

**RESOLUTION NO. 19-60**

**A RESOLUTION APPROVING A BUSINESS INCENTIVE GRANT TO LITTLE BEAN COFFEE COMPANY LOCATED AT 395 LAKE STREET IN THE AMOUNT OF \$2,875**

WHEREAS, the Village approved the Business Incentive Grant program in 2019 to provide matching funds to business owners who make new investment in their exteriors or interiors; and

WHEREAS, the purpose of the Business Incentive Grant Program is to promote new investment into existing and new businesses and improve the character of the Village's downtown and commercial corridors; and

WHEREAS, the applicant operating a new coffee shop at the property commonly known as 395 Lake Street; and

WHEREAS, the applicant is seeking assistance from the Village to re-image the exterior of their business facing Lake Street which would include painting the exterior a new color, new window signage, and a new wall sign above the entrance; and

WHEREAS, the proposed improvements will improve the visibility of the new downtown business and assist in retaining this business in the Village of Antioch; and

WHEREAS, the Village Staff evaluated the proposed incentive grant application using the adopted criteria for the Business Incentive Grant program and recommended approval of the grant;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve a Resolution for a Business Incentive Grant in the amount of \$2,875.00 for the exterior re-imaging of the property commonly known as 395 Lake Street.

PASSED this 14<sup>th</sup> day of October 2019.

AYES: 5: Pierce, Macek, Yost, Poulos and Johnson.

NAYS: 0.

ABSENT: 1: Dominiak.

  
Lawrence M. Hanson  
Mayor

ATTEST:

  
Lori K. Romine  
Village Clerk



# Request For Board Action

**REFERRED TO BOARD:** October 14, 2019

**AGENDA ITEM NO:** 8

**ORIGINATING DEPARTMENT:** Community Development

**SUBJECT:** Consideration of a Resolution to approve a Business Incentive Grant for Little Bean Coffee Company at 395 Lake Street in the amount of \$2,875.00.

## **SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The applicant operates a new coffee shop at 395 Lake Street. The business was previously known as "Café Book". The applicant applied for a Business Incentive Grant to allow them with the re-imaging of the existing exterior at 395 Lake Street. The work will include re-painting the exterior a new "light grey" color, painting the doors, a new HDU wall sign, and window signage that will market the coffee shop.

Pursuant to the recently adopted "Business Incentive Grant" criteria, Staff had the opportunity to review the grant and scored the application an 18 using the criteria. As the Village Board will recall, there were six criteria areas and each criterion had an ultimate score of six (6) points and a total of thirty-six (36) points.

## **DOCUMENTS ATTACHED:**

- 1) Resolution
- 2) Exterior work estimates
- 3) Sketch of proposed work

## **RECOMMENDED MOTION:**

We move that the Village Board approve the herewith attached resolution for a Business Incentive Grant for the property commonly known as 395 Lake Street in the amount of \$2,875.00.

Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Ed Macek



Trustees  
Scott A. Pierce  
Ted P. Poulos  
Daniel Yost

**Lawrence M. Hanson, Mayor**  
Lori K. Romine, Village Clerk

**MEMO TO:** Village President and Board of Trustees  
**FROM:** Michael S. Garrigan, AICP, CNU-A, Community Development Director  
**DATE:** October 8, 2019  
**SUBJECT:** Little Bean Coffee Company  
395 Lake Street  
Business Incentive Grant Program

## Background

This façade application is coming before the Village Board under the Business Incentive Grant program which provide business grant up to \$20,000.00 to businesses in the Village of Antioch. The applicant, Little Bean Coffee Company is located at 395 Lake Street and operates a coffee shop at the subject site. The site was previously operated as "Café Book".

The applicant is requesting a grant in the amount of \$2,875.00 in order to proceed with the following exterior work;

- The applicant is seeking a reimagining of the exterior by painting the current façade light grey and paint to existing trim and doors. In addition, the applicant is proposing to install a new sand blasted HDU sign above the entrance of the existing business. In addition, the applicant wants to activate the existing windows by incorporating window signage that would promote the business. The total cost of the project based on the attached estimates is \$5,750.00.

