



CITY OF WOOD DALE

STREETSCAPE AND ECONOMIC ENHANCEMENT COMMITTEE **AGENDA**

Date & Time: Monday, July 6, 2020 at 6:30 PM
Location: Wood Dale City Hall
Police Community Room (*changed location*)
404 N. Wood Dale Road
Wood Dale, IL 60191
Members: Chairperson Ald. Art Woods, Vice-Chair Ald. Peter Jakab,
Michael Curiale, Mike Melone, Steve Mikos, Linda Lucania,
Mitchell Tau
Staff Liaison: Gosia Pociecha

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS ITEM

A. Approval of Meeting Minutes from June 22, 2020

IV. REPORT AND RECOMMENDATION

A. Façade Improvement Grant Application – 396 W Irving Park Road

V. OTHER BUSINESS

A. Future agenda items

VI. ADJOURNMENT

STREETSCAPE & ECONOMIC ENHANCEMENT COMMITTEE MINUTES

Committee Date: Monday, June 22, 2020
Present: Michael Curiale, Mike Melone, Steve Mikos, Mitchell Tau
Absent: Chairperson Ald. Art Woods, Co-Chair Alderman Peter
Jakab, Linda Lucania
Also Present: Gosia Pociecha
Meeting Convened at: 6:39 PM via Zoom Conference

CALL TO ORDER:

Mike Melone as Chairman Pro-Temp called the meeting to order at 6:39 pm. Roll call was taken and a quorum was present.

APPROVAL OF THE MINUTES:

Michael Curiale motioned to approve the minutes of the November 4, 2019 meeting, seconded by Mitchel Tau. The minutes were unanimously approved via voice vote.

NEW BUSINESS:

A. Wind Sculptures – alternative locations

Ms. Gosia Pociecha presented a brief overview of the previous SEEC meetings during which the existing wind sculptures were discussed and a number of probable locations were identified. During the November 2019 meeting a recommendation was made to pursue installation of the sculptures at the vacant parcel containing at detention pond along Wood Dale Road and School Street. As the City staff has not been able to establish contact with the property owner of this parcel, the SEEC was asked to identify potential alternative locations. SEEC recommended adding 3 sculptures to the grassy area directly the north of the clock tower, with the remaining 6 to be located on the on the empty grassy patch parcel owned by Metra directly to the north of the train tracks. If all sculptures cannot be accommodated at those locations, 2-3 of them may be placed in front of the City Hall. The SEEC confirmed that ideally the wind sculptures should include lighting.

OTHER BUSINESS:

A. Street Banners Update

Ms. Pociecha presented an update on the Street Banners. This was a project considered and recommended by the Streetscape Committee in 2018. The City Council approved

the vendor to install the street banners in the spring of 2020. Ms. Pociecha presented few photographs of the banners as featured on the vendor's marketing materials and thanked the Commission for their significant input on this project.

B. Future agenda items

Staff noted that the City is anticipating receipt of two Façade Improvement Grant applications. With the first one to be presented during the upcoming Streetscape meeting scheduled for July 6, 2020.

ADJOURNMENT:

A motion to adjourn was made by Mike Melone, and carried unanimously by voice vote. The meeting adjourned at 7:03 pm.

Minutes taken by Gosia Pociecha

CITY OF WOOD DALE

Community Development



MEMO

DATE: Monday, July 6, 2020
TO: Streetscape & Economic Enhancement Committee
FROM: Gosia Pociecha, AICP - Planner
SUBJECT: Façade Improvement Grant for 396 W Irving Park Rd, Crossroads Too, Inc.

OVERVIEW

A Façade Improvement Grant application was submitted to request reimbursement for the façade improvement for 396 W Irving Park Road, Crossroads. The proposed façade improvements include new entrance canopy on the west elevation, new siding, soffit and gutters (where needed), painting of the entire building, reframing of the roof on the north elevation and installation of new exterior doors and windows. The proposed site improvements include removing and replacing of the parking lot, expanding of the parking lot paved area and new landscaping.

Required Documents & Submittals

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

Exhibit A: Description of proposed improvements and timeline for completion

Exhibit B: Photos of the existing building

Exhibit C: Detailed contractor cost estimates:

1. Alter Casa LLC
2. AB Creative Construction, Inc
3. Flavian Construction

Exhibit D: Proposed Illustrations

Exhibit E: Location Map

ANALYSIS

The subject property is located at the southwest corner of West Irving Park Road and Dalewood Avenue, across the street from Target. The property is zoned C-1, Neighborhood Commercial, and is improved with a one story restaurant, outdoor eating areas and surface parking lots. Restaurants with outdoor cafes are permitted uses in the C-1 zoning district.

