

**RESOLUTION NO. 21-61**

**A RESOLUTION APPROVING A FAÇADE GRANT FOR 890 MAIN STREET**

WHEREAS, the Village approved a Façade Grant Program in 2016 to provide matching funds to building owners along Main Street to restore their facades to their original historic appearances.

WHEREAS, the purpose of the Façade Program is to revitalize the buildings along Main Street and to raise property values and attract visitors to the Downtown.

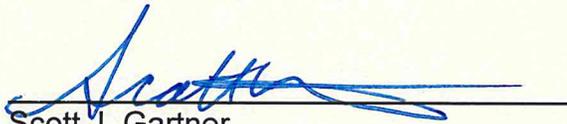
WHEREAS, the applicant operates Antioch Cyclery at 890 Main Street and is seeking a façade grant in order to restore the front elevation to its historic appearance and renovate the southern elevation.

WHEREAS, the applicant is seeking assistance from the Village to remove the paint from front elevation, restore brick, install new aluminum window system and front door, reconstruct a portion of damaged brick on the front and southern elevations.

WHEREAS, one of the goals of the Village's Façade Program was to improve existing facades and attract new businesses to the Village's Downtown.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve a Resolution for a Façade Grant in the amount of \$67,795.00 the outlined exterior façade improvements to the property commonly known as 890 Main Street.

APPROVED this 26<sup>th</sup> day of August 2021.



Scott J. Gartner  
Mayor

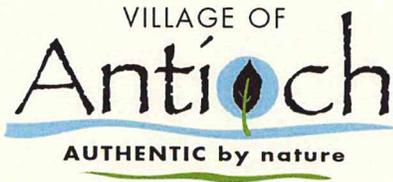


ATTEST:



Lori K. Romine  
Village Clerk

Trustees  
Brent C. Bluthardt  
Petrina Burman  
Mary C. Dominiak



Trustees  
Ed Macek  
Mary J. Pedersen  
Scott A. Pierce

**Scott J. Gartner, Mayor**  
Lori K. Romine, Village Clerk

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**MEMO TO:** Village President and Board of Trustees  
**FROM:** Michael S. Garrigan, AICP, CNU-A, Community Development Director  
**DATE:** August 18, 2021  
**SUBJECT:** Antioch Cyclery Facade  
890 Main Street

### Background

The applicant is the owner of the Antioch Cyclery located at 890 Main Street and has applied for a Façade Grant to restore the front elevation facing Main Street and to restore a portion of the southern façade facing an existing alley. As outlined in the Village's "Downtown Façade Guidelines", the goal of the Village's façade program is to bring back the historical appearance of buildings that line Main Street. It appears that 890 Main Street was originally an indoor auto showroom and was later converted into a bowling alley.



Over the years, the brick exterior was painted white. Based on Staff's assessment., it appears that the existing window system, along with transom windows are all original. The applicant is working with Emory Construction, on a proposal to restore the front elevation to its original appearance and to proceed with some restoration work of the existing brick on the southern elevation. The southern elevation incorporates extensive water damage to the brick and this wall needs restoration, including extensive replacement of face brick.

Staff is taking this opportunity to attach the proposal from the applicant's contractor for the Village Board's review and consideration. Based on the amount of work proposed, this would be one of the larger façade requests that has been considered by the Village Board.

- Masonry work on front elevation including rebuilding wall below window on the left side of front elevation.
- Remove 120 feet x 16 inches of brick on side elevation and install required flash system (water is damaging the existing brick façade)
- Install new glazed storefront system on front elevation facing Main Street.
- Install new front door
- Surface blasting of existing white painted façade on front elevation

