

	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA & Façade Improvement Grant: 102 E. Main St. – Riverside Pizza		
	<b>Proposal:</b>	Repair front wall, install signs, replace awning covers		
	<b>Petitioner:</b>	Steve Nilles, Riverside Pizza		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING 3/19/14</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
X	Certificate of Appropriateness (COA)	X	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Façade Grant Application				
Photo illustration and proposal for sign and awning work				
Proposal for wall repair				
<b>EXECUTIVE SUMMARY:</b>				
<p>Riverside Pizza, a new restaurant, will open in the former Pi Pizza location. The restaurant has requested a Façade Improvement Grant for the following exterior improvements:</p> <ul style="list-style-type: none"> <li>• Repair failing EIFS on the storefront facing Main St.</li> <li>• Install new wall sign above storefront facing Main St.</li> <li>• Reface existing wall sign facing Riverside Ave.</li> <li>• Recover existing awning frames.</li> </ul> <p>The cost of the work is estimated at \$19,000 and the grant would cover up to \$8,000.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations on the COA and Façade Improvement Grant.				

Received 3/17/14

**CITY OF ST. CHARLES  
FACADE IMPROVEMENT PROGRAM  
APPLICATION FORM**

A non-refundable fee of \$50.00 must accompany this application. Checks should be made payable to the City of St. Charles.

1) Applicant: Steve Nilles (MJS Holdings LLC)  
(Name)

Home Address: \_\_\_\_\_

Business Address: 102 E. Main St. St. Charles, IL 60174  
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: 46-4368499

2) Building or establishment for which the reimbursement grant is sought  
102 E. Main St. St. Charles IL 60174  
(Street Address)

09-27-386-003  
(Property Identification Number)

4) Is this property listed on the National Registry or designated as a Local Landmark:  Yes  No

3) Proposed Improvements(Check all that apply):

- Canopy/Awning
- Windows/Doors
- Tuck pointing/Masonry Repair
- Masonry Cleaning
- Painting
- Other(Please Specify) \_\_\_\_\_
- Signage
- Exterior Lighting
- Restoration of Architectural Features
- Rear Entrance Improvements(Please specify below)


Describe the scope and purpose of the work to be done:

Riverside facade - replace 2 awnings & exterior sign  
Main St. facade - replace awning & lights on awning frame. Repair buckled & cracked  
concrete board above door. Paint exterior. Install block letter sign.

Preliminary Cost Estimate: \$ 19,000 City's Grant Amount: \$ \_\_\_\_\_

4) Statement of Understanding:

- A. I agree to comply with the guidelines and procedures of the St. Charles Façade Improvement Program.
- B. 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.
- C. I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- D. 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

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           N/A          , 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           N/A           \_\_\_\_\_ Date           N/A           \_\_\_\_\_  
Owner

Please sign and fax back or email changes or approval to [aurora.design@signsaurora.com](mailto:aurora.design@signsaurora.com)

Review proof carefully, spelling is your responsibility. Drawing is not to scale.

Colors will vary from electronic proof. If color is critical, printed samples can be provided at our location before your job is put into production.

All designs and information contained within are the property of Sign-A-Rama Aurora. Any unauthorized use is expressly forbidden. Designs may be purchased at an additional cost upon completion of your job.