Background

The previous owner of the Crossroads Tavern & Eatery applied for a Façade Improvement Grant in 2015. At that time the scope of work included site improvements comprising of installing a new compliant monument sign, removing and replacing the existing asphalt parking lot, installing a dumpster enclosure and installing landscaping. Façade improvements included replacing the deck railing with an insulated half wall, replacing the upper gable wall, replacing the curtains and painting the exterior of the building. The Streetscape Committee recommended approval of the grant award in the amount of \$32,735.13 (50% reimbursement of the entire scope of work excluding the parking lot replacement). The City Council approved the grant agreement on 01/21/2016.

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. With the grant amount that was approved in 2016, the property still has the ability to apply for a reimbursement of up to \$97,264.87.

Façade and Site Improvements

The building was originally constructed in 1977 with a major addition built in 1986. Construction of the outdoor seating area occurred over ten years ago with many modifications since: the canopy was added over a portion of the deck in 2006, insulation added to the “open air” porch in 2014 and porch railings enclosed, many of which required variations. In order to enclose the railings of the covered deck, the applicant had to receive a variation, which was approved in 2015. Additionally, the most recent variation approval stipulated that the installation of windows in the “open air” porch is prohibited. However, the applicant is petitioning to City Council for modification of said variation to have the ability to install windows. This request will be considered during the July 16, 2020 City Council meeting.

Eligible Expenses

The applicant received three proposals for the proposed façade 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. Replacement of doors and windows is also eligible, as well as renovation of entry features. Planting new landscaping is an eligible expense. However, items categorized as routine maintenance or improvements beyond the street facing façade/or areas visible from the public right-of-way are not eligible.

The following table lists the cost comparisons for the entire scope of the project. Please note that some of the costs are not eligible including the construction of a new shed, parking

lot removal and replacement, and installation of new decking. Other items may be considered for partial funding.

Cost Comparison Plus Permit Fee Estimate			
	Alter Casa LLC	AB Creative Construction Inc	Flavian Construction
Concrete work to support entrance canopy	\$12,000.00	-	\$13,500.00
Frame front door canopy	\$14,000.00	\$47,000.00 (includes concrete work and front framing)	\$15,000.00
New roof ¹	\$38,000.00	\$36,000.00 (includes siding soffit and gutters)	\$41,000.00
New siding, soffit and gutters (where needed) ¹	\$8,000.00	-	\$9,500.00
Paint the entire building ¹	\$13,000.00	\$15,000.00	\$14,750.00
New shed ²	\$8,500.00	\$8,500.00	\$8,000.00
Framing of exterior front (at the deck)	\$14,000.00	-	\$16,000.00
Install new exterior doors and windows ¹	\$45,000.00	\$50,000.00	\$45,000.00
Remove and replace parking and add new paving ²	\$56,000.00	\$60,000.00	\$64,500.00
New Decking ²	\$8,000.00	\$10,000.00	\$11,000.00
Demolition and Debris Haul Away	\$7,000.00	-	\$9,500.00
Landscaping	\$9,200.00	\$12,000.00	\$9,500.00
Est. Permit Fee: ³	\$1,500.00	\$1,500.00	\$1,500.00
Total:	\$234,200.00	\$240,000.00	\$258,750.00
Total excluding ineligible expenses ²	\$161,700.00	\$161,500.00	\$175,250.00

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

² Costs not eligible for reimbursement under the Façade Improvement Grant.

³ The scope of the work is divided into multiple permits. Not all permit fees are not available at this time as they will be dependent on the total square footage of improvement. The estimated permit fees provided by the staff.

Existing Conditions

The applicant purchased the subject property in November of 2019. Prior to their purchase, the canopy on the west elevation was damaged by a vehicle and needed repair. While the previous owners applied for a building permit, they never completed the work due to the sale of the property. The new owners have engaged Alter Casa, LLC, which was the lowest bidder to complete the renovations. Due to the COVID-19 pandemic and the State

mandated closures of bars and restaurants, the property owners wanted to use the down time to complete some of the work listed in the scope. A more detailed completion schedule is included in Exhibit A.

Images below show the front of the building, prior to the façade improvements. Images of existing conditions are included in Exhibit B, while the proposed final renovation illustrations are attached in Exhibit D.



