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**VILLAGE OF SUGAR GROVE**

**BOARD REPORT**

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**TO:** VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
**FROM:** MICHAEL CASSA, ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** DISCUSSION: COMMERCIAL PROPERTY ENHANCEMENT PROGRAM  
APPLICATION FOR 214 S. MAIN STREET LLC  
**AGENDA:** NOVEMBER 19, 2024 REGULAR BOARD MEETING  
**DATE:** NOVEMBER 12, 2024

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**ISSUE**

Should the Village Board of Trustees approve a Commercial Property Enhancement Program grant application submitted by 214 S. Main Street LLC?

**DISCUSSION**

The Commercial Property Enhancement Program (CPEP) was approved by the Village Board in September 2022. A copy of the criteria is attached.

214 S. Main Street LLC has submitted a grant application for improvements to their multi-tenant building and the property at 214 S. Main Street in downtown Sugar Grove. The owner plans to make the following improvements: (1) tear out and replace a portion of the driveway which is in poor condition; (2) replace three exterior doors and one storm door; (3) rebuild the front entry roof over the front door which is beginning to rot; and (4) remove two ash trees that have succumb to the emerald ash borer and replace them with magnolia trees. Village staff met with the property owner at the site and assisted them in the application process. The total cost for the project is \$10,378.76. The applicant is requesting a \$5,189.38 CPEP grant. A copy of the application is attached. The CPEP Review Committee met to discuss the application. The committee consists of the Village Administrator, the Economic Development Director, the Finance Director and the Community Development Director. The committee was unanimous in recommending approval for the application for a grant of \$5,189.38.

**COST**

214 S. Main Street LLC is requesting a CPEP grant for \$5,189.38. The FY2024-2025 Budget includes \$30,000 for the grant program.

**RECOMMENDATION**

That the Village Board of Trustees discuss the application of a \$5,189.38 grant under the Commercial Property Enhancement Program for 214 S. Main Street LLC.



## Commercial Property Enhancement Program Application

### Property Information

Phil & Katie Kuhn

Property Owners Name

214 S. Main St. LLC

Corporate Name (if applicable)

214 S. Main St.

Property Address

[REDACTED]

Corporate Address

Same

Corporate Phone

Same

Corporate E-mail Address

7000 ft<sup>2</sup>

Size of Building

14-21-251-010

Property Identification Number

Principal Business Activity resale + internet sales, + storage

Property Description 2 story mixed use building

with 4 commercial spaces on ground level

with 2 apartments on the 2nd floor

I, hereby certify that all of the information contained in this application for a Commercial Property Enhancement Program award is true and correct. I understand the issuance of this award is conditional upon compliance with all Village Codes, Ordinances, state and Federal Law, and the results of any inspections required by ordinance at this time.

Phil Kuhn

Print Name

president

Title

6-6-24

Date

## 214 S. Main St. Improvements

1. Tear out and replace an area of the drive way that is approximately 15' by 25'. This area consists of some concrete that has settled and is pitched toward the building. The remainder of the area is or was asphalt. Some of the asphalt was dug up right before I bought i bought the building to remove an old heating oil tank and remediate some contaminated soil. The rest of the asphalt is in poor condition. I plan to remove and haul away the material under my business, All-In-One Handyman Service. Only two contractors bid on the concrete replacement, Gette Concrete being the preferred and cheapest. The cost is \$650 for the removal & \$3450 for the new concrete. Total cost: \$4100
2. Replace three exterior doors and one storm door. The three exterior doors are the front door, the north door and the south door. The front door services unit 1A, one of the first floor commercial units. It also leads to a stairway to the two apartments upstairs. This inward swinging door will be replaced with an outward swinging door for better egress during an emergency. The north door services unit 1C, another commercial unit and the back stairs for the apartments. This door inward swinging door will also be replaced with an outward swinging door for better egress. The south door services unit 1D. This is an old wood door with single pain glass. All new doors will be insulated steel doors with double pain glass when a window is included. The storm door is on the south side and it is on the second floor balcony that leads to a shared storage room for the apartment tenants. I received three bids for the exterior doors, the preferred and cheapest is All-In-One Handyman Service. The storm door will also be done by All-In-One because The Home Depot installer was more expensive. Total cost: \$2100
3. The front entry roof over the front door needs to be rebuilt. The roof rafters and fascia is starting to rot and the roof is still covered in the same old tin that used to be the siding for the building. The plan is the shorten it up so it does not stick out quite as far. The pitch will bee the same, the roof will be covered in the same architectural shingles that were used on the main building last year. The entire overhang will be wrapped in grey aluminum to match the window trim. The underside will be closed in with white soffit material and a recessed can light added for safety. I could not get any other contractors to bid this small job. So All-In-One Handyman Service would be the preferred contractor. Total cost: \$1850
4. Remove two ash trees that have succumb to the emerald ash borer. Up Top Services was the cheapest for the tree removal. The trees will be replaced with smaller, more decorative magnolia trees since that area is close to the building. Spring Bluff Nursery was the cheapest to supply and plant the trees. Cost of three removal and stump grinding \$1160 & cost of new trees and plants \$1168.76. Total cost: \$2328.76

