 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 201 W Main St.		
	Significance:	Contributing		
	Petitioner:	Mike Carney		
	Project Type:	Façade Grant		
	PUBLIC HEARING		MEETING 5/15/24	X
Agenda Item Category:				
	Preliminary Review	X	Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Application, work estimate, photo, architectural survey				
Project Description:				
<ul style="list-style-type: none"> • A Façade Improvement Grant has been requested by Mike Carney for the property located at 201 E Main St. • Proposed work includes painting and replacing rotting wood and replacing the signs • The total project cost is \$19,330. It will be up to the Commission to determine eligible project costs. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendations for Façade Grant 				

FAÇADE IMPROVEMENT GRANT APPLICATION

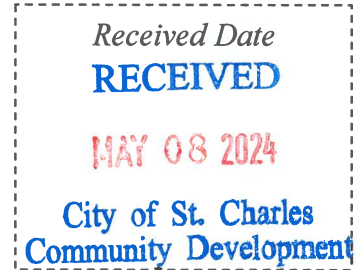
COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

- Commercial Residential



Property Information:

Building or establishment for which the reimbursement grant is requested:

Address: 201 E. MAIN ST.
Property Identification Number: 09-27-390-006 + 09-27-390-008
Applicant Name: H+C HOSPITALITY MIKE CARNEY

Project Description:

SEE ATTACHED.

Total Cost Estimate: \$ 25,000

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 - 240 - 6000

Email Address: MTC 7231@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: Michael [Signature] Date: 4-18-24
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

Project Description:

- Power wash all wood locations around the building
- Scarpe all loose and peeling paint
- Power sand and/or power grind rough edges
- Caulk all wood-to-wood joints and gaps
- Caulk around all door and window frames
- Caulk all wood to brick joints
- Use 40-50 year sealant (caulk)
- Renail all loose boards where needed
- Repark defective knots
- Pain the following with the exiting colors:
 - All wood trim
 - All window frames
- Replace the most rotted wood around the building, paint the wood siding, front windows, front doors, back windows and doors with two coats of Benjamin Moore Paint.
- Pain 16 second floor windows, 3 basement windows and 1 basement door.
- Correct window frame with large window on the NW Corner of the building and replace window in proper location.
- Replace peeling signage on all 3 sides like for like



Name Mere Corney Date 04-24-24
 Address 201 E Main St City St Charles
 Phone _____
 Email Mcorney@yorkutility Cell 773-321-9800
 Approx. services.com Approx. _____
 Start Date _____ Completion Date _____

NR Painting LLC. agrees to complete the Exterior painting at _____

PREPARATION

Powerwash the House Deck Trim Other _____
 w/ TSP. Hand scrub w/a bleach solution

Scrape and sand all loose and peeling paint

Power sand and/or power grind rough edges

Wire brush all bare wood with oil primer

Prime all rusted or bare metal with Rust Destroyer

Lintils Railings Meter Pipe Other _____
 Complete primer cool required on _____

Stripping _____

Caulk all wood to wood joints and gaps

Caulk around all door and window frames

Caulk all wood to brick joints

Caulk all wood to aluminum joints

Use 40-50 year sealant (caulk)

Renail all loose boards where needed (minor)

Repair defective knots

Remove and reset Downspouts Shutters
 and House numbers _____

Remove all loose putty and glaze windows
 where necessary.

Remove and reset storms, paint sash (Interior windows)

FINISH COAT 2 coats

Benjamin Moore Valspar Cabots Other _____

Match existing colors Color Change _____

All wood trim _____

Window frames w/ _____

Window sash w/ _____

Soffits & fascia w/ _____

Shutters w/ _____

Detached garage w/ _____ Garage Doors

Lintils Meter Pipe _____ Frames

Other Replace the most rotten wood around the building. Paint wood siding, front windows, front doors, back windows and back doors w/ 2 coats of Benjamin Moore paint the wood part of the chimney. Stain the fence on top of the roof. Stain the privacy fence for Bathroom. Stain the electric box

