grant. No information has been provided on the appearance of the graphics.</p> <p>In addition, planters are shown on the plans. The applicant intends to apply for a Corridor Improvement Grant for that aspect of the project.</p> <p>Total cost of work is estimated at \$12,549.16, not including the window graphics. The scope of work does not appear to qualify as “Routine Maintenance”, and would therefore qualify for 50% reimbursement. The grant could cover up to \$6,274.58. The building has not received a Façade Grant in the last 5 years.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations.				

# 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: 228 N. Main

Property Identification Number: \_\_\_\_\_

Applicant Name: Dove Thiselton



## Project Description:

Awning canvas replacements, signs, gooseneck lights + installation, vinyl window decals to "frame" monitors,

Separate corridor grant submitted for planter boxes.

Total Cost Estimate:      \$ 12,901.95

## 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: 949-795-3689

Email Address: dove@thiselton.com

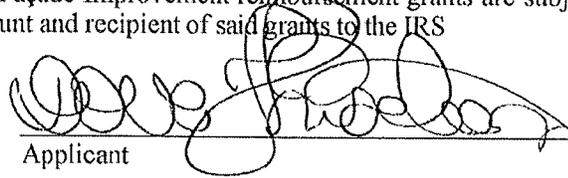
**Statement of Understanding:**

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

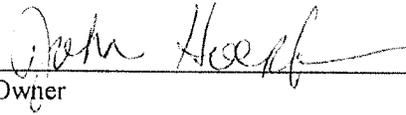
Signature:   
Applicant

Date: 4/30/17

**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 228 Main St., 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:   
Owner

Date: 5.1.17

EXHIBIT "II"

Plans, Design drawings, Specifications and Estimates

Attachments:

Electrical Installation of 8 gooseneck lights	575 <sup>00</sup> 650 <sup>00</sup>
3 brown gooseneck lights	524 97
5 black gooseneck lights	949 95
3 exterior vinyl window covers	353 16
7 awning restkins	3600 <sup>00</sup> 2280 <sup>00</sup> 2210 <sup>00</sup>
2 signs	879, 92 879, 92
	<hr/>
	<del>12901, 95</del>
	12901, 95

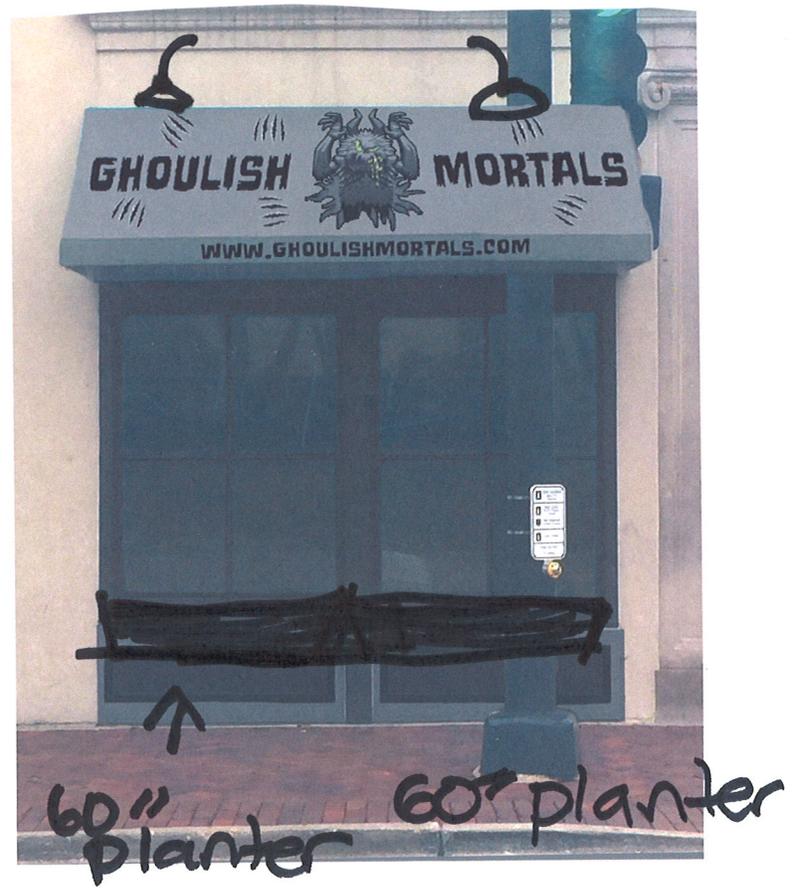
Window planters submitted  
to Commercial Corridor  
Program