Based on the approved criteria for the Business Incentive Grant Program, Staff has reviewed the application and scored the application as follows:

CRITERIA	SCORE
<i>The economic impact on the Village's sales or property tax revenue.</i>	2
<i>The impact on improving the physical appearance of a block or corridor.</i>	4
<i>The visibility of the business from a main corridor or arterial.</i>	5
<i>The impact that the proposed exterior improvement will have on the overall appearance of a building.</i>	3
<i>Interior renovations that increase sales or dining floor area and increase tax revenue.</i>	0
<i>Providing necessary assistance to either recruit a new business or retain an existing business.</i>	4

The applicant's score based on Staff's evaluation is 18.

## Analysis

The subject site is located at an important location and has a very high visibility in the downtown. Located across the street from the Antioch Theatre and several existing businesses along Lake Street, Staff has identified a need to improve the existing block that this building is located at. The building that the applicant's business needs a major exterior renovation on both LAKE Street and Toft Street.

The applicant is a new business and recently took over a business that has been located on Lake Street for several years. Maintaining an independent coffee shop in the Downtown is important and this limited face improvement will provide the applicant with an improvement in her visibility on Lake Street.

Presently, the subject space is in a dramatic need of a re-imaging and the applicant is seeking assistance to paint the façade a new color and improve the existing signage on the building.

Based on Staff's analysis, we would make the following motion:

***We move that the Village Board approve a Business Incentive Grant for 395 Lake Street in the amount of \$2,875.00.***



**VILLAGE OF ANTIOCH**  
Business Incentive Grant Program Application

Staff Use Only		
APPLICATION #:	DATE RECEIVED:	
DATE	EXPIRATION	
APPROVED:	DATE:	
STAFF		
COMMENTS:		

The Village of Antioch has created the "Business Incentive Grant" program for all businesses which are located within the Village's municipal boundaries. The grants are awarded on a 50/50 matching basis with a maximum participation of \$20,000.00, unless otherwise modified by the Village Board. Grants are awarded on a first come, first serve basis. All grants must be approved by the Village Board prior to commencing actual construction work. Village payment to the program participants will occur only after work is completed in accordance with the approved plans and grant agreement.

All work should follow the "Business Incentive Grant Guidelines" as adopted by the Village Board. The program has identified that the following items are eligible under the program:

- Exterior renovations
- Interior renovations
- New signage that complies with the Village's Sign Ordinance
- New landscaping.

Basic maintenance is not eligible under this program. In addition, applicants agree that under the terms of this program, that prevailing wages shall be paid to contractors and sub-contractors since public funds are being used in these projects.

PROPERTY ADDRESS:	395 Lake Street
APPLICANT NAME:	Angela Burns - Little Bean Coffee Company
APPLICANT ADDRESS:	
	City: _____ State: _____ Zip: _____
APPLICANT PHONE #:	847-867-0926
CELL PHONE #:	
APPLICANT EMAIL:	angela.burns.27@gmail.com
PROPERTY TAX ID #:	
PROPERTY OWNER	Scott Eberle



SUPPORTING INFORMATION: Attach 8 ½ " x 11" sheets with written descriptions and drawings, photographs and other graphic information necessary to completely describe the project.

Please provide a written description; describe clearly and in detail the nature of your project. Provide description of materials (provide samples if appropriate), itemized cost estimates for façade and architectural drawings showing proposed work. Include one set of full-size drawings when available:

IMPROVEMENT AMOUNT:  
REIMBURSEMENT  
REQUESTED:

5,750

2,875

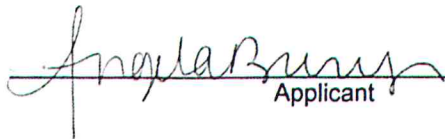
PROPOSED START DATE:  
PROPOSED COMPLETION  
DATE:

10/5/19

11/5/19

Architectural Plans and specifications sufficient to describe the proposed work are attached. By requesting a Façade Rehabilitation Grant, I understand and agree with the following conditions:

1. The commitment of grant money for a proposed project expires twelve months from approval date as noted on application. For reasonable project delays, the expiration date may be extended by the Village upon written request by the applicant.
2. All renovation work must completely follow plans and renderings as approved by the Village Board and approved under business incentive year.
3. All renovations shall comply with the Village business incentive grant guidelines.
4. Applicant shall spend an amount on façade rehabilitation at least equal to the amount of public grant funds expended. The incentive grant check shall be awarded only after the work has been completed and a final inspection has been made by the village project manager to determine that the work has been satisfactorily and entirely completed per approved plans and specifications. Proof of costs and payment, in the form of paid invoices, will be required.

