

CITY OF WOOD DALE

Community Development



MEMO

DATE: Monday, September 12, 2022
TO: Streetscape & Economic Enhancement Committee
FROM: Wilvert Ibares, Director of Administrative Services
SUBJECT: Façade Improvement Grant for 369-383 N Wood Dale Rd

OVERVIEW

A Façade Improvement Grant application was submitted to request reimbursement for the façade improvement for the property at 369 - 383 N Wood Dale Road. The proposed façade improvement is a complete replacement of the roof and gutters.

Required Documents & Submittals

The following items were submitted with the application and are attached to this memo:

- Exhibit A:** Narrative
- Exhibit B:** Photos of the existing building
- Exhibit C:** Detailed contractor cost estimates:
 1. Driscoll Roofing
 2. Kevin Construction LLC
 3. MKJ Roofing
- Exhibit D:** Proposed Illustrations
- Exhibit E:** Location Map
- Exhibit F:** Proof of Ownership

ANALYSIS

The subject property is located along Wood Dale Road across from White Cottage Pizza. The subject property is zoned TCB, Town Center Business. Dwelling units above ground floor business are permitted in the TCB district.

Background

The building originally built in 1988, was purchased by current owners on August 8, 1996. The building has dwelling units above ground floor and retail spaces on the ground floor. There is a total of four retail space.

Per the Façade Improvement Program Policy, properties may be eligible for a grant award of up to 50% of the total improvement cost, up to a maximum of \$130,000.00. Further, the improvements shall be maintained in their finished form, except as may be approved by the City Council, for a period of 3 years from completion.

Façade and Site Improvements

Eligible Expenses

The applicant received three proposals for the proposed renovation and site improvements, see Exhibit C. The project exceeds the minimum total construction value of \$10,000 and is eligible for reimbursement.

Per the Façade Improvement Program Policy, improvements that qualify for reimbursement include façade improvements that improve the appearance of the building by change of materials or colors, including painting.

The following table lists the cost comparisons for the entire scope of the project. Other items may be considered for partial funding.

Cost Comparison Plus Permit Fee Estimate			
	Driscoll Roofing	Kevin Construction LLC	MKJ Roofing
New roof ¹	\$49,065.00	\$42,000.00	\$44,500.00
Gutters (not eligible)	\$7,050.00	\$7,189.00	\$5,200.00
Skylight (not eligible)	\$1,150.00	NA	\$1,250.00
Est. Permit Fee:	\$300.00	\$300.00	\$300.00
Total:	\$57,565	\$49,489.00	\$51,250.00
Total excluding ineligible expenses	\$49,365.00	\$42,300.00	\$44,800.00

¹ Cost estimates for the entire building, not just the street facing façade.

Façade Improvement Scoring

CRITERIA	POINTS
Visual Impact	
<i>Improved curb appeal</i> The curb appeal of the property is being improved by including a change in roofing shingles throughout the building	2
<i>Improved pedestrian experience</i> The proposed project will not change the architectural details of the building.	0
<i>Significant visual improvements</i> The proposed modifications are limited to changes in the shape and material of the roof and the color will remain a similar color. The proposed façade improvements will provide a minimal visual impact as there are no other improvements being made to the façade of the property.	0
Financial Impact	
The proposed improvements are limited to the façade improvement renovation eligible for grant funding. The applicant is not leveraging more private investment than required to obtain grant funding.	1
The proposed project is not part of a larger project that improves both the façade and site, it is limited to the modifications to the roof.	1
Property Use	
The space is used for mixed use with 1 st floor retail	4
Points Total:	8

When asked to submit a façade improvement scoring sheet, the applicant scored their projects at 12.

RECOMMENDATION

Staff recommends to enter into a grant agreement to reimburse the applicant twenty five percent (25%) of eligible costs. The Streetscape and Economic Enhancement Committee is asked to identify the eligible costs. Based on the lowest estimate provided by the applicant, the total reimbursement value shall not exceed ten thousand five hundred seventy-five dollars (\$10,575.00) (or 25% of \$42,300.00). Staff's recommendation is based on the eligibility of the project and the façade improvement scoring criteria, which totaled to 8 points. The project exceeds the \$10,000 minimum cost valuation requirement, the property is greater than 30 years old and the proposed improvements fall under the façade improvement and renovation category of improvements.