Source: Google Street View

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 colors both for the façade and the roof, new doors and windows and architectural screens. Additional landscaping is also being proposed. The intent is to make the building more inviting and modern.	2
<i>Improved pedestrian experience</i> The proposed project will have fair improvement on pedestrian experience by addition of architectural screens at the canopy and at the deck. New landscaping is also being installed providing pedestrians with visual appeal.	1
<i>Significant visual improvements</i> The proposed modifications include a significant change to the front door canopy on the west elevation which has visibility from Irving Park Road. The roof line at the deck will also be modified to eliminate a metal roof and new framing to accommodate an overhead door.	3
Financial Impact	
The proposed improvements are not limited to the façade improvement renovation eligible for grant funding. The applicant is leveraging more private investment than required to obtain grant funding.	3
The proposed project is part of a larger project that improves both the façade and site. The applicants are planning to remove and replace the parking lot, as well as expand the parking lot into a currently vacant area.	3
Property Use	
The space is used for a bar and restaurant with outdoor seating.	3
Points Total:	15

When asked to submit a façade improvement scoring sheet, the applicant scored their projects at 19.

RECOMMENDATION

Staff recommends to enter into a grant agreement to reimburse the applicant thirty seven and a half percent (37.5%) 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, and excluding the ineligible costs (new shed, decking, and parking lot), the total reimbursement value shall not exceed sixty thousand five hundred sixty-two dollars and fifty cents (\$60,562.50) (or 37.5% of \$161,500.00). Staff's recommendation is based on the eligibility of the project and the façade improvement scoring criteria, which totaled to 15 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.

Description of proposed improvements and timeline for completion
396 W Irving Park Rd

- Demolition and Debris Haul Away (\$7,000) / Completion date 7/10/2020
- Concrete Work to support entrance canopy (\$12,000) / Completion date 7/10/2020
- Framed Front Door canopy (\$14,000) / Completion date 7/10/2020
- Complete New Roof (\$38,000) / Work Complete
- New Siding, Soffit and Gutters Where Required (\$8,000) / Completion date 7/10/2020
- Paint Entire Building (\$13,000) / Work Complete
- Build New Shed (\$8,500) / Work Complete
- Frame Exterior Front (\$14,000) / Work Complete
- Install New Exterior Doors, Windows, Garage Door (\$45,000) / Garage Door has been installed; 7/10/2020 for Exterior Doors; Awaiting final guidance on installation of Windows
- Black Top and Mark Existing Parking Lot and Lay New Asphalt in unfinished lot (\$56,000) / Completion Date TBD
- Landscaping (\$9,200) / Completion date 7/15/2020
- Install New decking (\$8,000) / Work Complete

Photos of existing conditions
396 W Irving Park Rd



Photos of existing conditions
396 W Irving Park Rd





Contract/Quote

Exhibit C

Date: 2/12/2020

Exp. Date:

Alter Casa LLC
 105 Yarrow Ct
 Rolling Meadows, IL, 60008
 +1 (224) 324-2411
altercasallc@gmail.com
www.altercasallc.com

Ted Boufis DBA Crossroads Inc.
 396 W Irving Park Rd
 Wood Dale, IL, 60191
 (219) 314-3037
tedboufis@yahoo.com

Contractor	Job	Payments	Due Date
Christos Katseas	Owner		

Description	Line Total
Demolition And Debris Haul Away (All Materials Included)	\$7,000.00
Concrete Work Required To Support Entrance Canopy Per Blueprints (All Materials Included)	\$12,000.00
Frame Frond Door Canopy Per Blueprints (All Materials Included)	\$14,000.00
Complete New Roof Entire Building (All Materials Included)	\$38,000.00
New Siding, Soffit And Gutters Where Required (All Materials Included)	\$8,000.00
Paint Entire Building (All Materials Included)	\$13,000.00
Build New Shed (All Materials Included)	\$8,500.00
Frame Exterior Front Per Blueprints (All Materials Included)	\$14,000.00
Install New Exterior Doors, Windows, Garage Door (All Materials Included)	\$45,000.00
Black Top And Mark Existing Parking Lot And Lay New Asphalt And Drains In Unfinished Lot (All Materials Included)	\$56,000.00
Landscaping All Around Building And Parking Lot (All Materials Included)	\$9,200.00
Install New Decking (All Materials Included)	\$8,000.00
Total:	\$232,700.00

Notes:

Prepared by: Christos Katseas

This is a quotation on the services/materials named above, subject to the conditions noted below.

100% Customer Satisfaction at the end of the project.

All payments must be made on time agreed.

To accept this quote/contract, sign here and return: _____

100% Customer Satisfaction!

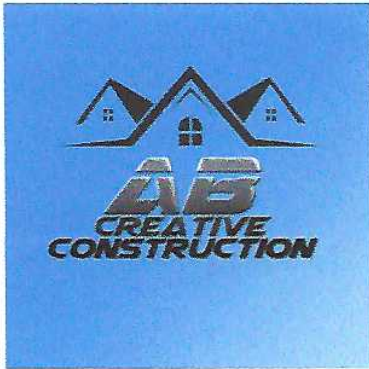
High Quality Services!

