

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Improvement Grant: 113 N. 2 nd Ave.		
	Proposal:	Commercial façade improvement project		
	Petitioner:	Beverly Miller/ Loreta Lescelius (Tranquility Spa & Wellness)		
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 5/2/18	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)	X	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Façade Grant Application				
Façade Grant Program Requirements				
EXECUTIVE SUMMARY:				
<p>A Façade Improvement Grant has been requested by Beverly Miller/ Loreta Lescelius for the building located at 113 N. 2nd Ave. (Tranquility Spa & Wellness).</p> <p>The project description includes repair and re-staining of the cedar siding on the building.</p> <p>A quote has been provided for a total cost estimate is \$4,800. The applicant anticipates having additional quotes at the meeting.</p> <p>The quote includes the cost of painting the entire building. The program allows for grant funding for the front or side of a building that is visible from the street. The Commission will need to determine if all elevations are eligible for grant funding.</p> <p>The maximum grant amount for this building is \$20,000. The scope of improvements appears to fall under the category of “maintenance” at a 25% reimbursement.</p> <p>In 2014, the property received a \$2,000 grant to entry replace the porch columns with fypon material.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
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:

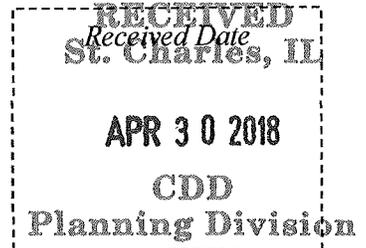
113 N. 2nd Ave.

Property Identification Number:

09-27-383-002

Applicant Name:

BEVERLY Miller / Loreta Lescelius



Project Description:

Outside painting of house (business) with
repairs to damaged wood + trim

Total Cost Estimate:

\$ 4,800.

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: 630-762-9864

Email Address: Loreta@relaxattranquility.com
Bevsspa@msn.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:  Date: 4-27-18
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

RPM Construction & Design Inc.

36W686 River Grange Rd
St Charles
IL 60175

Estimate

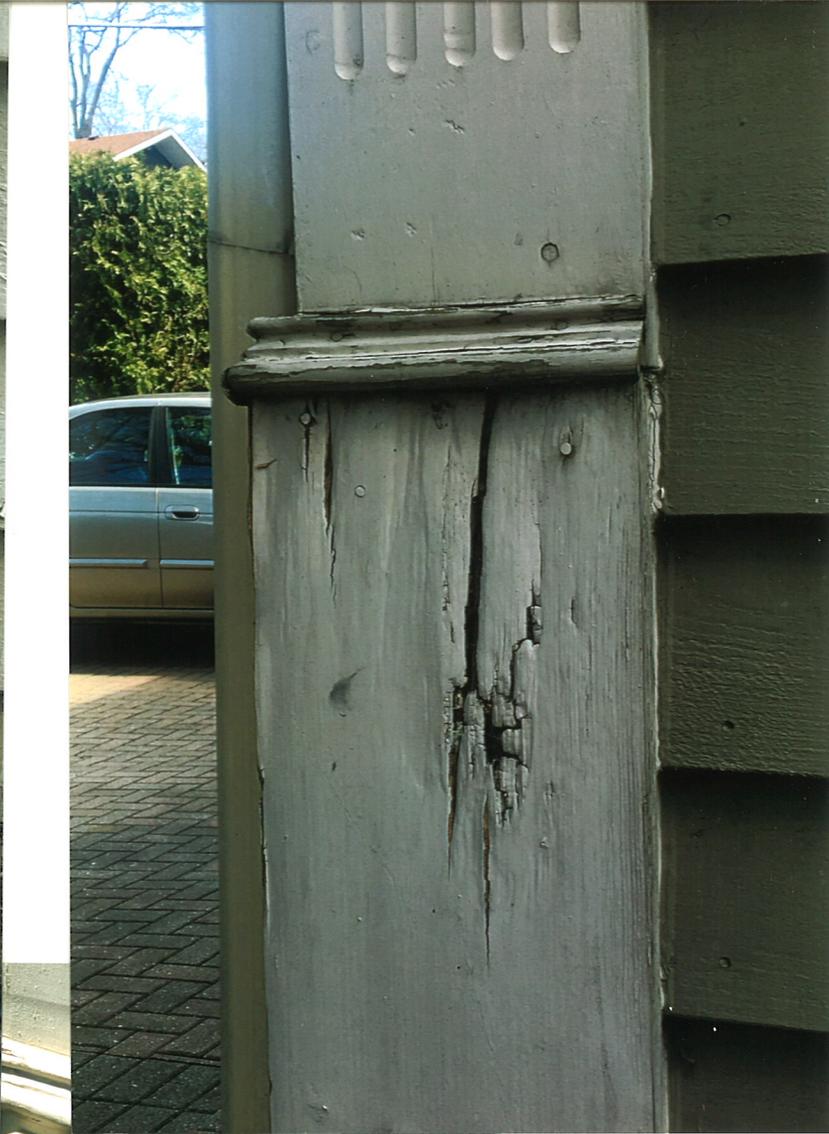
Date	Estimate #
4/26/2018	147

Name / Address
LLBK LLC 113 N 2nd Ave St Charles, IL 60174

			Project
Description	Qty	Rate	Total
Repair/replace damaged wood trim throughout the exterior of building as needed using like materials to existing. Power wash entire exterior of building Caulk all joints and knots in cedar siding in preparation for new paint Apply 2 new coats of stain to cedar siding, decorative trim, fascia and soffits. Paint front entry door and 2 side doors Colors will be similar to existing. Shutters will remain black. Gutters and downspouts will remain the same. All work will be done during normal business hours with the exception for entrances which will be done during off hours.	1	4,800.00	4,800.00
Total			\$4,800.00







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 in SSA #1B are given first priority at the beginning of the program year.
- 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 façade 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:
 - **25% Reimbursement for Routine Maintenance:**
 - ✓ 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
 - ✓ Like-in-kind replacement of non-historic elements on a building
 - 50% Reimbursement for:
 - For Historic structures, maintenance utilizing Historic Preservation practices:***
 - ✓ Repair or restoration of historic features
 - ✓ Replacement of deteriorated historic features with like materials or appropriate synthetic materials
 - ✓ 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 improve 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 (including removal of synthetic surface materials)
 - ✓ Exterior lighting that illuminates a façade

- 100% Reimbursement for Architectural Services (Up to \$4,000)
 - 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.
 - 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.

- 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.