**City Of Wood Dale
Facade Improvement Program**

To whom it may concern,

I Tom Scianna, owner of our 8 Unit building across from City Hall. Location is 369-383 N Wood Dale Rd, Building consists of 4 Rental and 4 apartments. I have owned this building for more than 20 years and plan to keep it for many years to come. Requesting and planning to replace Roof and Gutters and Downspouts. Asking for financial assistance for the Facade Improvements Program to help pay for All sections of the Roof and Gutters and Downspout. The Roof, Gutters and Downspouts are visible from the street of Wood Dale Rd on the front from West and South and North. The back of building is a Public right of way the Alley (See section # 4 Eligible Expenses) Which qualifies for the reinsbursement. I also want to improve the Facade of this building even more by doing the Windows, Doors, Landscaping as well as the Signage. Soon we'll submit an application for that. If approved I plan to start work within 30 days and should take about a week to complete. I thank all of you for considering my application and hopefully financial assistance is Granted.

9/9/2022

Very Truly Yours,

Tom Scianna









Rear of the building from public ally



DRI
710 W. Lake Street Addison, IL 60101 (630)
628-7800
Sales Representative Steven Driscoll
Steve@driscollroofing.com



**T&L Scianna LLC Wood Dale 369 -383 N. Wood Dale
Rd Wood Dale, IL 60191**

Customer#2411

Description

Estimate # 1948

Date 7/22/2022

Work to be done: Tear off and install new roof on upper and mansard roofs on building.

Remove the existing roofing to the bare wood deck.
Inspect the decking for loose and damaged decking.
Nail down any loose decking.
Replace any damaged wood (at an additional cost).
Install ice and water shield 6' wide along gutterlines.
Install ice and water shield 24" past inside wall.
Install #15 lb. felt underlayment.
Install a starter row of shingles.
Install GAF Timberline HDZ architectural shingles.
Install 5 galvanized roofing nails per shingle.
Install hip and ridge capping.
Replace the plumbing flashing with lead plumbing flashing.
Install T style drip edge flashing along rake edges.
Replace all standard aluminum screened roof vents.
Seal all flashings.
Clean out all debris from the gutters.

Choice of shingles:

GAF: Timberline HDZ x _____

Owens Corning: Duration x _____

**ADDITIONAL WORK. Please
initial to accept additional work.
Not included in total.**

Replace gutters and downspouts on building.
Install new 6" seamless k-style aluminum gutters using screws.
Install gutters with adequate pitch to ensure proper drainage.
Install new oversized (3x4") aluminum downspouts in existing locations.

\$7,050.00

Replace skylight with new non-opening Velux laminated skylight and flashing kit.
No Interior work included.

\$1,150.00

Sub Total \$49,065.00 Total \$49,065.00

7 year guarantee on labor for roofing work.

40 Year manufacture's limited warranty on shingles.

All material is guaranteed to be as specified and the above work to be performed and completed in a substantial workmanlike manner with payments to be made as follows: 1/2 down before job is started and the balance is due on completion. The terms and conditions on the following page(s) are part of this agreement.

State licensed and fully insured. Roofing license number: 104.001488

This offer may be withdrawn unless accepted with in 5 business days. Per: _____ Respectfully

submitted by DRI Steven Driscoll

ACCEPTANCE OF ESTIMATE

The above prices and 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

Date: ____/____/____. Signature: _____

KEVIN CONSTRUCTION LLC

August 04, 2022

Project Proposal

369 383 N Wood Dale Rd.

Wood Dale, IL. 60191

RE: Roof Replacement

Scope of work to be perform:

Conduct a pre installation meeting to discuss Safety, Scope and Logistics. At the mansard and upper roof, remove shingles down to the roof deck, inspect decking for **soundness: any needed deck replacement will be an added cost to the project of a rate of \$95 per 4'x8, 5/8" CDX Sheet.** Install (Total of 6') **Certain Teed WinterGuard ice & water shield underlayment on the eaves** per code, also on all penetrations flashings. **Cover rest** of roof decking with **Certain Teed Premium Synthetic underlayment.** Install **Certain Teed Landmark** shingles with matching **Certain Teed Shadow Ridge cap.** Color: TBD Replace plumbing pipe flashings with formed lead flashings. Replace upper roof perimeter flashing. Replace **bath vents as needed.** Remove and replace two 6" plumbing stack vent with pre formed lead flashings **Remove and cancel existing roof vents and replace with a Certain Teed Filtered ridge vent system.** Remove and replace existing skylight with new **Velux Fixed Deck Mount unit.** **Remove and replace eight mansard window well aluminum cladding.** **At rake ends, remove and replace existing drip edge flashing.** Clean up project debris & haul away. Protect shrubs and landscaping around house with tarps Pick up nails with a magnetic broom. **Warranty: Certain Teed Limited Lifetime warranty on materials** including a 5-year work men-ship warranty, upon completion and full payment. **Total Labor and material for work mention above \$42,000** Terms: \$18,000 down on or before start day. Balance paid in full upon completion/invoice