Warranty In Every Job!

No Job Is Too Small!

Thank You For Your Business!





PROPOSAL

3628 HERITAGE DR
 NORTHBROOK, IL
 847-489-5110

FEBRUARY 20, 2020
 PROPOSAL #:10-034
 396 W. IRVING PARK

BILL TO:

ATTN: TED BOUFIS (CROSSROADS, INC)

DESCRIPTION	AMOUNT
PER BLUEPRINTS, COMPLETE CONCRETE WORK AND FRAMING FOR THE ENTRANCE CANOPY AND FFAME THE FRONT EXTERIOR	\$ 47,000.00
REMOVE AND REPLACE EXISTING ROOF, SIDING, SOFFIT AND GUTTERS	\$ 36,000.00
INSTALL NEW WINDOWS, EXTERIOR DOORS AND GARAGE DOOR	\$ 50,000.00
INSTALL NEW DECK	\$ 10,000.00
INSTALL A NEW SHED	\$ 8,500.00
RE-ASPHALT EXISTING PARKING LOTT AND LAY NEW ASPHALT IN LOT	\$ 60,000.00
PAINT BUILDING THROUGHOUT	\$ 15,000.00
LANDSCAPE AROUND THE ENTIRE BUILDING	\$ 12,000.00
PRICE INCLUDES: DEMO, HAUL AWAY OF DEBRIS, ALL MATERIAL NEEDED FOR THE SCOPE OF WORK	
	\$ 238,500.00

PLEASE MAKE ALL CHECKS PAYABLE TO AB CREATIVE CONSTRUCTION, INC

THANK YOU FOR YOUR BUSINESS!

Flavian Construction

Estimate

For: Ted Boufis /Crossroads Inc.
 tedboufis@yahoo.com
 396 W Irving Park Rd
 Wood Dale, IL, 60191

Estimate No: 52
 Date: 02/03/2020

Description	Quantity	Rate	Amount
Demo and clean up	1	\$9,500.00	\$9,500.00
New roof on building (materials included)	1	\$41,000.00	\$41,000.00
Pour needed concrete for supports for front entrance canopy(materials included)	1	\$13,500.00	\$13,500.00
Re-frame front entrance canopy (materials included)	1	\$15,000.00	\$15,000.00
Re-frame front of building according to blueprints (materials included)	1	\$16,000.00	\$16,000.00
Install all new windows, doors and garage door on exterior of building (all materials included)	1	\$45,000.00	\$45,000.00
Paint building (materials included)	1	\$14,750.00	\$14,750.00
Add new siding, soffit and gutters where needed (materials included)	1	\$9,500.00	\$9,500.00
Build new storage shed (materials included)	1	\$8,000.00	\$8,000.00
Add new asphalt on unfinished side of parking lot. Add new drains as needed. Resurface existing parking lot with black top and mark all parking area (materials included)	1	\$64,500.00	\$64,500.00
Build new deck area (materials included)	1	\$11,000.00	\$11,000.00
Landscaping work on round the property, building and parking lot area (materials included)	1	\$9,500.00	\$9,500.00

Subtotal	\$257,250.00
TAX 0%	\$0.00
Total	\$257,250.00

Total \$257,250.00

Exhibit D

Local Bar & Grille



Exterior Perspective

Exterior Concept

<u>issue no.</u>	<u>date</u>
Concepts R1	22 Jan 2020
Design Development Review	6 March 2020
Design Development Review	3 April 2020
Final Design Review	17 April 2020
Final Design Review Edits V1	24 April 2020
Revisions V2	27 April 2020
Revisions V3	1 May 2020
Revisions V4	21 May 2020

Local Bar & Grille



B PARKER
DESIGN



Aerial Perspective

Exterior Concept

issue no.	date
Concepts R1	22 Jan 2020
Design Development Review	6 March 2020
Design Development Review	3 April 2020
Final Design Review	17 April 2020
Final Design Review Edits V1	24 April 2020
Revisions V2	27 April 2020
Revisions V3	1 May 2020
Revisions V4	21 May 2020

Local Bar & Grille



Outdoor Dining w/Lighting

Exterior Concept

issue no.	date
Concepts R1	22 Jan 2020
Design Development Review	6 March 2020
Design Development Review	3 April 2020
Final Design Review	17 April 2020
Final Design Review Edits V1	24 April 2020
Revisions V2	27 April 2020
Revisions V3	1 May 2020
Revisions V4	21 May 2020