(If that program is filled already,  
May I shift over the planter  
boxes, soil, mulch to this app)

228 W. Main St.  
Ghoulish Mortals

3 awnings  
5 lights  
4 planters (through  
corridor  
improvement  
grant)  
After

Before

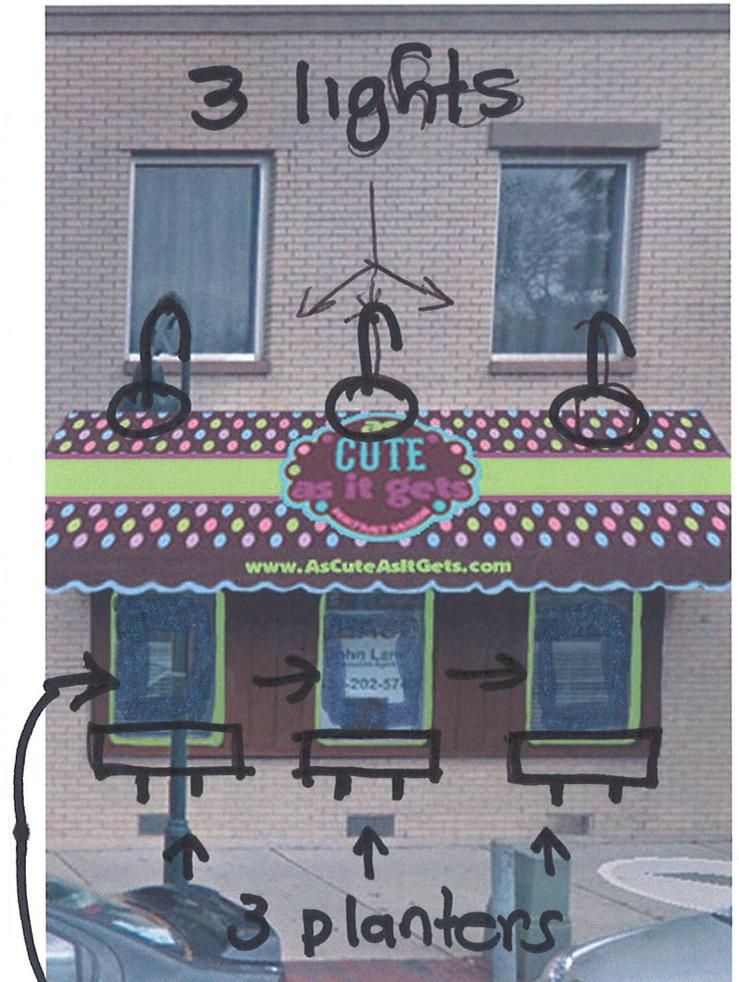


# 8 N. 3rd Street As Cute As It Gets

Before



After



- 1 awning
  - 3 lights
  - 3 planters
  - 3 exterior vinyl stickers
- (through corridor improvement grant)

3 57x34 stick on exterior vinyl window coverings to "frame" monitors in window that will show pictures from my galleries.