- **Please note that this project will be loud, dirty and produce falling debris, please bear with us.**
- **Tear off and completed roof replacement to be finish in no more than two days, except in case of inclement weather.**
- **Permit fee not included in proposal and will be billed additionally at cost upon city approval. Pricing is good for 30 days. We look forward to hearing from you soon.**
- **We will require clear access to the roof on day of project, including a clear driveway.**
- **We exclude: mechanical, electrical, plumbing and work not mentioned above.**

- **Gutters and Downspouts**

Remove and replace existing 5" gutters & 2"x3" downspout and replace with 6" seamless gutters and 3"x4" oversized downspout. Total Labor & Material \$7,189

Acceptance signature _____

Date: _____

Isaac Valdez
314 Hickory St.
DeKalb, IL. 60115
(630)806-6660



MKJ ROOFING

449 S. CHERRY

Itasca IL 60143

Tel: 773-517-5369

mkjroofing@gmail.com

Date:08/11/2022

CONTRACT FOR ROOFING WORK

PROJECT NAME: Multi Family Residence

Property: Condominium

Contact Name:369-383 N. Wood Dale Rd. Wood Dale Il.

Contact info: T&L Scianna LLC

We propose to furnish labor, service and material necessary to perform the working workman like manner in accordance with manufacturer's specifications. MKJ Roofing provides 5 years warranty due to installation.

BASE PRICE: House:Top section and mansard \$44,500

Oversize seamless gutters and downspout: \$5,200

New skylight: \$1,250

SCOPE OF WORK:

Remove and haul away the existing roof too deck all layers of asphalt shingles

Inspect and replace bad or rotten plywood.

Install Ice & Water Shield at gutter edge (6'), and all valleys (3'), at all roof penetrations and by roof to wall sections.

Install synthetic felt underlayment on complete deck to be shingled.

Install starter strip on all edges.

Install new chimney flashing

Install drip edge.

Install ridge cap shingles.

Install new stack boots flashing.

Install new Vents or ridge vent.

Install GAF TIMBERLINE Limited Lifetime Shingles. Color: . .The shingles will be fastened with 1 1/4" galvanized roofing nails, (6/shingle) using applications patterns specified by the product manufacturer.

All roof projections will be sealed with premium quality caulking as needed. Clean up all debris from job and haul away. Not responsible for satellite realignment.

MKJ Roofing should receive a partial payment of \$8000 which is due up front at time of signing the contract. The rest of that payment received after job completion. Homeowner will reimburse contractor for any necessary permits upon receipts.

Notes:

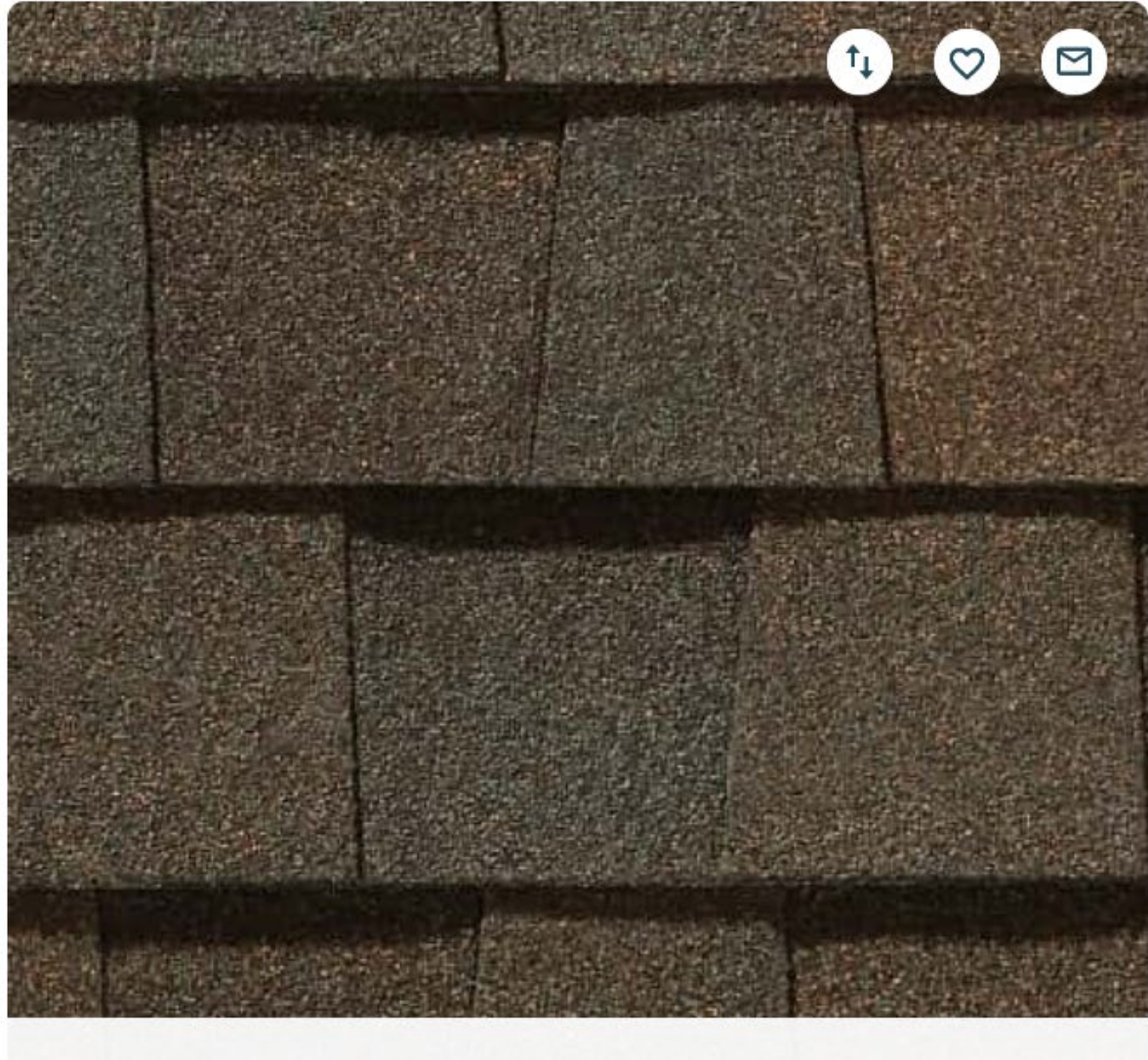
Any extra Plywood and/or Boards replacement when necessary – additional cost: \$95.00 per sheet of ½” CDX Plywood and/or \$6.00 per Board foot – 10 ft included, and 1 plywood.