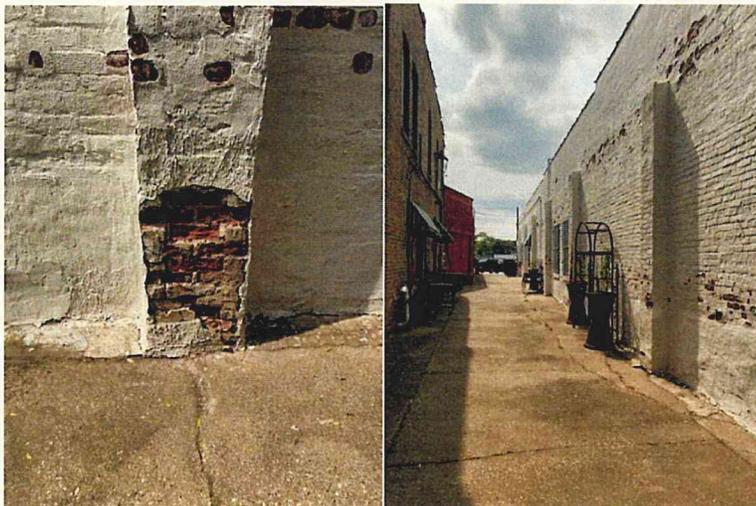
The applicant has identified a total cost of the project of \$135,590.00 and are requesting a façade grant in the amount of \$667,795.00

### Analysis

As outlined in the "Downtown Façade Guidelines", the purpose of the façade program is to restore the buildings to their original historic facades as close as possible. Based on this fact, Staff support the applicant's request to remove the existing white and blue paint on the front façade facing Main Street. As outlined in the applicant's proposal, to minimize any damage to the brick, the applicant's contractor will be using a high-pressure glass spray on the brick.

The design guidelines further go on to recommend that if at all possible, original windows, doors, and materials should be restored, in lieu of being replaced. In the case at hand, the applicant's contractor is proposing to replace the existing storefront windows in view of the existing damage and the fact that they are not insulated and do not meet the current energy codes. The applicant is proposing to replace the existing windows with a "black anodized aluminum glazed storefront system".

The existing south elevation has extensive water damage and is in drastic need of restoration.



The applicant has identified 400 bricks that need to be removed and replaced on this elevation.



As outlined throughout this report, the applicant is seeking an extensive restoration of this historic building. Specifically, the amount of existing brick damage due to water far exceeds any façade grant that the Village Board has considered before. Due to this fact, and the requirement of “prevailing wages”, this project total costs will be \$135,590.00. and the Village’s share under this program would be \$67,795.00. Based on the \$250,000 that was budgeted for the façade program in 2021/2022, this proposed grant would take up approximately 25% of this year’s fiscal funding.

The applicant’s existing bike shop is one of the major retail shops in Downtown Antioch and continues to attract customers from the Village’s trade area. Over the past year, the applicant has been working with “Giant” on a major interior renovation. Staff has been in discussion with the applicant on this façade project over the past several years, but Covid delayed the applicant’s ability to proceed with this project.

Another aspect to consider when evaluating this facade grant is that the southern façade of the subject building borders an existing alley adjacent to the J.J. Blinkers building. There continues to be opportunities to activate this alley and find a potential user for the rear of the J.J. Blinkers building. Based on this fact, the condition and appearance of this buildings southern façade will help shape the character of this existing alley.

As outlined above, the long-term goal of the Downtown Façade program is to restore the historic appearance of Main and Lake Street. Historic restoration of these buildings is one of the Village’s major economic development goals as outlined in the “Village’s Business Plan”. Several buildings are currently being renovated under this program, and they include Vegas, Station 51, and the Klein Building. In view of the success of the program, Staff continues to receive interest in the Village’s Façade program.

## **Conclusion**

Based on the foregoing analysis, Staff is looking for the input from the Village Board on this proposed Façade Grant in the amount of \$67,795.00 for the restoration of the subject property.



1440 W Taylor Street, #346, Chicago IL 60607  
 Office: (224) 436-0395 Cell: (303) 619-9523

# Proposal

Client: Antioch Cyclery  
 Richard Kubica  
 (847) 395-6500 [antiochcyclery@yahoo.com](mailto:antiochcyclery@yahoo.com)

PROPOSAL DATE August 11, 2021  
 PROPOSAL NUMBER 21-20-05-3

Location of Work: Antioch Cyclery  
 890 Main Street,  
 Antioch, IL 60002

Prepared By: Emory Patterson: [ep@emorypatterson.com](mailto:ep@emorypatterson.com)

