

Request For Board Action

REFERRED TO BOARD: August 12, 2019

AGENDA ITEM NO: 9

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Resolution to approve a Façade Grant in the amount of \$7,337.00 for a façade grant at PM & L Theatre located at 877 Main Street.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The applicant has completed Phase I of their façade project and is now requesting to proceed with the completion of Phase II of the theatre improvement plan. Phase II involves the restoration of the actual theatre façade including a new marquee, tuck pointing, new goose neck lighting, new doors, and restoration of the window trim. The goal of the applicant is to bring back the theater to its original historic appearance.

The applicant has identified a total cost of Phase II as \$14,675.00 and is seeking a 50% reimbursement of \$7,337.00 from the Village's facade program.

Enclosed

- 1) Village Board Staff Report
- 2) Resolution
- 3) PM & L submittals

Based on the foregoing analysis, Staff would make the following motion:

We move that the Village Board approve the herewith attached resolution for a façade grant in the amount of \$7,337.00 for Phase II of PM& L Theatre on Main Street.

RESOLUTION NO. 19-

A RESOLUTION APPROVING A FAÇADE GRANT FOR PM&L THEATRE LOCATED AT 877 MAIN STREET

WHEREAS, the Village approved a Façade Grant Program in 2016 to provide matching funds to building owners along Main Street to restore their facades to their original historic appearances.

WHEREAS, the purpose of the Façade Program is to revitalize the buildings along Main Street and to raise property values and attract visitors to the Downtown.

WHEREAS, the applicant operates a community theatre group in the Village of Antioch.

WHEREAS, the applicant is seeking assistance from the Village to proceed with restoration of the theatre building which would include a new marquee, tuck pointing, new exterior lighting, window trim restoration, and new theatre front doors.

WHEREAS, PM & L Theatre continues to attract visitors to Downtown Antioch and remains an important partner in the continued efforts of the Village and business community in revitalizing Downtown.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve a Resolution for a Façade Grant in the amount of \$7,337.00 for an exterior improvement related to their front façade facing Main Street.

APPROVED this 12th day of August 2019.

AYES:

NAYS:

ABSENT:

Lawrence M. Hanson
Mayor

ATTEST:

Lori K. Romine
Village Clerk

Trustees
Mary C. Dominiak
Jerry T. Johnson
Jay Jozwiak



Trustees
Ed Macek
Scott A. Pierce
Ted P. Poulos

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

TO: Village President and Board of Trustees
FROM: Michael S. Garrigan, AICP, CNU-A, Community Development Director
Date: August 7, 2019
SUBJECT: Façade Grant
PM & L Theatre 877 Main Street

Discussion

The applicant is now seeking approval of Phase II of their project. Phase I has been substantially completed and the work included removal of a mansard canopy, new windows and doors, an awning and tuck pointing.

Analysis

The Village's façade program provides a reimbursement of up to 50% of the renovation work of any exterior that is located within the eligible area and comply with the Village's Façade Design Guidelines. Phase II of this project would involve approximately \$14,675.00 in improvements to the theatre building and the applicant is seeking a grant of \$7,337.00.

The Phase II façade work on the theatre includes the following:

- New marquee sign that would replicate historic marquee
- New trim around doors, circular windows and logo plaque refurbished
- Gooseneck lighting above marquee
- Tuck pointing on façade
- Entrance doors replaced.
- Face store re-painted.
- Rebuild side deck

The goal of this façade improvement is to restore the theatres façade to its historical appearance. The restoration of the marquee will go a long way in bring back the historic integrity of the theatre along with the new trim around original windows. Based on Staff's review of the proposed façade improvements, it appears that the applicant's façade improvements comply with the design criteria that is outlined in the "Downtown Façade Guidelines".



The historic picture above reflects the original appearance of the theatre prior to the exterior modifications that reflect the appearance of today. As previously outlined, the PM& L theater continues to be one of the anchors the Downtown and the purpose of the Village's façade program is to bring back the historical appearance of many of the Downtown buildings.