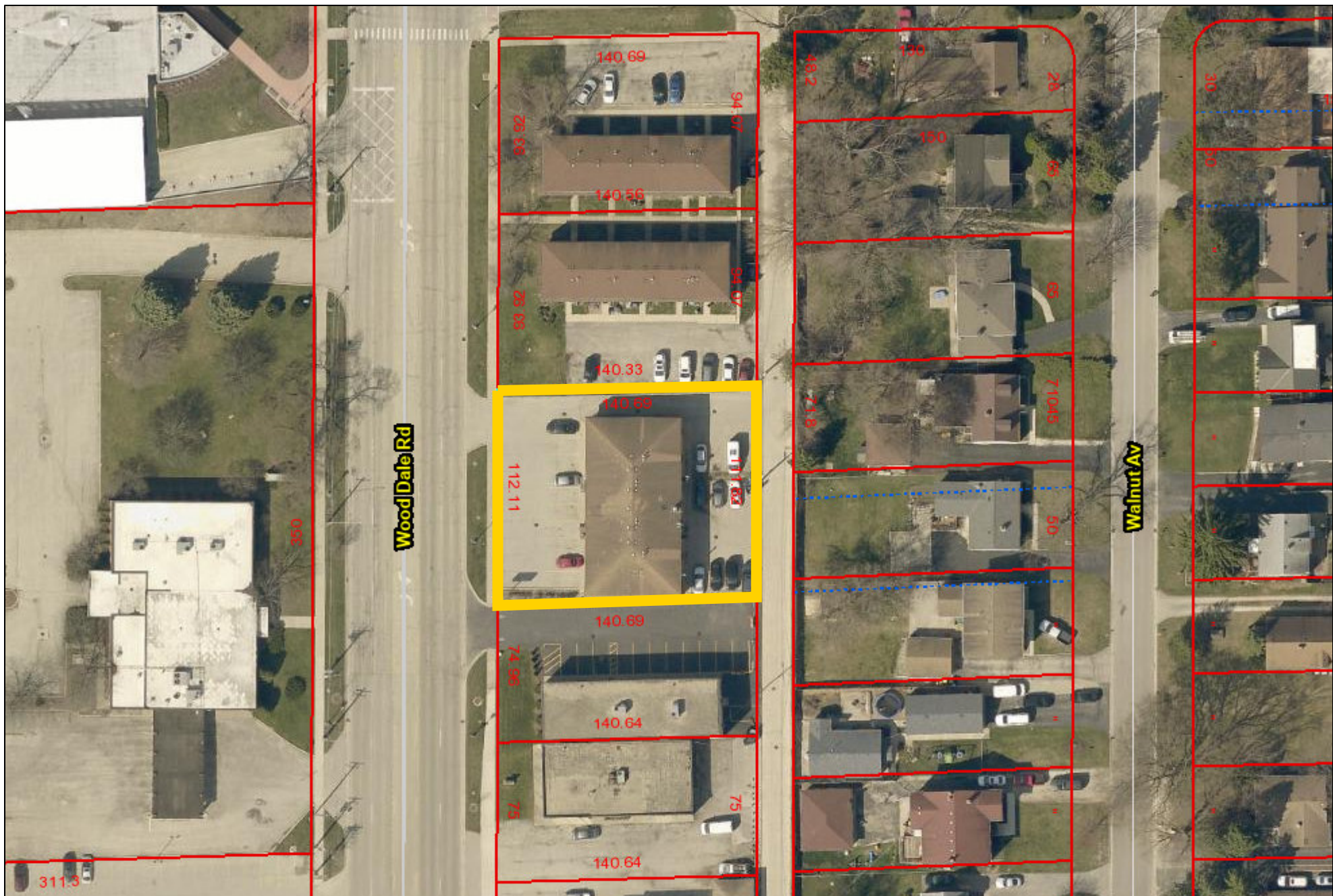
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CertainTeed Landmark Heather Blend





Wood Dale Rd

Walnut Av

DuPage County
 Information Technology Department / GIS Division
 421 N County Farm Rd.
 Wheaton, IL 60187

Ph# 1(630)407-5000
 Email gis@dupageco.org
 DuPage Maps Portal :
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage County Web Site :
www.dupageco.org

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CLOSING STATEMENT

SELLERS: ANTONIO ADAMO AND ANTOINETTE ADAMO
EUGENIO RANALLO AND IDA RANALLO
PURCHASER: BENJAMIN SCIANNA
PROPERTY: 369-383 WOODDALE ROAD, WOODDALE
CLOSING: AUGUST 8, 1996

	CREDITS TO BUYERS	CREDITS TO SELLERS
PURCHASE PRICE		\$500,000.00
INTEREST 8/9/96 TO 8/31/96		2,481.16
EARNEST MONEY	5,000.00	
ARTICLES OF AGREEMENT	450,000.00	
REAL ESTATE TAXES	5,818.93*	
INITIAL ESCROW		5,818.93
SECURITY DEPOSIT (6,350.00)	**	
RENTAL PRORATIONS (3,487.03)	**	
BUYERS TITLE CHARGES		50.00
TOTAL TITLE CHARGES	950.00	
DAVIS ENVIRONMENTAL SERVICE GROUP	1,200.00	600.00
SURVEY	800.00	
NET DUE SELLER	45,181.16	
TOTAL	\$508,950.09	\$508,950.09

ACCEPTED AND ACKNOWLEDGED:

SELLERS: Antonio Adamo
Eugenio Ranallo
Antoinette Adams
Ida Ranallo

PURCHASER: Ben Scianna

*To be reprinted per contract at final closing

** Adjusted outside of closing

Initial Payment \$5,639.71

Taxes 800.00

Insurance ***

Total \$6,439.71

***To be paid directly
to Insurer by Purchaser

5