  
Applicant

9/30/19  
Date

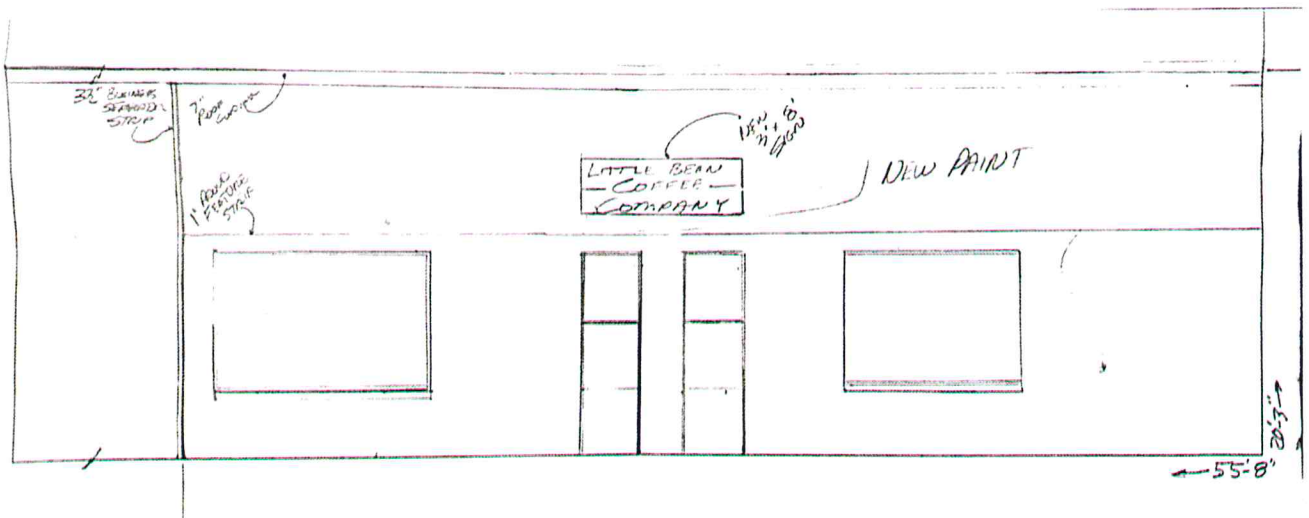
NAME:

MAJOR TENANT:

MAJOR TENANT  
PHONE #:

Little Bean Coffee Company

847-395-2223



1/4" = 1'-0"





888 E Belvidere Rd #408  
Grayslake, IL 60030  
(847) 543-4870

# ESTIMATE

## EST-1753

The way to grow your business  
<http://www.signarama-grayslake.com>

Payment Terms: 50% Deposit Required

### DESCRIPTION: Dimensional Sign

Bill To: Cafe Book  
0000000  
Antioch, IL 60002  
US

Pickup At: Signarama Grayslake  
888 E Belvidere Rd #408  
Grayslake, IL 60030  
US

Requested By: Angela Burns  
Email: Angelaburns.27@gmail.com

Salesperson: Nonna Kofman  
Email: nonna@signarama-grayslake.com

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
1 Dimensional Wall Signs Non Illuminated Sign 3' x 8' x 1.5" Single sided HDU sandblasted sign, finished in 2 solid colors per your art / logo	1	\$2,507.40	\$2,507.40	\$2,507.40
2 Sign Installation	1	\$325.00	\$0.00	\$325.00
3 Permit	1	\$250.00	\$0.00	\$250.00
Subtotal:				\$3,082.40
Taxable Amount:				\$2,507.40
Taxes:				\$175.52
Grand Total:				\$3,257.92
Deposit Required:				\$1,628.96

Thank you for considering us for your project.  
Please call, or email, us if you have any questions.