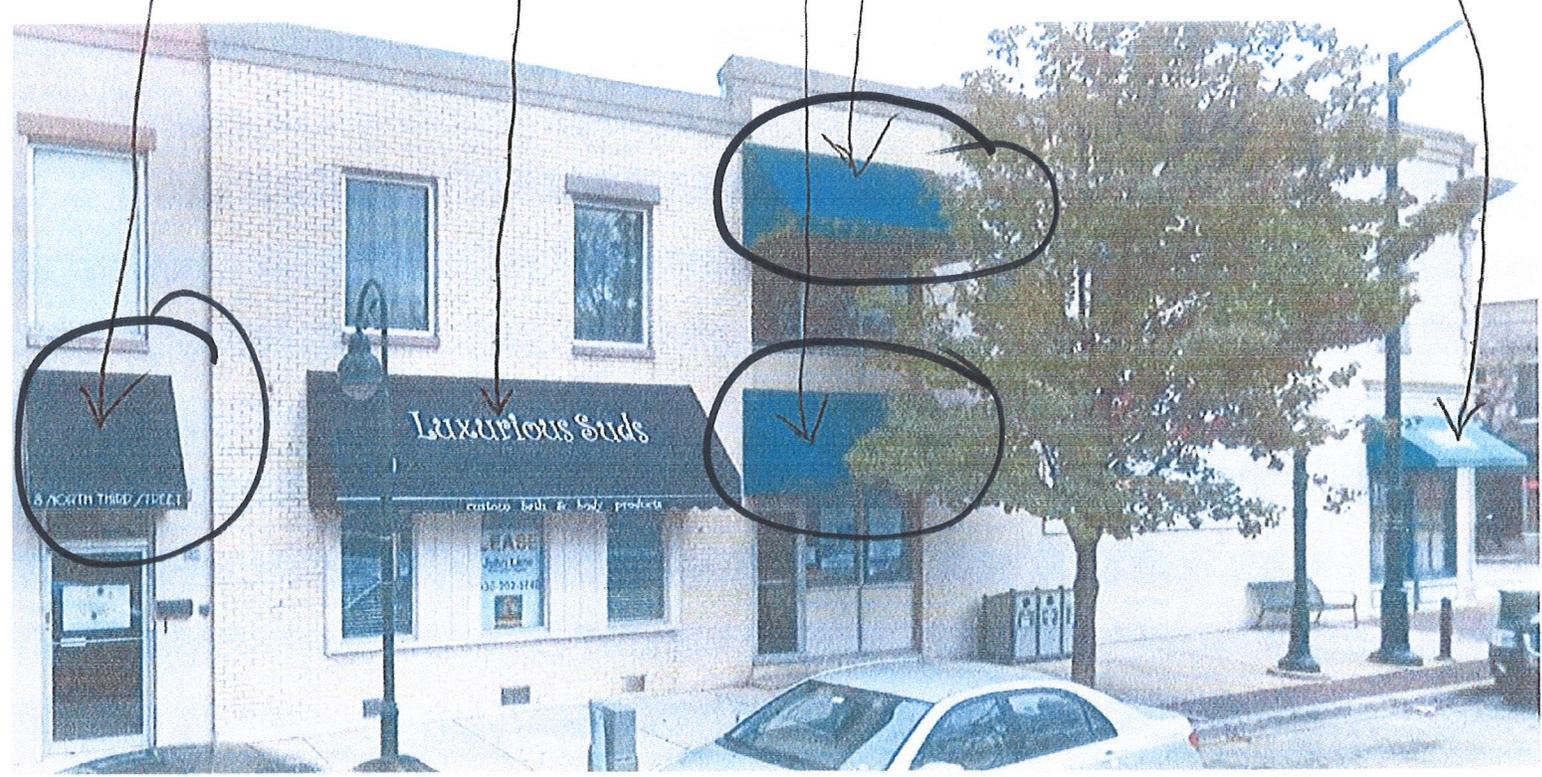
(404) 200 8117  
John Hoepfner  
Building Owner

Replace remaining awnings  
to match.