Deck w/ _____ Balcony

Railings metal / wood/ w/ _____

Porch (Int. or Ext.) w/ _____

Porch floor w/ _____

Entry doors w/ _____ Sidelights

Dormers w/ _____

Aluminum / Vinyl Siding w/ _____

Wood / cedar siding w/ _____

Gutters w/ _____ Downspouts

Stucco Panels / Stucco / Dry Vit

Notes: Paint 16 second floor windows 3 windows in the Basement
1 door to the Basement w/ 2 coats of Benjamin Moore
Paint metal fence in the back part of the building
lift damage window glass but if it breaks is not guaranteed

GUARANTEE

NR PAINTING LLC, will guarantee all work against our paint peeling for one (1) years following completion of the work. Owner shall notify NR PAINTING, LLC, of any warranty issues occurring with the Warranty Period, in writing and immediately upon discovery thereof. Owner agrees that in no event shall any claim be submitted to NR PAINTING, LLC later than one (1) year following NR PAINTING, LLC completion of it's services hereunder. If any peeling of our paint occurs, NR PAINTING, LLC will repaint the defective area(s) at no charge Mold, mildew, and rotting wood are NOT covered by guarantee. Galvanized gutters, deck surfaces, tops of handrailing and step are NOT covered by the guarantee.

Tarp all areas, especially landscaping, roof, decks, and concrete. NR PAINTER LLC. will clean up the job site daily and remove all debris NR PAINTER, LLC will supply all equipment and store it properly.

ACCEPTANCE OF CONTRACT

We will maintain insurance coverage during the performance of work
 Payment to be made in the form of a check to NR PAINTING, LLC.

The above prices, specifications and conditions are satisfactory.
 NR PAINTING, LLC is authorized to do the work specified.
 Payment will be made as outlined above.

PAINTING COST Materials included
 TOTAL COST \$15,850.00

Signature _____
 Owner/ Purchase

Signature [Signature]
 NR Painting LLC



Business Identity That Gets You Noticed

- CUSTOM SIGNS
- LOGO DESIGN
- GRAPHIC DESIGN
- WEBSITES

Client: The Office Dining & Spirits
Mike Carney

Address: 201 E. Main St.
St. Charles, IL 60174

Phone: 630.240.6000
E-mail: mikec@theofficestc.com

Date: April 17, 2024

QUOTATION

Respectfully submitted by:
Kevin Pirok, Pirok Design, Inc.

Project Description: Furnish and install (3) three signs for The Office Dining & Spirits located at 201 E. Main St., St. Charles, IL.

Remove existing signs.
Install new signs to west, south and north elevations. Same locations.
Substrate will be 3mm black aluminum composite panel.
Graphics will be red and white applied vinyl per customer layout.
Upon acceptance, a proof will be submitted for layout approval.

All work will be completed in a professional manner for the sum of: **\$3,480.00**
 Delivery/Installation: **three weeks from approval**
 Deposit: **\$1,740.00**
 Amount due upon completion: **\$1,740.00 + permit procurement if applicable**

Terms: Deposit of 50% with balance due at completion. Quote valid for 30 days.
There will be a 3.5% service charge for any credit card payment over \$50.00

DRAWINGS: The drawings and renderings submitted with this proposal are the property of Pirok Design, Inc. and are used only in connection with the work performed by them and their associates. Reproduction in whole or in part for any other purpose is expressly forbidden without written consent from Pirok Design, Inc. Design and layout charges of up to \$3,000.00 will be assessed for misuse or reproduction of these plans.

RELEASE OF ART WORK / DESIGN.
For an additional fee of \$500.00 the design will be released for marketing use by the client. One CD containing art work will be furnished. Replacement CD's will be \$134.00 each.