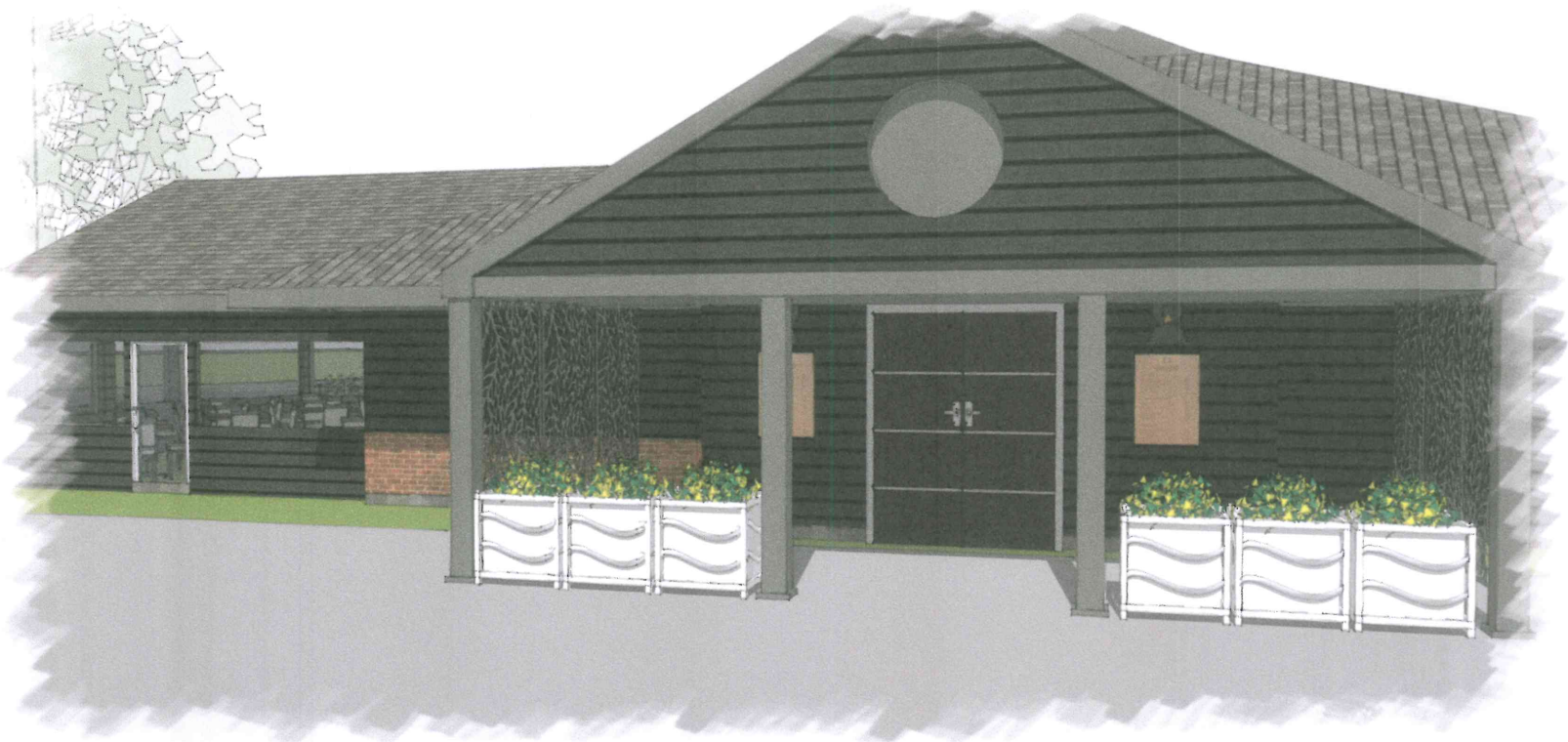
Local Bar & Grille



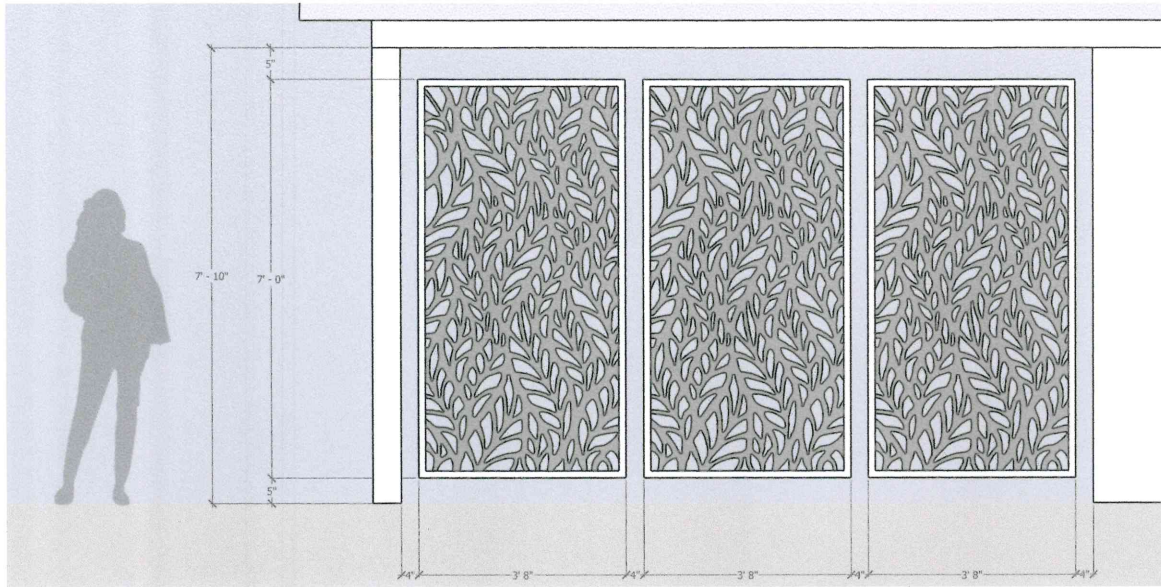
B PARKER
DESIGN

Entry Concept

issue no.	date
Concepts R1	22 Jan 2020
Design Development Review	6 March 2020
Design Development Review	3 April 2020
Final Design Review	17 April 2020
Final Design Review Edits V1	24 April 2020
Revisions V2	27 April 2020
Revisions V3	1 May 2020
Revisions V4	21 May 2020



Exterior Perspective



Architectural Screen at Entry



Local Bar & Grille



Entry - Perspective



Outdoor Entry Screens

issue no.	date
Concepts R1	22 Jan 2020
Design Development Review	6 March 2020
Design Development Review	3 April 2020
Final Design Review	17 April 2020
Final Design Review Edits V1	24 April 2020
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Revisions V3	1 May 2020
Revisions V4	21 May 2020