TOTAL PROJECT COSTS: \$10,378.76

# PROPOSAL

All-In-One Handyman Service, Inc.  
P.O. Box 1252  
Sugar Grove, IL 60554

Proposal Submitted to: 214 J. Main St. LLC Date: 6-16-24  
Address: 214 J. Main St. Sugar Grove Phone: 630-466-3800  
Job Location: Same

We hereby submit specifications and estimates for:

Tear out & haul away approx 300 ft<sup>2</sup>  
of concrete + blacktop \$650-

remove & replace steel entry doors \$600 ea. x 3 =  
(includes door) \$1800-  
front door  
north driveway man door  
south side entry

Install new storm door on second floor  
south side & wrap trim  
(includes door) \$300-

Remove & rebuild front entry roof, wrap  
exterior in maintenance free aluminum,  
aluminum soffit, fascia & ceiling,  
new can light underneath, patch siding  
to match, shingles to match existing,  
flash where roof meets siding \$1850-

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

Four thousand, Six Hundred dollars (\$ 4600<sup>00</sup>)  
Payments to be made as follows: when complete

All material is guaranteed to be as specified or better. All work to be completed in a workmanlike manner according to standard practices.  
Any alterations or deviations from the above specifications involving extra costs will be billed at an hourly rate.

Authorized

Signature: 

Date: 6-16-24

NOTE: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

ACCEPTANCE OF PROPOSAL: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

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



# Gette Concrete

Grant Gette  
1642 Paulette Ct.  
Sandwich, IL 60548

Phone Number 630-465-6655  
Email: Getteconcrete@gmail.com  
www.facebook.com/getteconcrete



## Invoice

Date:

To: 214 S. Main St. LLC

For: Concrete driveway

(630-330-1419)

Description	Hours	Rate	Amount
<ul style="list-style-type: none"><li>• Prep approximately 25x15, 5 1/2 inch deep</li><li>• Install gravel base and compact</li><li>• Install wire mesh throughout driveway</li><li>• Use 4000 psi 6 bag concrete</li><li>• Complete with a broom finish</li><li>• Labor, Permit, Material</li></ul>			
<b>Total</b>			\$3,450

Paid By Cash/Check \$ \_\_\_\_\_ Remaining Balance \$ \_\_\_\_\_

Make all checks payable to : Gette Construction

Half the money up front, Half when the job is done

Thank you for you Business!

From: bobk@springbluffnursery.com  
Subject: Tree Suggestions  
Date: Jun 13, 2024 at 8:27:07 AM  
To: [REDACTED]

To: Phil Kuhn; 214 S. Main Street, LLC

Hello Phil. Here are 3 trees that I think will work well for you within the parameters you described.

Anne Magnolia, 6', multi-stem. \$365.24 each.

*plant*  
\$ 219.14

Common Witchhazel, 4', multi-stem. \$282.24 each.

*\$ 169.34*

Amur Maple, 2.5", single-stem. \$352.24 each.

*\$ 211.34*

The labor to plant is 60% of the cost of the tree as long as we are just digging the holes for planting and no other circumstances such as removal of existing plants. The total cost includes the tree, labor to plant, a 3' diameter mulch circle, a watering bag and a 1-year guarantee.

Please contact me at 630 466-4278 with questions or comments. Bob Kidwell, Spring Bluff Nursery.