8 N. Brd St. side  
addition awnings  
(brown, blank)

Dave Thiselton  
DBA "As Cute as it gets"

Dave Thiselton  
DBA "Gentish Martals"



8 N. Brd St  
As Cute As It Gets  
228 W. Main  
Ghoulish Mortals

sign

17 x 9.5

Per zoning, Russell Colby indicated 6.5 x 8 per side of sign. Sign will be centered with base of existing sign painted to "frame" the new signs.

Before:



After:





860 Stover Dr unit B  
Elburn IL 60119

Date: May 1, 2017  
INVOICE # 11.02-2  
Expiration Date: 90 Days

Installation of electric to 3 goose neck fixtures. Install EMT Pipe on side of building to 3 outdoor boxes. Run New wires from existing outdoor box. Location of that feed is unknown could result in extra work.

Materials: \$125  
Labor: \$350  
Total: \$575

**Thank you for your business!**



860 Stover Dr unit B  
Elburn IL 60119

Date: May 1, 2017  
INVOICE # 11.02-2  
Expiration Date: 90 Days

Installation of electric to 5 goose neck fixtures. Install EMT Pipe on side of building to 3 outdoor boxes. Run New wires from existing outdoor box. Location of that feed is unknown could result in extra work.

Material: \$150  
Labor: \$500  
Total: \$650

**Thank you for your business!**

## Dove Thiselton

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**From:** Affordable Quality Lighting <tom@affordablequalitylighting.com>  
**Sent:** Friday, April 28, 2017 9:36 AM  
**To:** dove@ascuteasitgets.com  
**Subject:** Your Affordable Quality Lighting Order Confirmation (#171167)

## Thanks for Your Order

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Your order ID is #171167.



Your order requires payment before it can be finalized. Details on how to pay are shown below.

### Shipping Address

**Dove Thiselton**  
As Cute As It Gets  
8 N. 3rd Street  
Saint Charles, Illinois 60174  
United States  
949-795-3689  
Delivery Address Type  
Commercial

### Billing Address

**Dove Thiselton**  
As Cute As It Gets  
41w640 Barberry Lane  
St. Charles, Illinois 60175  
United States  
949-795-3689  
Delivery Address Type  
Residential

## Here's How to Pay for Your Order...

Once you've provided payment, your order will be completed.:

The outstanding balance of your order is \$524.97 USD

(In Store Pickup only) for cash payments, you must bring photo ID and copy of invoice for verification.

## Your Order Contains...

Cart Items	SKU	Qty	Item Price	Item Total
<b>Bronze Gooseneck Sign Light - Outdoor Sign Lighting - LED Warehouse Sign Light - ADLXSV930</b> (Bulb: 9w Warm White Dimmable LED Puck Engine - Wet Listed (+\$5.00), Assembly Time: Standard: Assembled in 3 Days)	ADLXSV930- BRZ	3	\$174.99 USD	\$524.97 USD

**Subtotal: \$524.97 USD**

**Shipping: \$0.00 USD**

**Grand Total: \$524.97 USD**

Payment Method: Cash (In Store Pickup Only)

**Affordable Quality Lighting**  
<http://www.affordablequalitylighting.com/>

## Dove Thiselton

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**From:** Affordable Quality Lighting <tom@affordablequalitylighting.com>  
**Sent:** Friday, April 28, 2017 9:47 AM  
**To:** dove@ghoulismortals.com  
**Subject:** Your Affordable Quality Lighting Order Confirmation (#171168)

## Thanks for Your Order

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 Your order ID is #171168.

 Your order requires payment before it can be finalized. Details on how to pay are shown below.

### Shipping Address

**Dove Thiselton**  
Ghoulish Mortals  
228 W. Main Street  
Saint Charles, Illinois 60175  
United States  
949-795-3689  
Delivery Address Type  
Commercial

### Billing Address

**Dove Thiselton**  
Ghoulish Mortals  
41w640 Barberry Lane  
Saint Charles, Illinois 60175  
United States  
949-795-3689  
Delivery Address Type  
Commercial

## Here's How to Pay for Your Order...

Once you've provided payment, your order will be completed.:

The outstanding balance of your order is \$949.95 USD

(In Store Pickup only) for cash payments, you must bring photo ID and copy of invoice for verification.