Based on the foregoing analysis, Staff would make the following motion:

We move that the Village Board approve the attached resolution approving a façade grant in the amount of \$7,337.00 for Phase II of the PM & L Theatre project.

Palette Masque and Lyre Theatre Inc. Façade Improvement Proposal Phase 1 & 2

After consulting an Illinois historic preservation architect and agent, and after conferring with Mike Garrigan several on key points, the following summary of modifications and tasks are noted.

We have two buildings, south (recently purchased) and north (oldest portion of real estate) now internally connected. Our plan ideas will connect the two visually on the outside as well. Phase I is complete.

Phase 1: This addressed the southern building by completing the following: the two doors with insulation above each, four front windows, the mansard roof line replaced with a cloth awning with website and company name printed on the awning.

Junction boxes with outlets will need installation above those same doors.

Phase 2: Will address the north building front and the finishing lighting for the southern building: the marquee will be changed out for a dimensional one spanning approximately the same area if not a bit shorter. It will occupy the same position on the building as it currently does. The background would be black with white lettering. New doors updating the opening to the lobby will match the other building giving security and energy efficiency. **For both buildings:** trim work and paint will match with to tie buildings. Matching goose neck black shaded lamps will hang over the marquee on the north and over the awning next door to light and add cohesion. Junction boxes for the southern doors allow security hook up. Both buildings need tuck pointing in places.

Two additional pieces we have looked at as part of our façade are the walkway wall down to parking and our deck attached to the side and back of these buildings. Specifically, the walkway between David's Bistro and our southern building with accompanying handrail could use a wonderful mural depicting the arts and dining opportunities on this side of the downtown. We would start with a coat of neutral paint. On the walkway, before the parking, the building has an older deck with stairs. It needs a facelift and redesign as it impedes the emergency exit stairway from the theater and does not welcome visitors from the parking.

The attached subcontractor bid analysis attached lists the major components and cost.

Thank you for your consideration.

Report prepared by Regina Reynolds of PM&L
Bid Analysis & Building Contract Managing by Mark Audrain of PM&L

Façade Phases in Brief

Phase I Complete

873 Main St. Building with fresh, upgraded elevation and entrance ways

- Mansard roof replaced with low profile awning with signage
- Windows replaced with insulated, 2 panel sill configuration
- Window and door header with insulation above doors
- Updated doors with weather stripping and locking mechanism