Scope of Work: Defined Below

ITEM #	DESCRIPTION	ALTERNATE	AMOUNT
1	<u>Furnish labor and materials to complete the following work:</u> <b>Division 1 - General Requirements</b> **See SPECIAL NOTES & EXCLUSIONS **		\$ 8,640.00
2	<b>Division 2 - Demolition</b> - Remove, haul, & dispose of signage and finishes and from front entry window sill area - Selectively remove, & set aside existing ceiling tiles and grid. **(3) rows from East facade going West and spanning full length of East facade. Recovered materials to be stored on site for reuse. - Furnish labor and materials to selectively demolish existing aluminum glazed storefront system and door.		\$ 2,800.00
3	<b>Division 4 - Masonry</b> <u>Front Elevation (EAST)</u> - Carefully take apart and reuse brick to Rebuild approximately 2ft tall by 10ft wide wall below storefront window on the left side - Spot tuckpoint entire Front elevation Remove and replace up to 50 brick if necessary - Provide (1) Acid wash of East facade after work is completed  <u>Side Elevation (SOUTH Alley)</u> - Remove approximately 120ft x 16in of brick at bottom of wall. Install total flash system. Replace brick with new and good old bricks of similar likeness		\$ 13,920.00
<b>CHANGES TO SCOPE BY REQUEST ONLY</b>		SUBTOTAL PAGE 1	\$ 64,110.00
The above prices, specifications and conditions are satisfactory and are hereby accepted. Work to be completed in a timely and workmanlike manor. A 2.5 % interest fee will be applied per month to any invoiced amounts 30 days overdue. All accepted options to incur standard general conditions and contractor fees. <b>**Proposal is valid for 30 days** 30% Deposit Due at acceptance, 30-day payment draw cycles, and any remaining balance due upon completion of work. Please see and review all Special Notes, Exclusions, Terms, and Conditions.</b>		SUBTOTAL PAGE 2	\$ 38,510.00
		SUBTOTAL PAGE 3	\$ 13,500.00
		Insurance	\$ 2,052.40
		Profit/ Overhead	\$ 17,418.00
		<b>Total Work Cost</b>	

CONTACT US FOR INQUIRIES:

Accepted By: \_\_\_\_\_

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

Emory Commercial Division  
 1440 W Taylor Street, #346  
 Chicago, IL 60607

**THANK YOU FOR YOUR BUSINESS!**



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# Proposal

PROPOSAL DATE | August 11, 2021  
 PROPOSAL NUMBER | 21-20-05-3

Antioch Cyclery

ITEM #	DESCRIPTION	ALTERNATE	AMOUNT
	<p>Furnish labor and materials to complete the following work:</p> <p><b>Division 4 - Masonry (Continued)</b></p> <p><b>Side Elevation (SOUTH Alley)</b></p> <ul style="list-style-type: none"> <li>- Remove and rebuild approximately 20ft of deteriorated parapet wall</li> <li>- Remove and replace up to 10 broken roof tiles</li> <li>- Remove and replace up to 400 brick in various place in wall as needed</li> <li>- Remove loose stucco where it is easily removed.</li> </ul> <p><b>Division 6 &amp; 8 - Carpentry, Doors, and Windows</b></p>		
4	<p style="text-align: center;"><b>Carpentry</b></p> <ul style="list-style-type: none"> <li>- Furnish and install new treated wood blocking for new aluminum glazed storefront system.</li> <li>- Furnish labor and materials to frame new rough opening at front entry for new wood or wood clad door and transom above.</li> <li>- Furnish labor and materials to install new front entry door</li> <li>- Allowance for purchase of new front entry door, hardware, and casement</li> <li>- Provide Temporary plywood barriers in place of demolished storefront system.</li> </ul>	\$	8,640.00
5	<p style="text-align: center;"><b>Doors and Windows</b></p> <ul style="list-style-type: none"> <li>- Furnish and install new black anodized aluminum glazed storefront system with 2" x 4-1/2" frame details.</li> <li>- Furnish and install metal flashing break details at sills and 135 degree angle connections to wrap existing structural columns. Includes metal jambs as needed.</li> </ul> <p>All wether stripping and final sealants included.</p> <p><b>Alternates:</b></p> <ul style="list-style-type: none"> <li>- Furnish new 3'0"x7'-0" 190 style full view door with 1-1/2" butt end hinges, tubular push, offset pull handles, MS 1850 Deadlock with interior thumb-turn, parallel door closer, aluminum threshold, door sweep, and 1/4" clear tempered glass. Glazing to include clear soft coat Low-E tempered glass to meet IECC.</li> <li>- Eliminate horizontal mullion on storefront system for full height glass.</li> </ul>	\$	21,320.00
6	<p><b>Division 9 - Finishes (Drywall, Paint, Flooring)</b></p> <p style="text-align: center;"><b>Drywall</b></p> <ul style="list-style-type: none"> <li>- Install drywall, drywall mud, sanded, ready for paint to walls at new entry door framing and where soffit abuts new storefront system.</li> </ul> <p style="text-align: center;"><b>Paint</b></p> <ul style="list-style-type: none"> <li>- Paint new drywall at front entry door and front entry door and front entry door casements.</li> <li>- Paint (1) soffit at the South ceiling and (1) soffit at the North ceiling area.</li> </ul> <p>*See special Notes for Paint allowances.</p>	\$	1,000.00
		\$	1,400.00
		\$	2,450.00
		\$	3,100.00
		<b>SUBTOTAL</b>	<b>\$ 38,510.00</b>