Menu Board at Entry - Option A



Menu Board at Entry - Option B

Local Bar & Grille



Menu Display at Entry

issue no.	date
Concepts R1	22 Jan 2020
Design Development Review	6 March 2020
Design Development Review	3 April 2020
Final Design Review	17 April 2020
Final Design Review Edits V1	24 April 2020
Revisions V2	27 April 2020
Revisions V3	1 May 2020
Revisions V4	21 May 2020

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Local Bar & Grille



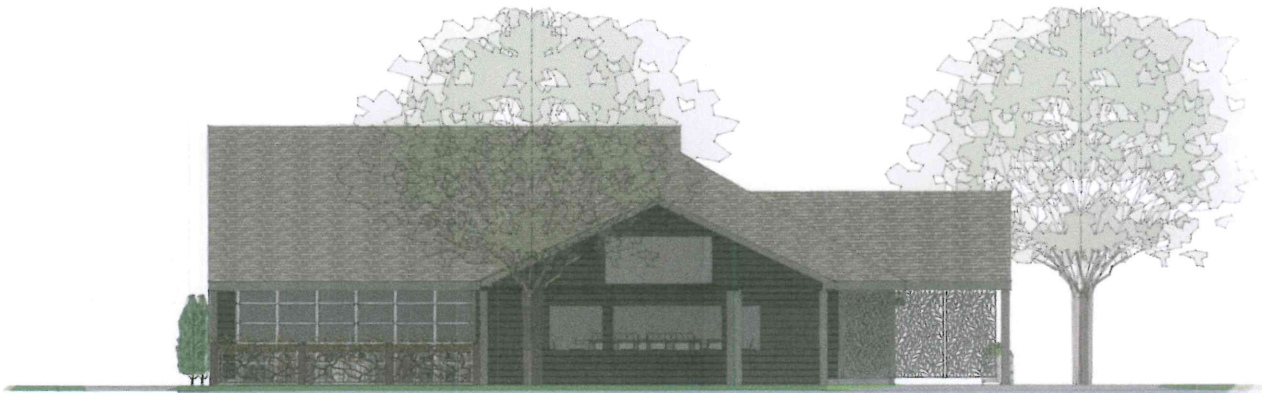
B PARKER
DESIGN

Building Elevations

issue no.	date
Concepts R1	22 Jan 2020
Design Development Review	6 March 2020
Design Development Review	3 April 2020
Final Design Review	17 April 2020
Final Design Review Edits V1	24 April 2020
Revisions V2	27 April 2020
Revisions V3	1 May 2020
Revisions V4	21 May 2020