## Order Instructions/Comments

Please place order on hold. I need invoice to submit for my city's Facade Improvement Grant. Hope to order in next two weeks. :)

## Your Order Contains...

Cart Items	SKU	Qty	Item Price	Item Total
<b>Black Gooseneck Sign Light - Outdoor Sign Lighting - LED Warehouse Sign Light - ADLXSV930</b> (Bulb: 9w Warm White Dimmable LED Puck Engine - Wet Listed (+\$5.00), Assembly Time: Standard: Assembled in 3 Days)	ADLXSV930- BLK	5	\$189.99 USD	\$949.95 USD

**Subtotal: \$949.95 USD**

**Shipping: \$0.00 USD**

**Grand Total: \$949.95 USD**

Payment Method: Cash (In Store Pickup Only)

**LED**



# Universal Awnings & Signs

[www.universalawnings-signs.com](http://www.universalawnings-signs.com)

834 N. Cicero Ave.  
Chicago, IL 60651  
Phone: 773-887-3935

## Quotation

DATE April 14, 2017  
Quotation # 1094-2

### Bill To:

Dove Thiselton

## Description

## AMOUNT

Recover three existing frames for Ghoulish Mortals. Awning material will be Sunbrella canvas, graphics will be painted and vinyl application per customers artwork file. Price includes installation and sewing.

**\$3,600.00**

Recover one existing frame for As Cute As It Gets. Awning material will be Sunbrella canvas, graphics will be painted per customers artwork file. Price includes installation and sewing.

**\$2,280.00**

Thank you for giving us the opportunity to bid on your project!

**"PRICE DOES NOT INCLUDE ANY PERMIT OR APPLICATION FEE THAT YOUR CITY REQUIRES"**

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. We will remove the awning/sign if this project is not paid in full.

**CUSTOMER DEPOSIT IS NON REFUNABLE FIVE DAYS AFTER ACCEPTANCE OF CONTRACT!**

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and condition are satisfactory and are hereby accepted. You are authorized to do work as specified.

Authorized Signature

Date of Acceptance

# Universal Awnings & Signs

[www.universalawnings-signs.com](http://www.universalawnings-signs.com)

834 N. Cicero Ave.  
Chicago, IL 60651  
Phone: 773-887-3935

## Quotation

DATE April 26, 2017  
Quotation # 1095

### Bill To:

John Hoepfner  
228 W Main  
St. Charles IL 60174

## Description

## AMOUNT

Recover three existing frames. Two frames of 11'w and one door awning at 4'6" w. Awning fabric will be Sunbrella, color will be chosen by customer. Price includes installation and hardware.

**\$2,210.00**

**Thank you for giving us the opportunity to bid on your project!**

**"PRICE DOES NOT INCLUDE ANY PERMIT OR APPLICATION FEE THAT YOUR CITY REQUIRES"**

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

We will remove the awning/sign if this project is not paid in full.

**CUSTOMER DEPOSIT IS NON REFUNABLE FIVE DAYS AFTER ACCEPTANCE OF CONTRACT!**

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and condition are satisfactory and are hereby accepted. You are authorized to do work as specified.