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# Proposal

PROPOSAL DATE | August 11, 2021  
 PROPOSAL NUMBER | 21-20-05-3

Antioch Cyclery

ITEM #	DESCRIPTION	ALTERNATE	AMOUNT
7	<p><u>Furnish labor and materials to complete the following work:</u></p> <p><b>Division 10 - Specialties</b></p> <p style="text-align: center;"><b><u>Surface Blasting</u></b></p> <p><b><u>Front Elevation (EAST)</u></b></p> <ul style="list-style-type: none"> <li>- Protect the surrounding areas as required for blast cleaning.</li> <li>- Remove the paint from the front facade with Eco Quip equipment.</li> <li>- Clean up debris and properly dispose of debris generated from work.</li> </ul> <p style="text-align: center;"><b><u>Acoustical Grid and Tile</u></b></p> <ul style="list-style-type: none"> <li>- Furnish labor to reinstall existing ceiling grid and tile that was removed for East facade remodeling and updates.</li> </ul>		   \$ 9,850.00   \$ 3,650.00
		SUBTOTAL	\$ 13,500.00



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**SPECIAL NOTES & EXCLUSION**

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- Unforeseen circumstances and unforeseen existing conditions are inherent to remodeling. Anything not listed in this proposal is considered not included and to be charged as an extra cost through a client authorized Change Order.
  - No top-hung, top mounted, or suspended wall or ceiling system or assemblies included unless specifically noted in proposal.
  - This proposal does include visqueen tarps for dust control.
  - Proposal does not include the relocation or new installation of any Gas, Water, Electric, HVAC, Low Voltage, Fire Alarm, Fire Sprinkler or any other mechanicals, systems, equipment, or components unless specifically listed and stated in proposal.
  - Client responsible for moving and relocating any obstructions in work area.
  - Costs of permits, architectural and or engineered drawings is not included in this proposal.
- \*\* This proposal does include (1) final cleaning with (1) cleaning personnel at the end of our work. We can not guarantee additional dust won't settle after the final cleaning. Additional cleanings to be responsibility of Client.

**What is included in General Conditions?**

General Conditions vary for each project and not all items in the following list are included in every project. General Conditions typically cover project specific incurred costs such as Dumpsters, Portable Toilets, Supervision, Administrative Work, Printing of Plans, Submittals, Project Related Documentation, Site Fencing, Security, Travel, Temporary Facilities (Temp. Lighting, Barricades, Barriers, Tarpings, Dust Control, etc.)

**Your Project Includes the Following:** Project Management, Administrative Work, Submittals, Project Related Documentation, (1) Man Lift for 1-month, Dumpsters, Portable Toilets, Site Fencing, Sidewalk Closure, and Tarpings.

**Standard Material Allowance Items: \*\* (Unless otherwise noted and does not include Labor to install)**

- Paint allowance to be \$23 per 1-gallon bucket or \$100 per 5-gallon bucket
- Acoustical Ceiling Tile (ACT) Material Allowance to be \$2.10 per sf for white textured ACT.
- 3 cm Quartz Material and Labor Allowance to be \$80 sf, undercount sink cut & mounting to be \$350, each faucet hardware core to be \$225 ea core.
- Electrical Material Allowance to be \$105 per 2'x4' LED lay-in light fixture, \$85 per 2'x2' LED lay-in light fixture, and \$26 per 5" or 6" LED can light trim. Client to select Lumens for their preference of optimal lighting.
- Plumbing Material Allowance to be \$375 per under mount sink, \$240 per motion sensor faucet, \$390 for ADA toilets, \$320 for standard toilets, \$195 for urinals. Installation to existing drains and supply lines unless otherwise noted.
- Vinyl Plank Flooring Material allowance to be \$2.50 per sf for sizes ranging from 6" - 8" wide and 36" - 48" long. Material Selection to be selected from Deja New flooring unless otherwise noted.
- Brick allowance is \$600 per thousand