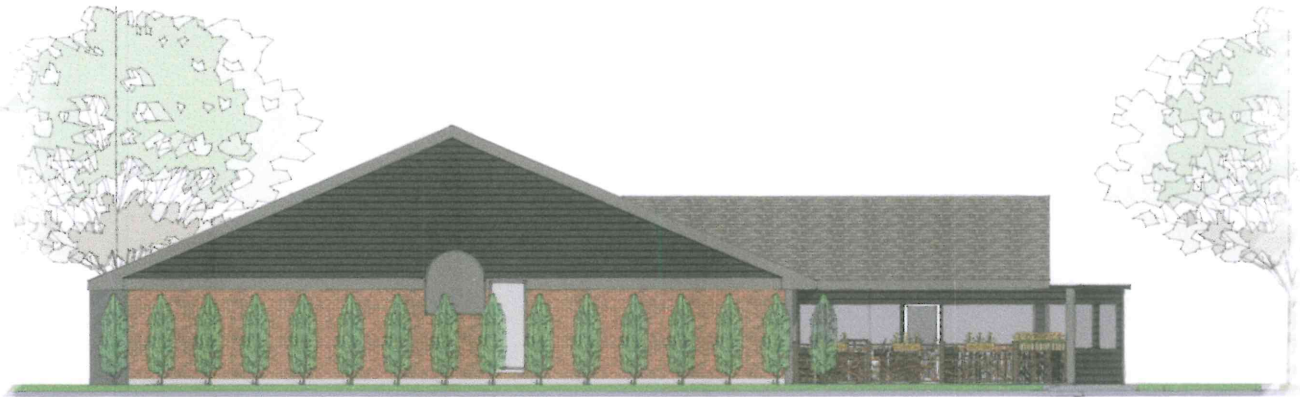


West Elevation

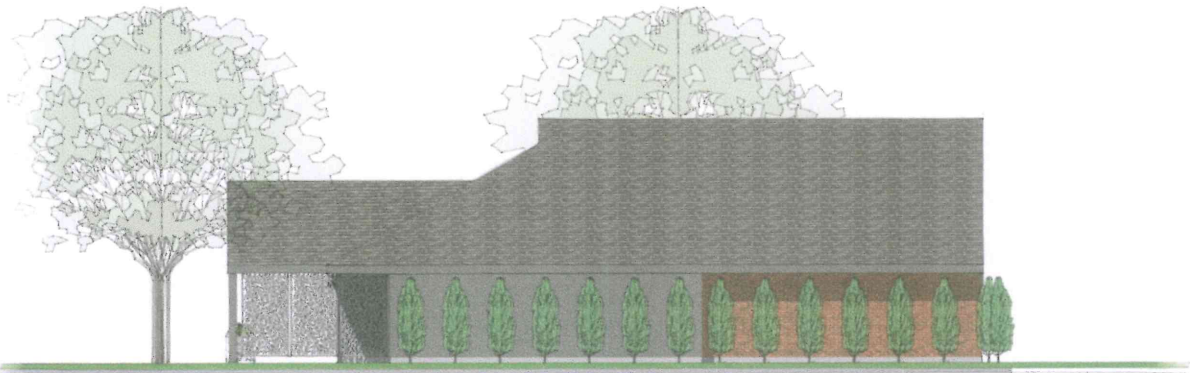


North Elevation

Local Bar & Grille



East Elevation



South Elevation

Building Elevations

issue no.	date
Concepts R1	22 Jan 2020
Design Development Review	6 March 2020
Design Development Review	3 April 2020
Final Design Review	17 April 2020
Final Design Review Edits V1	24 April 2020
Revisions V2	27 April 2020
Revisions V3	1 May 2020
Revisions V4	21 May 2020



Patio Chair - Grosfilex
Java Wicker Sidechair
Charcoal
US926002



Patio Chair - Grosfilex
Java Wicker Barstool
Charcoal
US927002



Patio Table Top - Grosfilex
Walnut
US32H790



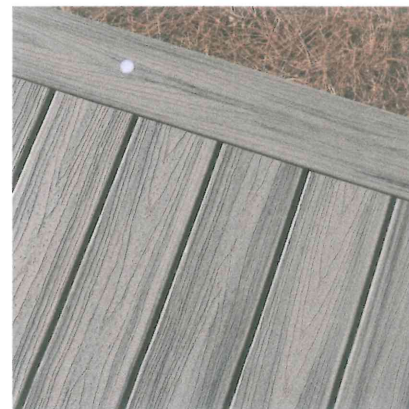
Patio Table Base - Grosfilex
X1 Tilt Top Base
Black
USX1H017