**PLEASE MARK ONE:**

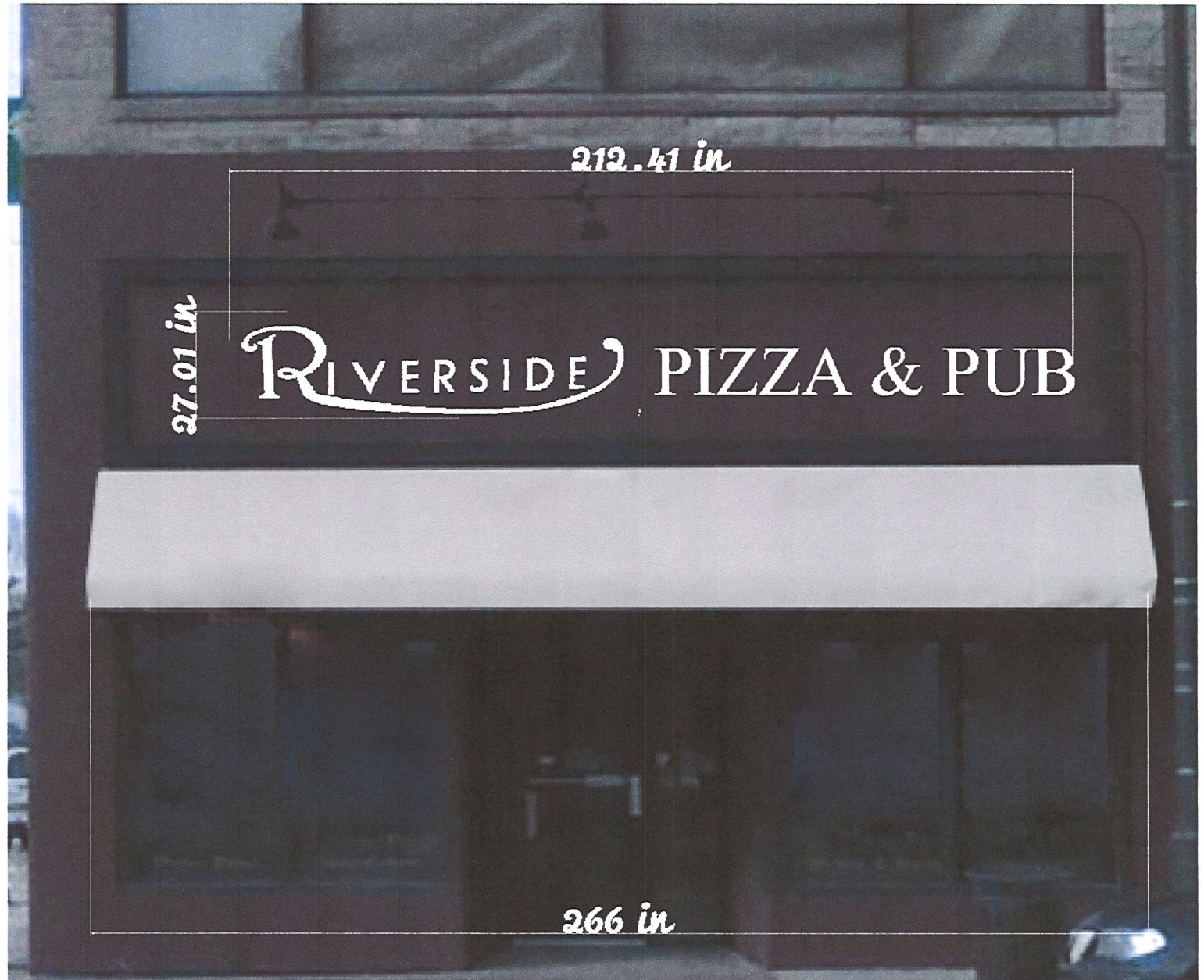
Approved as is

Changes needed, please send new proof (one additional proof provided at no charge, a \$45 charge will be added to your bill for each additional proof)

Color is critical. Please print color sample for approval



197 Poplar Place #3  
North Aurora, IL 60542  
Phone: 630.897.6850 Fax: 630.897.4990  
[www.signsaurora.com](http://www.signsaurora.com)  
[aurora@signsaurora.com](mailto:aurora@signsaurora.com)