Phase II

877 Main St. Building (old Crystal Theater site) & 873 Main finish pieces

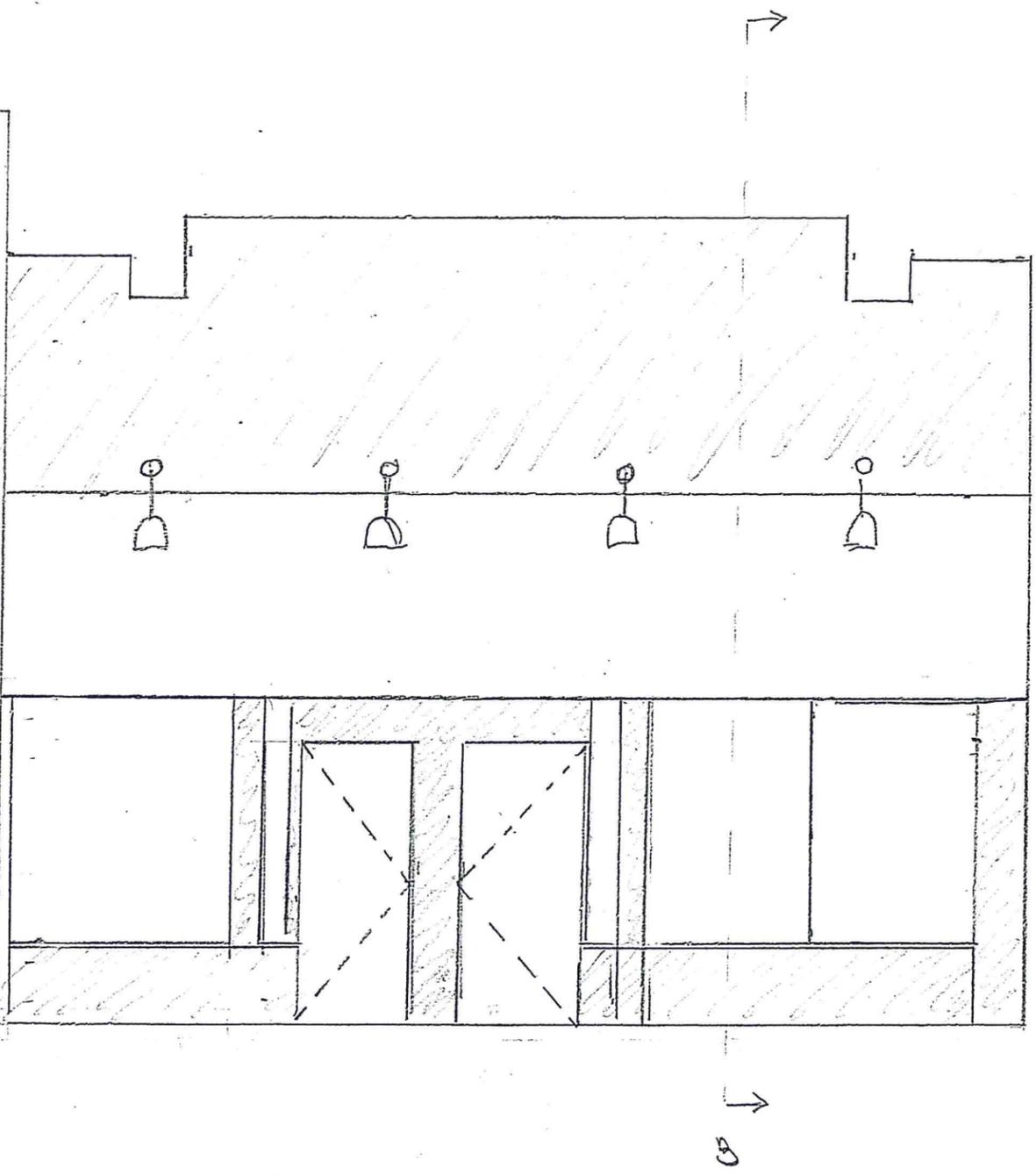
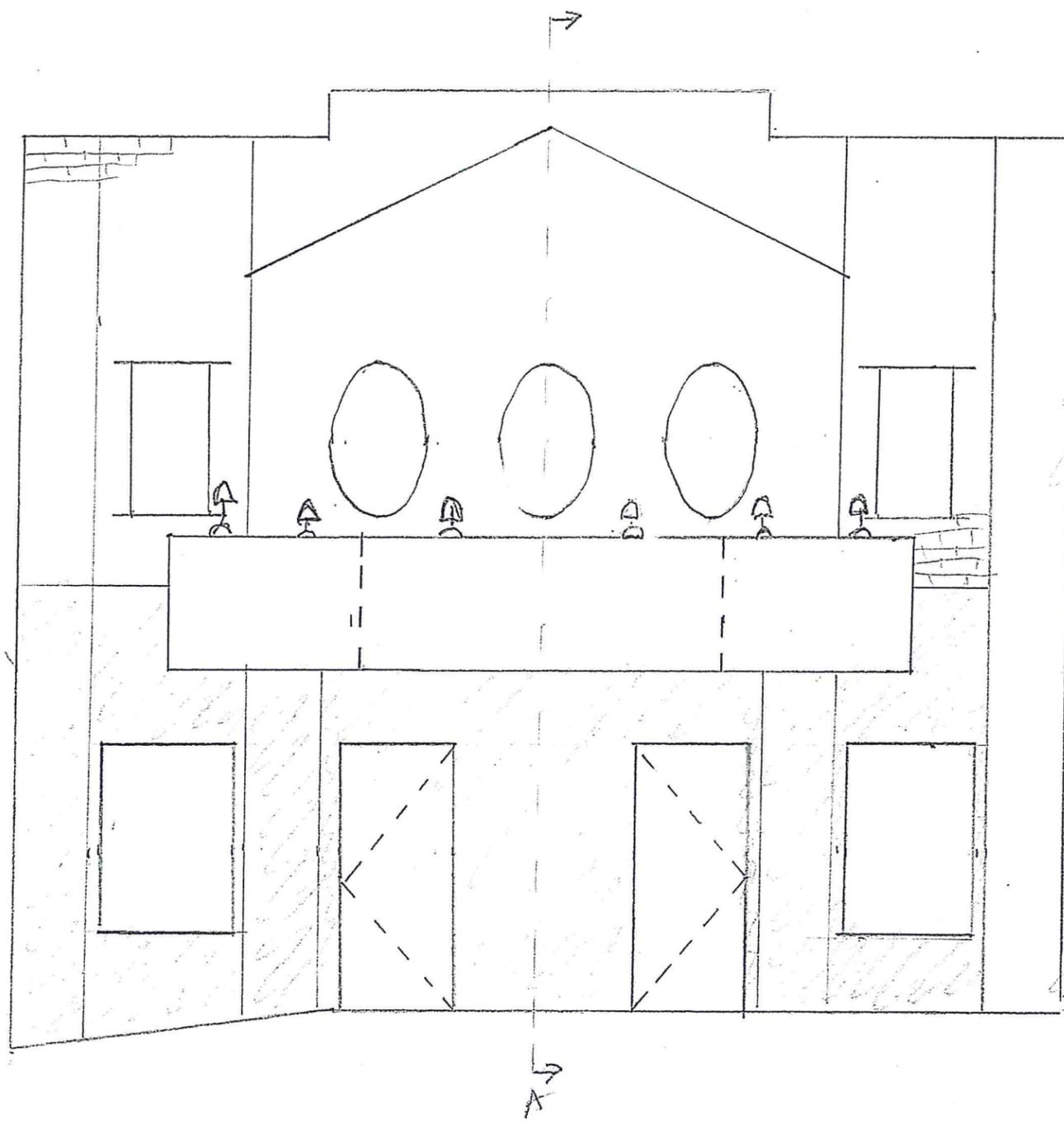
- Marquee changed to dimensional – black background with white lettering – design confirmation and work permit from village needed
- Trim on doors, circular windows, and logo plaque redone
- Palette Masque & Lyre Logo decal applied to northern and southern set of windows to identify business and hours
- Window treatments to dress frame of windows
- Gooseneck light fixtures above to focus on marquee
- Under lighting on marquee
- Tuck pointing as needed
- Entrance doors replaced
- Facing stone painted
- Security lock system on doors expanded from rest of building system
- Goose necked lighting to illuminate awning
- Lighting underneath awning to light sidewalk