Up Top Services, LLC  
Fully Insured

ESTIMATE

Matt Kleinwachter, Owner/Operator  
630-878-8012  
mjk1225@icloud.com

Date: 5-23-24

Customer:

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

Phil Kuku  
214 S. Main  
Sugar Grove

330-1419

Remove 2 Dead Ash Trees  
Drop Manicure Cables to remove \$600.00

Cost to Remove 2 Trees \$750.00  
Without Dropping Lines

Good 2 Steps 10" Below Ground \$210.00  
Leave Groundings

Total

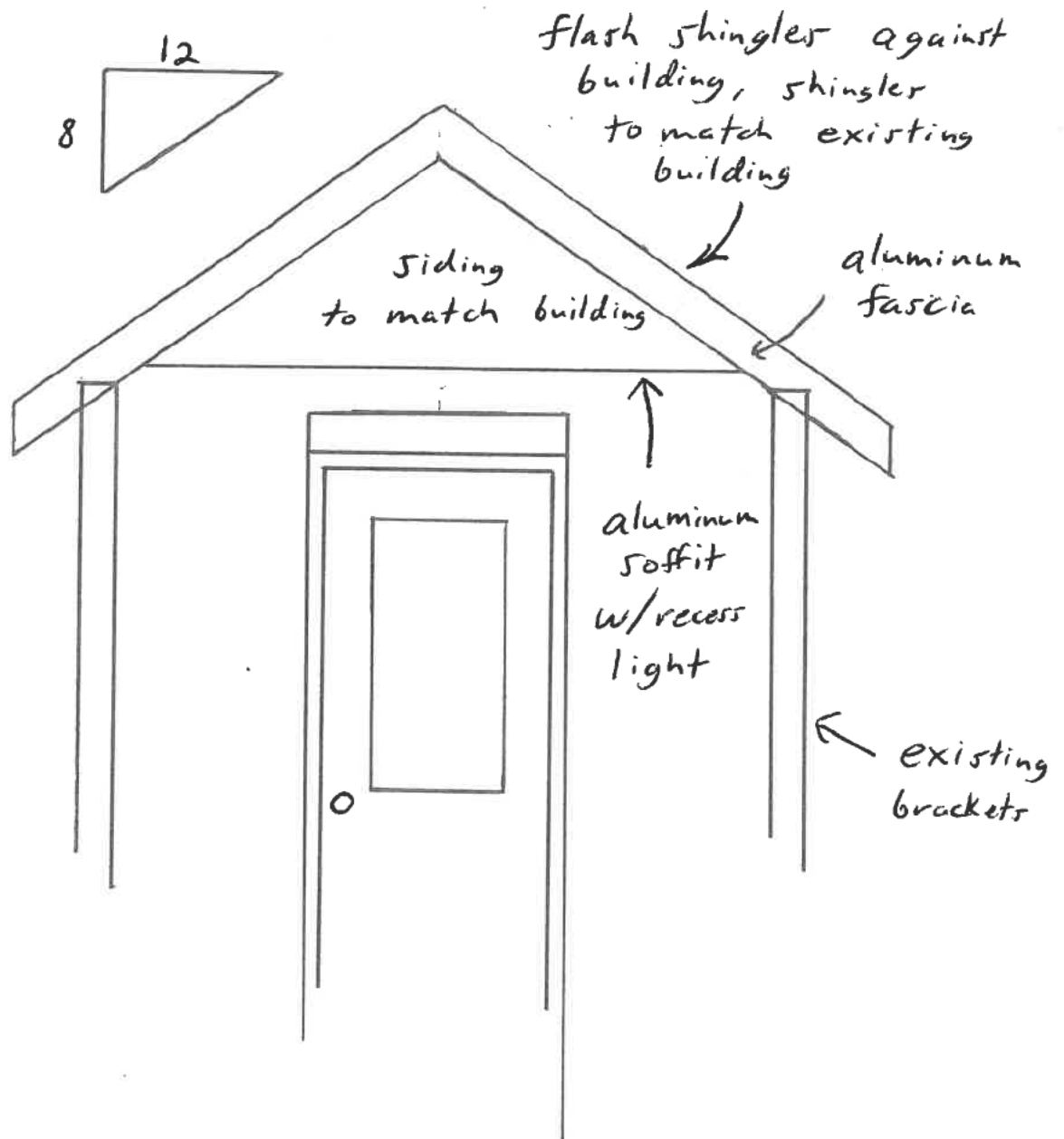
All sales final, payment due upon receipt.  
Thank you for your business!