*Dimensional letters installed to fascia of building*

*Color to be determined*

*Please note: Customer supplied vector art needed before final production*

*Option 2*

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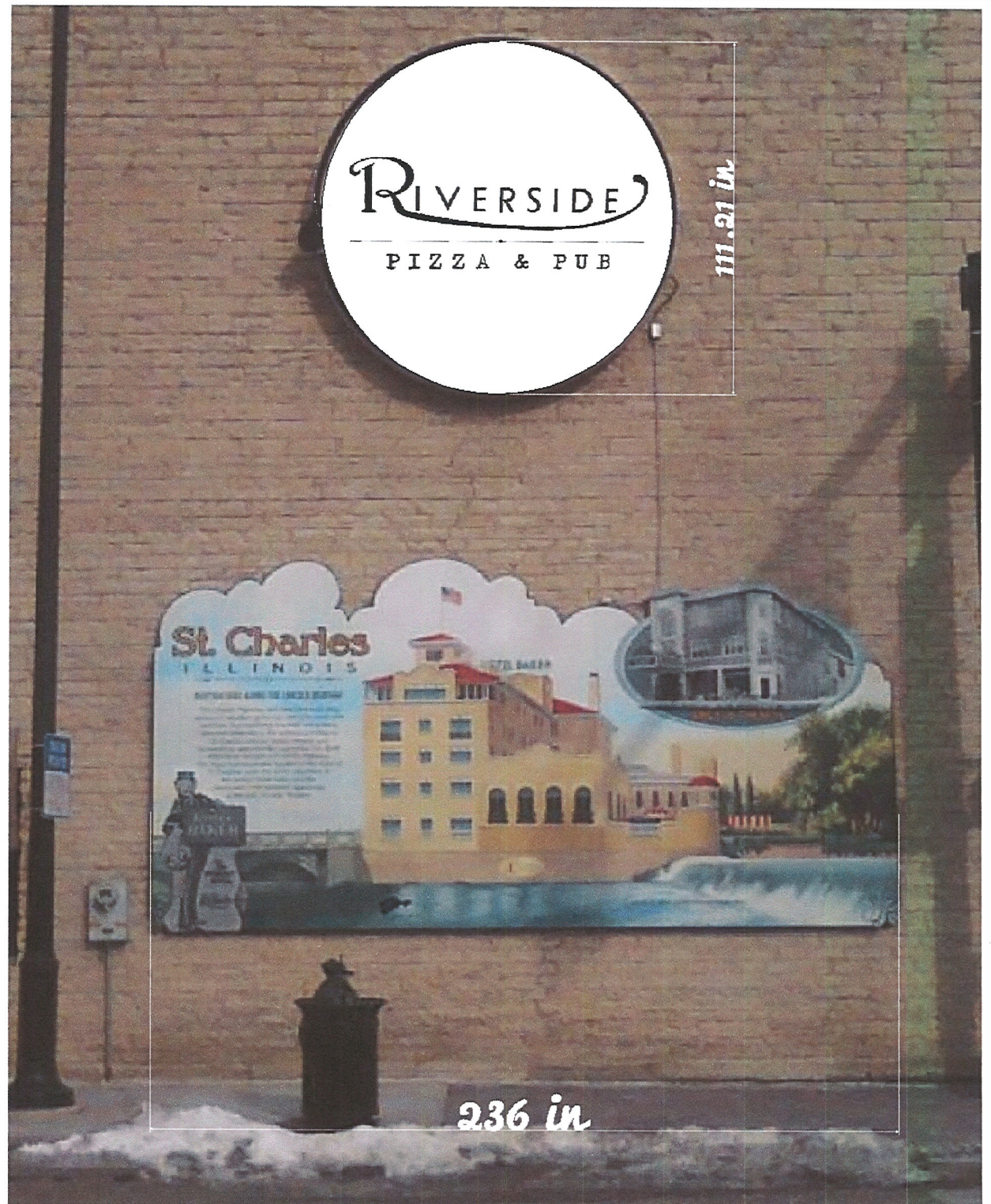
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[aurora@signsaurora.com](mailto:aurora@signsaurora.com)



*Awning re-wrap  
30" Deep*

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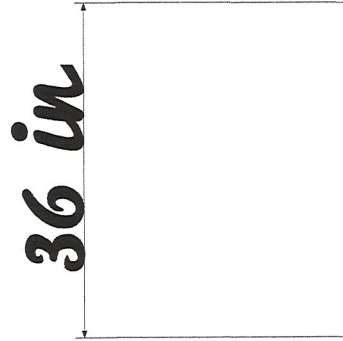
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*Awning re-wrap  
36" height  
32" deep  
64" wide*

20-5799350

Sign A Rama Aurora IL  
BAMM Signs, Inc.  
197 Poplar Place, Unit 3  
North Aurora, IL, 60542- USA  
Phone: (630)-897-6850 Fax: (630)-897-4990  
www.saraurora.com  
aurora@signarama.com



**Quote Submitted To:**

RIVERSI001  
Steve Nilles  
Riverside Pizza & Pub  
102 East Main Street  
Saint Charles, IL 60174- USA

Phone: (630) 673-6805 Ext.  
Fax:  
Email [lawnmowerman224@comcast.net](mailto:lawnmowerman224@comcast.net)

**Job Name and Location**

Riverside Pizza & Pub  
102 East Main Street  
Saint Charles, IL 60174- USA

Quotation Number: 010722      Quote Date: 3/13/2014      Payment Terms: DUE IMMEDIATELY      Contact: DP1      Page: Page 1 of 1

Quantity	Description	Unit Price	Extended Price
1	Awnings, RECOVER THREE AWNINGS USING EXISTING FRAMES, 36 X 266 X 24, 28 X 36 X 24, 36 X 61 X 32.	\$3,234.63	\$3,234.63 * 15% discount off the list price \$3,805.45.
1	Polycarbonate standard vinyl graphics. REPLACE FACE IN WALL SIGN. Height: 0 Ft 112 In Length: 0 Ft 112 In; SIDES: 1 Eco Solvent on Calendared Vinyl Digital Process( preprinted )	\$2,400.00	\$2,400.00
17	Specialty Laser Cut Acrylic Lettering, 3/8" thick, approx 24" high. OPTION 2 "IVERSIDE PUB & GRILL"	\$124.42	\$2,115.07 * 10% discount off the list price \$138.24.
1	Specialty Laser Cut Acrylic Letter "R", 3/8" thick, approx 30" X 48". OPTION 2	\$482.85	\$482.85 * 10% discount off the list price \$536.50.