INSTALLATION: Notwithstanding anything to the contrary contained herein, Pirok Design, Inc. assumes no responsibility for any secondary or consequential damages caused by any defect in the real property or improvements thereon where installation occurs, including but not limited to the existence of a Dryvit facade on the building. Pirok Design, Inc. no way warrants or guarantees the installation of any sign which is installed onto or through Dryvit, or Dryvit type siding products. Pirok Design, Inc. shall have no obligation to correct, and Client agrees to indemnify, defend, and hold harmless Pirok design, Inc., for any claim which may arise which caused by, in the sole discretion of Pirok Design, Inc., the existence of Dryvit or Dryvit type products.

EXCAVATION & LANDSCAPING: In the instance where trenching and/or excavating for a sign base is involved, Pirok Design assumes no responsibility for the final reseeding, planting and/or black dirt replacement involved in this operation. Pirok Design, Inc. will return the area to a workable condition to allow customer to do final landscaping. The above contract pricing is calculated with engineered footings for soil types common to your area. Upon excavation of abnormal soil conditions, (i.e. loose compaction, fresh backfill, building debris, hidden concrete) additional costs may be incurred. These additional costs will be passed along to the customer at a rate of cost plus 20% handling.

SPECIAL conditions on client's purchase orders or order confirmations in no way negate the above Conditions of Sale. In ordering the work described above, the client accepts all of these conditions noted on this contract.


REMEDIES FOR DEFAULT: In the event the customer fails to pay for all services, labor and material, provided for herein, pursuant to the payment terms and conditions as set forth herein, then Pirok Design, Inc. shall have any and all remedies provided by the statutes and the Common Law of the State of Illinois and, shall in addition to those remedies have the right to recover all reasonable attorneys fees for the collection of any delinquent sums due thereunder including reasonable collection costs and any law suit: legal expenses for the costs of preparing, filing and recording any mechanics liens and for any and all reasonable attorneys fees incurred in the filing of any lawsuit to collect any delinquent sums or to foreclose any mechanics liens resulting from customers to pay or other default pursuant to the terms and conditions of this agreement. In addition, customer will be charged a rate of 2% interest for every month after the first 10 days of default.

SEVERABILITY: All agreements and covenants contained herein are severable and in the event any of them shall be held to be invalid by any common court, this agreement shall be interpreted as if such invalid agreements or covenants were not contained herein and all other parts of this agreement shall be and remain in full force and effect.

Permit procurement, through the City of is additional. Permit fees, engineering fees required by cities, and procurement fees will be additional.

Sign construction will commence upon receipt of permit. Delivery dates are estimated from receipt of permit.

Acceptance: The above specifications and conditions are satisfactory and hereby accepted.

Signature: 	Company:	Date: April 17, 2024
Pirok Design, Inc. Representative Signature:		Date











OFFICE
DINING & SPIRITS



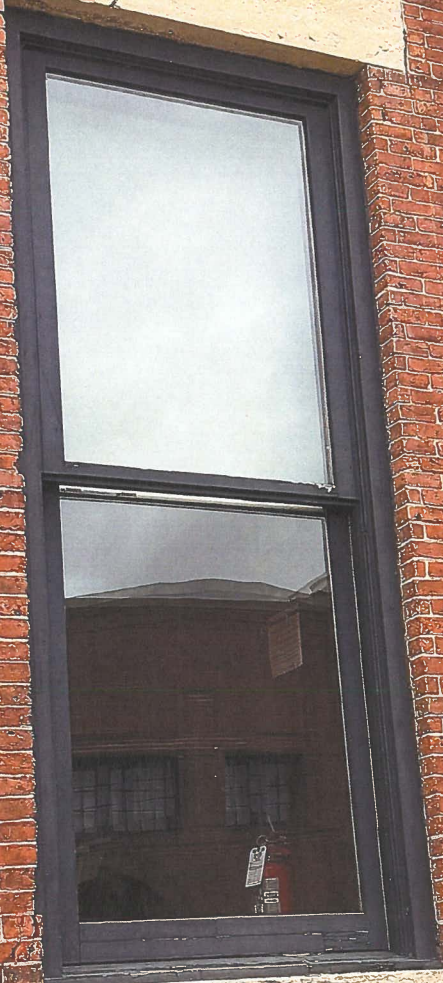


The OFFICE
DINING & SPIRITS





G & SPIRITS
OFFICE



Ameritech
TELEPHONE
NETWORK INTERFACE

EMERSON
ELECTRIC

Small grey utility box on the lower left wall.