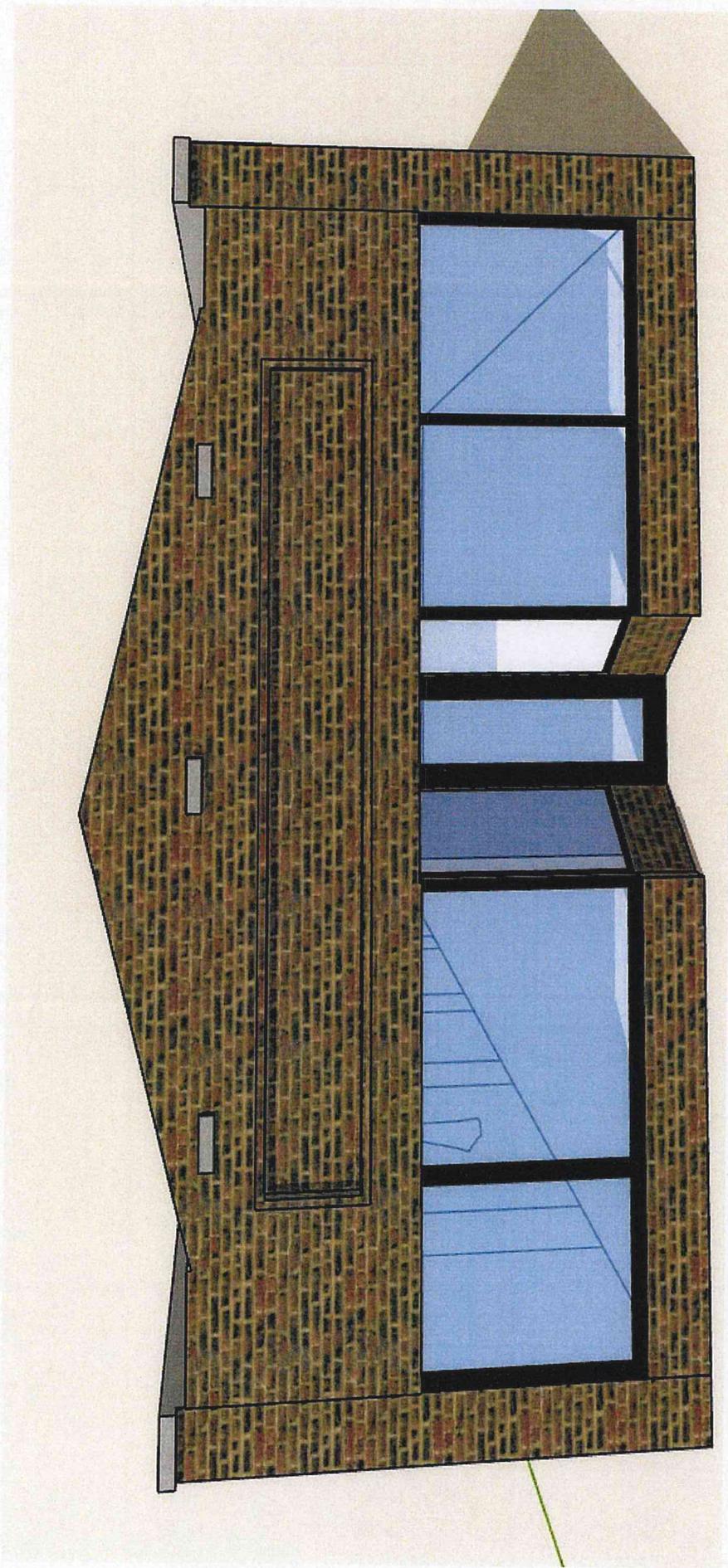


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#### TERMS AND CONDITIONS (2021)