Sign-A-Rama (Vendor) prepares your order according to your specifications. Your order is only cancelable with the Vendor's prior written consent. ANY DEPOSIT IS FORFEITED. After commencement of your order (the point at which ANY work has begun), your order is non-cancelable. CUSTOMER IS SOLELY RESPONSIBLE FOR PROOFREADING. By signing your proof, you approve of its content and release the Vendor to commence our work. Vendor's total liability is hereby expressly limited to the services indicated and Vendor will not be liable for any subsequent or consequential damages, or otherwise. All dates indicated are approximations unless the word "firm" is written and acknowledged by the Vendor.

Upon ordering a 50% deposit is required. Balance is due upon delivery or installation. THERE IS A \$50 PER HOUR CHARGE FOR DESIGN TIME AFTER FIRST PROOF. Invoices are considered delinquent thirty (30) days from the date that your order is completed. Thereafter a late charge of \$25.00, together with interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees. Customer's acceptance, either personal or through an agent or employee of the work ordered shall be deemed as full acceptance. By accepting delivery, customer affirms that the work conforms to all expectations. Customer will be responsible for payment for work that has been completed.

Taxable:	\$8,232.55
NonTaxable:	\$0.00
SalesTax:	\$679.19
Freight:	\$0.00
Misc:	\$0.00
Total:	\$8,911.74

**Thank You**

For: Riverside Pizza & Pub

ADDITIONAL 3% CHARGE FOR CREDIT CARD PAYMENTS.

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



# Proposal

J. Olivo Construction  
 P.O. Box 96  
 Lombard IL. 60148  
 Steve Mills - la

EIFS Facade 036  
 102 E Main St - St Charles, IL  
 3/2/14  
 630-673-6805 630-682-1421

200. Provide labor, materials and equipment for EIFS Stucco Repairs on South Facade (Entire Awning to be wrapped in plastic)

Bottom Section of Scaffolding will be walk through with protective cover and lights

All Damaged Areas of Facade will be Mechanically Cut out and Backing board will be replaced.

Cracked Areas will be repaired and covered with Mesh

EIFS Cement Base Coat Over all Repaired Areas  
 EIFS Finish Coat (texture to Match Existing)

Entire Facade will be Primed and Painted with Benjamin Moore Industrial Exterior Coating

201. Propose labor to furnish material and labor - complete in accordance with the above specifications for the sum of \$ \_\_\_\_\_

with payments to be made as follows: \_\_\_\_\_

Any alteration or change from these specifications shall be made only upon written order and any change in price shall be made for the order. All payments contingent upon dates, conditions of labor agreed on or made.

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

## Acceptance of Proposal

The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance: \_\_\_\_\_ Signature: \_\_\_\_\_

# Proposal

Page 2 of 2

J. Olivo Construction  
P.O. Box 96  
Lombard IL 60148

Steve Mills

PROJECT SUBJECT

102 E Main st St Charles IL 60174 630 673 6805	a	EIFS Facade	036
		102 E. Main St - St Charles IL	
		3 / 2 / 14	
		630 682 1481	

We hereby submit specifications and estimates for

- Top Panel Above Light Fixtures  
Remove and Replace Damaged Cement Board Sections and Anchor into Masonry
- Top Panel in wood frame  
Repair all Damaged areas from light fixtures  
Replace EPS Foam Board and Fiber mesh
- Lower Panels and Front Entrance  
Replace and Repair Damaged areas and Cover with Fiber Mesh

Repair All Equipment, Debris and Clean up

We propose hereby to furnish materials and labor - complete in accordance with the above specifications for the sum of:

\$7600<sup>00</sup> Seven Thousand Six Hundred  
with payments to be made as follows: ONE Third Down - Balance upon Completion

The estimator or estimator firm shall specifications and estimates and work will be done and only upon written order and all business as usual except that and about the subject. All payments contingent upon dates, conditions or descriptions of work.

Propositor  
Signature

Juan Olivo

Note - Our proposal may be withdrawn by us if not awarded within

days

## Acceptance of Proposal

The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

Date of Acceptance

Signature