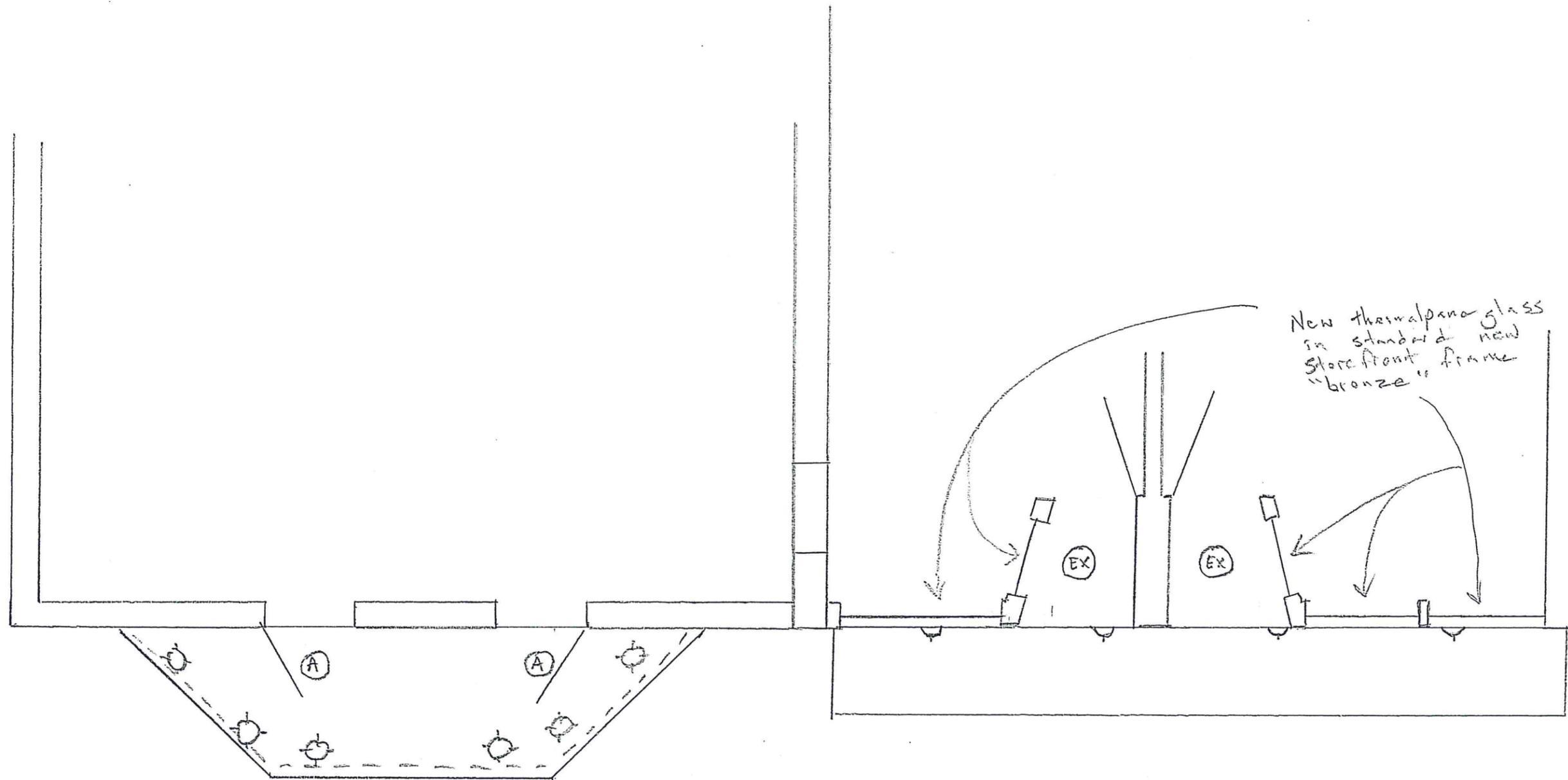
Alley and side, back section of both buildings

- Alley mural and or signage about PM&L business
- Deck behind 873 building needs replacement with appropriate stairs, decking, staining, and clearance for emergency exit door on south auditorium side
- Emergency exit set of stairs replacement
- Emergency doors and jambs lighted

PM&L Theatre Façade Phase 2 Contract Bids

Component description	Company	Bid
Redo marquee sign	Easton Company	\$ 3,600.00
Building permit	Village office	\$ 250.00
Change exterior lighting	Tri Star Electric	\$ 2,600.00
Awning under lighting	Menards	\$ 125.00
Paint front lower brick and alley	High Class Painting	\$ 1,450.00
Tuck point as needed	Sub contracted	\$ 1,500.00
Rebuild side deck	D.S Modeling	\$ 4,500.00
Change exterior fire door into house right	Door and hardware	\$ 650.00
Total bid project		\$14,675.00





Ⓐ - 5" can light under marquee

⊘/⊘ gooseneck sign lights

----- LED strip light under marquee