##### Clarifications:

- All work to be within standard working hours. No overtime is included. Overtime to be billed as an addition to contract at time and a half on weekends and double time on holidays. Overtime costs to be based off of ILLINOIS Prevailing Labor Wage Rates.
- No required Labor Affiliations are included in this proposal. Proposal does include Prevailing Wage Labor Rates unless otherwise noted.
- Standard working hours are within 7am - 5pm Monday - Friday, Excluding Weekends and Holidays.
- All requests for overtime to be in either Written Form, Text, or Email and to be authorized by both parties. Overtime subject to labor availability.
- Any changes to contract shall be documented in either Written Form, Text, or Email and to be authorized by both parties. Any additional costs resulting from a change order above the base proposal, shall be deposited with the Contractor prior to the Change Order work commencing and no later than (5) business days. If Owner fails to deposit funds with Contractor for executed Change Orders within (5) business days, Contractor reserves the right to stop work until funds are deposited with Contractor.
- In the event a Change Order request requires Contractor to provide pricing by vendors, subcontractors, and or material suppliers, Contractor reserves the right to extend the schedule by the length of time required for obtaining pricing and a decision from client whether or not Client agrees to or denies Change Order. Client's decision must be provided in Written Form, Text, or Email.
- No verbal requests for additional work or materials including overtime shall be honored by Contractor unless Client agrees to and signs a Time, Material, and Service Agreement allowing verbal requests to change the scope of work.
- If Client requests work be completed prior to or without a signed Change Order and Contractor agrees and completes work, work shall be billed in a Time and Material basis as a Work Order and invoiced as a Work Order. Client shall be responsible for paying all invoiced Work Orders.
- Owner must provide ingress and egress from project, including access for equipment and machinery where applicable.
- Owner must provide and allow material staging areas as needed for materials, equipment, machinery, signage, and job box.
- All Permit, Architectural or Engineering fees are not included in proposal and are to be an additional cost to Client where required.
- The Owner shall pay for all utilities including, water and sewer (if applicable), electricity, and natural gas needed for the Project.
- The Contractor shall not be responsible for any damage that results from the Owner's occupancy or which is caused by Owner during such occupancy. Repairs for damage caused by owner's occupancy shall be billed separately and in addition to this Agreement.
- Contractor will require all subcontractors to carry general liability coverage with limits equal to or greater than Contractor's. Contractor will require all subcontractors to provide workman's compensation insurance and Contractor will collect insurance coverage documentation from subcontractors prior to each subcontractor performing work on the Project.
- If the Owner fails to pay to the Contractor any amount payable pursuant to the Agreement within Ten (10) days after it becomes due, the Contractor may, by giving Two (2) days' written or email notice thereof to the Owner, stop work on the Project or any other work being performed on other Agreements with Owner until all past due payments have been received by him; or the Contractor may elect, at his option, to declare a forfeiture of this Agreement and retain any payments received by him for work performed prior to the said cancellation.
- Contractor reserves the right to enlist the assistance of collection agencies including third party collection agencies in recovering unpaid debts and amounts due. Client will be responsible for any additional costs above unpaid amounts in recovering unpaid amounts due.
- In the event of a breach of this Agreement by either party, the losing party shall pay all costs and expenses, including attorneys' fees, administrative fees, expert witness fees, and other reasonable costs incurred by the other in enforcing the terms of this Agreement.
- This Agreement is being executed and delivered in the State of ILLINOIS and shall be governed by and construed and enforced in accordance with the laws of the State of ILLINOIS.
- All work to carry a (1) year workmanship warranty. Manufacturers warranties shall prevail. To the maximum extent allowable by law, Client indemnifies and holds Contractor harmless from any claims arising after (1) year warranty period.
- Client shall indemnify and hold Contractor harmless from any claims arising out of work completed by Contractors subcontracted or third-party installers, vendors, and service providers. Contractor shall provide Client, Client's Representatives or Agents, and Client's Attorneys with any documentation, depositions, or testimony in supporting or defending any claims arising out of any work completed or materials provided by Contractors subcontracted or third-party installers, vendors, and service providers.
- This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, devisees, legatees, successors, and assigns.
- Contractor reserves and shall not waive or abridge any lien rights afforded to Contractor by any jurisdiction having authority where work is performed.
- If any term, covenant, warranty, paragraph, clause, condition, or provision of the Proposal is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby, and this Agreement shall be construed as if such invalid, void, or unenforceable provisions were omitted.



890 MAIN STREET FAÇADE GRANT