The OFFICE
DINING & SPIRITS

The OFFICE
DINING & SPIRITS

STOP

36

The OFFICE
DINING & SPIRITS

HAPPY HOUR MONDAY-FRIDAY 3PM-6PM
PITCHERS, BEER BUCKETS, HOUSE WINES & WELL DRINKS
+ HAPPY HOUR FOOD MENU
½ OFF KIDS MEALS MONDAY & TUESDAY
½ PRICED BOTTLES OF WINE EVERY WEDNESDAY

NO PARKING
HERE
TO
COUNTER

NO PARKING
LOADING
ZONE
8AM-12PM
PERMITS ALLOWED

Main St. 64



The **OFFICE** DINING & SPIRITS

EVERY FRIDAY ALL YOU CAN EAT FISH FRY
COMBO LUNCH MENU CHOOSE 2 FOR \$13 (MON-FRI)
WEEKEND BRUNCH 10AM - 2PM



The image shows the exterior of a restaurant named 'The OFFICE DINING & SPIRITS'. The building features a light-colored, textured stone wall. Two black, bell-shaped outdoor lamps are mounted on the wall above a dark, possibly black or dark brown, horizontal sign. The sign contains the text 'The OFFICE' in large, red, serif capital letters, with 'The' in a smaller font. The letter 'O' in 'OFFICE' is a large red circle containing a white clock face with black hands. Below 'OFFICE', the words 'DINING & SPIRITS' are written in smaller, white, sans-serif capital letters. Below the sign is a dark-framed entrance with a central door and two windows on either side. A white, dome-shaped security camera is mounted on the wall above the central door. The door has a vertical fluted design. The windows are dark-framed and reflect the sky. A small white sign is visible in the window on the left, and a colorful poster is on the door.

The OFFICE
DINING & SPIRITS



















The FFICE
DINING & SPIRITS

HAPPY HOUR MONDAY-FRIDAY 3PM-6PM

**PITCHERS, BEER BUCKETS, HOUSE WINES & WELL DRINKS
+ HAPPY HOUR FOOD MENU**

1/2 OFF KIDS MEALS MONDAY & TUESDAY

1/2 PRICED BOTTLES OF WINE EVERY WEDNESDAY

2-2-20
P-I-Z-Z-A & S-P-I-R-I-T-S
The Office

The OFFICE DINING & SPIRITS

EVERY FRIDAY ALL YOU CAN EAT FISH FRY
COMBO LUNCH MENU CHOOSE 2 FOR \$13 (MON/FRI)
WEEKEND BRUNCH 10AM - 2PM

201 East Main St
1st Floor





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: 1840-1880
Source: Field Observation
Features:

Red brick two story structure was a Banking House of Bowman and Baird. Minard's Hall on the second floor was an opera house. A law office was housed in the one story gable front structure to the east. This building was also the first library in St. Charles (1889). Plywood cladding at first floor happened in 1981. Limestone lintels. Received Facade grant in the 1990s.
 Major alteration to the first floor is sensitive to the original building.

ARCHITECTURAL SIGNIFICANCE

Significant

Contributing

Non-Contributing



Address:

201 East Main Street

Representation in Existing Surveys:

Federal

State

County

Local

Block No. 48

Building No. 3

SURVEY DATE:

MAY 1994

ROLL NO. 8

NEGATIVE NO. 2



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

201 East Main Street

Remarks:

West Elevation.

Block No. 48

Building No. 3

ROLL NO. 18

NEGATIVE NO. 14



Address:

201 E Main St.

Remarks:

Photo taken 10/21

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:

201 E Main St.

Remarks:

West Elevation

Photo taken 10/21

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.