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TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: Michael S. Garrigan, AICP, CNU-A
DATE: February 6, 2018
SUBJECT: Memo to Village Board

Lovin Oven Cakery Façade Grant

Background

Lovin Oven Cakery located at 455 Main Street opened last week in Downtown Antioch. As the Village Board will recall, the Village provide Lovin Oven with a \$250,000.00 grant for the purchase of baking equipment which helped them open their Antioch Store. The applicant is now requesting a \$50,000.00 façade grant for the exterior work that has been completed on the front elevation on Main Street.

Analysis

In 2016, the Village Board approved a Façade Program which provides up to \$100,000.00 to applicants for façade rehabilitation. The program outlines that the "The application must be approved by the Village Board prior to commencing actual construction work." The program is a matching program and covers up to fifty percent of the eligible costs. The parameters of the program is that all improvements must be consistent with parameters outlined in the Downtown Façade Design Guidelines and a "Façade Agreement" must be approved by the Village Board prior to work starting. Once the applicant completes the work, pays the contractors, and provides the Village with the necessary "Waiver of Liens", they would be eligible for reimbursement.

The applicant has completed the façade of their building at a total costs of \$198,412.00 and are applying for \$50,000.00 façade grant. A copy of the invoice from the applicant's contractor is attached for the Village Board's review. The applicant is requesting this façade grant after the work has been completed which is not consistent with the façade program's parameters. The applicant is seeking relief from the Village's façade parameters and seeking Village Board approval of a façade grant after the work has been completed.

The façade improvements included extensive carpentry, new windows, new columns, exterior painting, and new lighting. Based on Staff's review, the work that was completed by the applicant is generally consistent with the Village's Downtown Façade Guidelines.

The requested \$50,000.00 is not currently budgeted in the 2017/2018 budget. The budgeted façade funds that were budgeted have already been spent through the \$250,000.00 grant that was provided to Lovin Oven.

Staff is looking for the input of the Village Board on whether they support the applicant's request for a façade grant in the amount of \$50,000.00.



VILLAGE OF ANTIOCH
Façade Grant Program Application

Staff Use Only Application #: _____

Date Received: _____

Date Approved: _____

Expiration Date: _____

Staff Comments:

The Village of Antioch sponsors the Façade Grant Program to provide assistance to property owners and businesses in designated areas interested in the rehabilitation of their exterior building facades. The grants are awarded on a 50/50 matching basis with a maximum participation by the Village of \$100,000.00 or amount otherwise approved by the Village Board. Grants are awarded on a first come, first serve basis. The application must be approved by the Village Board prior to commencing actual construction work. All applications must have the building owner's approval. Village payment to the program participant will occur only after rehabilitation work is completed in accordance with approved plans and Façade Grant Agreement.

PROPERTY ADDRESS: 455 LAKE Street

APPLICANT NAME: Ken Slove Lovin Oven CAKERY LLC

APPLICANT ADDRESS: 455 LAKE Street, Antioch, IL 60002

APPLICANT PHONE: _____ CELL PHONE 847-544-9291

APPLICANT E-MAIL: cake doctor@gmail.com

PROPERTY TAX ID. NO: _____

PROPERTY OWNER NAME: Lovin Oven CAKERY LLC

MAJOR TENANT: Lovin Oven CAKERY LLC

MAJOR TENANT TELEPHONE: 847-544-9291

INTEGRITY BUILDERS, INC.
 316 W. Northwest Highway
 Arlington Heights, IL 60004
 US
 847-873-1936
 integritybuild4u@gmail.com
 www.integritybuild4u.com

Invoice



BILL TO
 Lovin Oven Cakery
 435 Lake Street
 Antioch, IL 60002

SHIP TO
 Lovin Oven Cakery
 435 Lake Street
 Antioch, IL 60002

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
5402	01/04/2018	\$198,412.00	01/04/2018	Due on receipt	

P.O. NUMBER
 455

ACTIVITY	QTY	RATE	AMOUNT
Windows Replace Store Front Exterior Glass	1	45,000.00	45,000.00
Carpentry Carpentry Labor and Material to cut existing panels to re-shape front facade. Install New Soffit Build Columns Install LP Siding	1	79,400.00	79,400.00
Brickwork Build Columns around steel post	1	17,865.00	17,865.00
Concrete Replace Concrete Stoop	1	24,200.00	24,200.00
Painting Exterior Painting	1	7,500.00	7,500.00
Electrical Install Soffit Lighting Install 7 Goose Neck parking lot lights	1	6,410.00	6,410.00
Contracting Fee General Contract Fee 10%	1	18,037.00	18,037.00

BALANCE DUE

\$198,412.00