Authorized Signature

Date of Acceptance



1235 Humbracht Circle  
 Bartlett, IL 60103  
 (630) 289-7082

# ESTIMATE

## EST-2952

www.MarkYourSpaceInc.com

Payment Terms: Cash Customer

Created Date: 4/25/2017

**DESCRIPTION:** Exterior Sign - 78"x96" - with installation

**Bill To:** Ghoulish Mortals  
 228 W. Main St.  
 St. Charles, IL 60174  
 US

**Pickup At:** Mark Your Space, Inc.  
 1235 Humbracht Circle  
 Bartlett, IL 60103  
 US

**Requested By:** Dove Thiselton  
 Email: dove@thiselton.com  
 Work Phone: (949) 795-3689

**Salesperson:** Kimberly Slancik

NO.		QTY	UNIT PRICE	AMOUNT
1	Exterior 78"x96" Installed - Customer obtaining permit	1	\$835.1600	\$835.16

<b>Subtotal:</b>	\$835.16
<b>Taxes:</b>	\$44.46
<b>Grand Total:</b>	\$879.62

I agree to pay a finance charge of 1.5% per month (18% per annum), or \$2.00 minimum per month, whichever is greater, on the unpaid balance over 30 days. In the event of default of any or all of the agreed upon credit terms as set forth, the undersigned agrees to pay such additional sum as and for collection agency fees of 35%, attorney's fees and court costs as the same are incurred in collecting the undersigned's past due amount.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



1235 Humbracht Circle  
 Bartlett, IL 60103  
 (630) 289-7082

# ESTIMATE

## EST-2953

www.MarkYourSpaceInc.com

Payment Terms: Cash Customer

Created Date: 4/25/2017

**DESCRIPTION:** Exterior Sign - 78'x96' - with installation

**Bill To:** As Cute As It Gets  
 8 N. 3rd St  
 St. Charles, IL 60174  
 US

**Pickup At:** Mark Your Space, Inc.  
 8 N. 3rd St  
 St. Charles, IL 60174  
 US

**Requested By:** Dove Thiselton  
 Email: dove@noreply.com  
 Work Phone: (949) 795-3689

**Salesperson:** Kimberly Slancik

NO.		QTY	UNIT PRICE	AMOUNT
1	Exterior 78"x96" Installed - Customer obtaining permit	1	\$835.1600	\$835.16

<b>Subtotal:</b>	\$835.16
<b>Taxes:</b>	\$44.46
<b>Grand Total:</b>	\$879.62

I agree to pay a finance charge of 1.5% per month (18% per annum), or \$2.00 minimum per month, whichever is greater, on the unpaid balance over 30 days. In the event of default of any or all of the agreed upon credit terms as set forth, the undersigned agrees to pay such additional sum as and for collection agency fees of 35%, attorney's fees and court costs as the same are incurred in collecting the undersigned's past due amount.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



1235 Humbracht Circle  
 Bartlett, IL 60103  
 (630) 289-7082

# ESTIMATE

## EST-2963

www.MarkYourSpaceInc.com

Payment Terms: Cash Customer

Created Date: 5/1/2017

**DESCRIPTION:** Reorder: Exterior Sign - 78'x96' - with installation

**Bill To:** As Cute As It Gets  
 8 N. 3rd St  
 St. Charles, IL 60174  
 US

**Pickup At:** Mark Your Space, Inc.  
 8 N. 3rd St  
 St. Charles, IL 60174  
 US

**Requested By:** Dove Thiselton  
 Email: dove@noreply.com  
 Work Phone: (949) 795-3689

**Salesperson:** Kimberly Slancik

NO.		QTY	UNIT PRICE	AMOUNT
1	<del>Banner (5x5)</del>	<del>5</del>	<del>\$78.0500</del>	<del>\$394.15</del>
2	Window Graphics	3	\$109.0000	\$327.00

<b>Subtotal:</b>	\$561.15
<b>Taxes:</b>	\$39.28
<b>Grand Total:</b>	\$600.43

I agree to pay a finance charge of 1.5% per month (18% per annum), or \$2.00 minimum per month, whichever is greater, on the unpaid balance over 30 days. In the event of default of any or all of the agreed upon credit terms as set forth, the undersigned agrees to pay such additional sum as and for collection agency fees of 35%, attorney's fees and court costs as the same are incurred in collecting the undersigned's past due amount.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

327<sup>00</sup>  
 + tax  
26,16  
 #35316