New overhang

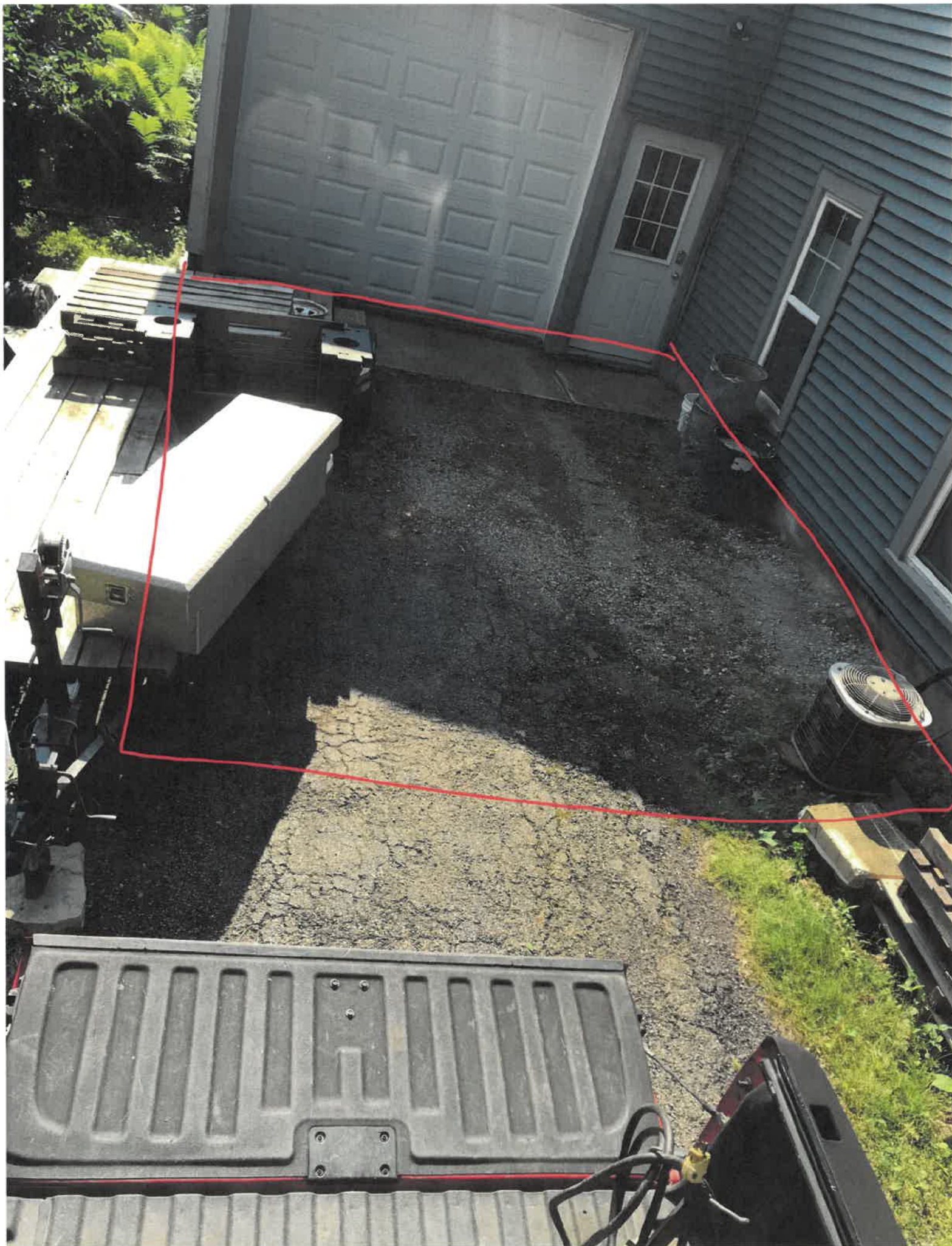
214 S. Main St.

48" out from building

all maintenance free exterior











214



No Smoking