9/29/2019

Gmail - perpendicular signs



Angela Burns <angelaburns.27@gmail.com>

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## perpendicular signs

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**Nonna Kofman** <nonna@signarama-grayslake.com>  
To: Angela Burns <angelaburns.27@gmail.com>  
Cc: oleg@signarama-grayslake.com

Mon, Sep 16, 2019 at 5:08 PM

Angela,

I have been doing some research about how to best execute your sign.

Sizing is one of the things I had to look at to ensure there's proper wind load.

I also had to find the right hardware that would connect the sign securely to the wall.

This picture below is a starting point. You have two options:

A rectangular sign, or one that is countour cut (in pretty much any shape), like the one below.

The rough estimate for the sign that's 30" x 30", full graphics, double-sided with the hardware bracket will range from \$650 - \$750; a rectangular sign is more economical. Plus, the bracket would be different from the one in the picture.

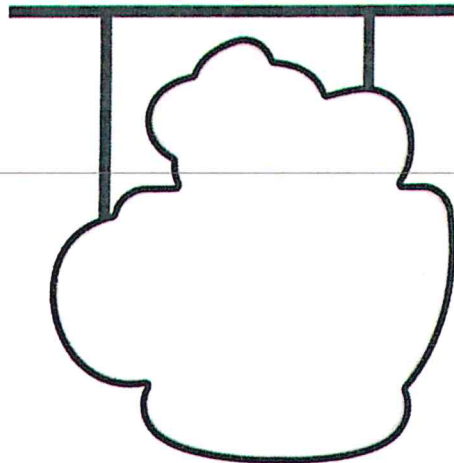
If you do the installation of this sign with the other sign we quoted, we'll pick up the installation cost.

Regards,

9/29/2019

Gmail - perpendicular signs

Nonna



Nonna Kofman



<https://mail.google.co>

888 E Belvidere Rd #408

Robert Wilson Painting

# INVOICE

# 124

Bill To:  
Little Bean Coffee Company

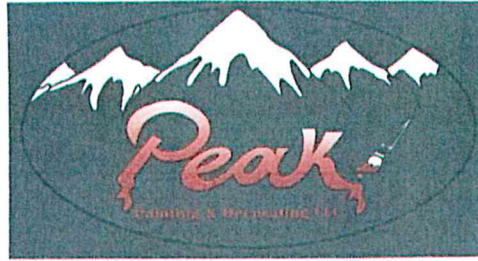
Date: Sep 10, 2019

**Balance Due: \$1,650.00**

Item	Quantity	Rate	Amount
Exterior Wall	1	\$1,650.00	\$1,650.00

Subtotal: \$1,650.00

Total: \$1,650.00



# Estimate

Phone: (847)445-9192  
Email: peakpaintinganddecorating@gmail.com

Name/Address
Jeschke, Jessica

Date	Estimate No.	Terms
09/04/19	58	

Item	Description	Quantity	Cost	Total
Painting	Paint 25x52 exterior wall- 2 coats		3,000.00	3,000.00
	Sales Tax		0.00%	0.00
Thank you for your business			Total	\$3,000.00



SIGN CENTRAL  
34039 N. Hainesville Road  
Round Lake, IL 60073

## Estimate

Date	Estimate #
9/23/2019	1777

Name / Address
LITTLE BEAN COFFEE COMPANY

				Project
Item	Description	Qty	Cost	Total
ROUTED	ROUTED ON SIGNFOAM 36" X 96" - INSTALLED	1	2,100.00	2,100.00T
PAN FACE SIGN	PAN FACE SIGN ROUTED AND BACKED WITH ACRYLIC 36" X 96"	1	1,662.50	1,662.50T
DIMENSIONAL ...	Dimensional letters MOUNTED TO PANEL 36" X 96" - INSTALLED	1	1,837.50	1,837.50T
	ABOVE ARE 3 DIFFERENT VERSION OF DESIGNS I AM QUOTING FOR YOU			
	PRICE IS INSTALLED BUT DOES NOT INCLUDED PERMITS AND PROCUREMENTS			
	THIS IS USUALLY \$250 ADDITIONAL Sales Tax		7.50%	420.00
50% Deposit and Balance Upon Completion		<b>Total</b>		\$6,020.00

Phone #
847-543-7600

Customer Signature \_\_\_\_\_









Sent from my iPad