Outdoor/Patio Furnishings

Outdoor Patio Lighting



Linear Fire Pit - YardART
SKU: LNFP-S
59L x 22W x 17H
Metallic Silver Aluminum
Natural Gas
¼" Aluminum Tabletop to match base
Matching lid
Glass Surround
Lava Rocks - Blue
Electronic Ignition



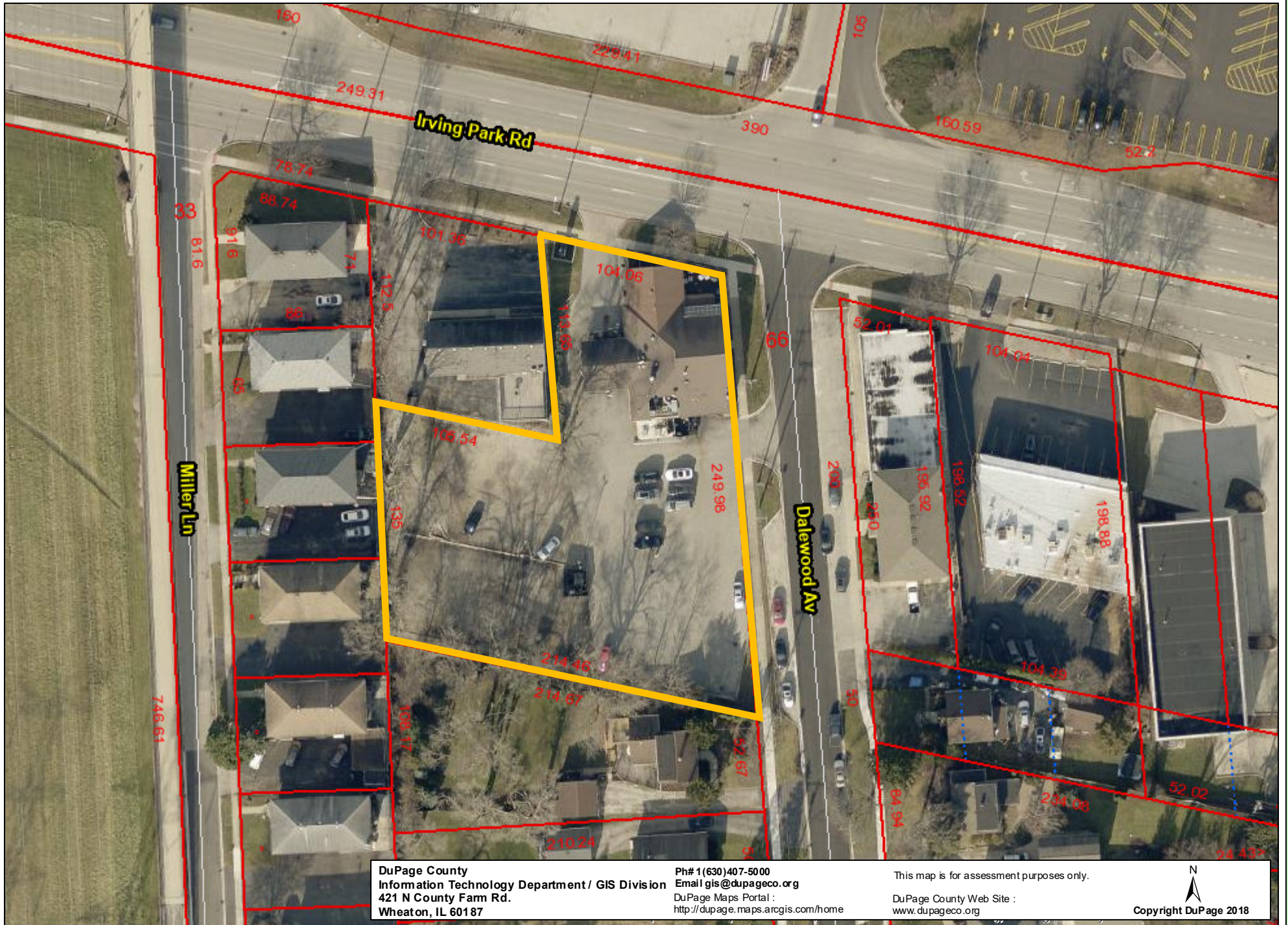
Decking Material - Trex
SKU: IMT90000
1" x 6" x 12"

Local Bar & Grille



Outdoor Patio Furnishings

issue no.	date
Concepts R1	22 Jan 2020
Design Development Review	6 March 2020
Design Development Review	3 April 2020
Final Design Review	17 April 2020
Final Design Review Edits V1	24 April 2020
Revisions V2	27 April 2020
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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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