



CITY OF ELMHURST
209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759
(630) 530-3000
www.elmhurst.org

STEVEN M. MORLEY
MAYOR
PATTY SPENCER
CITY CLERK
ELAINE LIBOVICZ
CITY TREASURER
JAMES A. GRABOWSKI
CITY MANAGER

AGENDA

ARCHITECTURAL & BUILDING COMMISSION

Thursday, May 2, 2019

5:00 p.m.

Location: Elmhurst City Hall, Conference Room #1

1. Roll Call/Call to Order – First meeting of the Architectural & Building Commission

2. Public Comment

3. Business before this commission:

a) Case Number 19 A&BC 01/Pathway Church Grant Program Request

The purpose of the meeting is to review the proposed project for qualification and acceptance into the Elmhurst Façade Improvement Incentive Programs for Pathway Community Church to be located at 580-586 N. Michigan Avenue, Elmhurst, Illinois and to make recommendations to the City Manager for approval or disapproval.

b) Rules & Regulations

4. Other Business

5. Adjournment

Jeff Budgell
Chair

NOTE: Any person who has a disability requiring a reasonable accommodation to participate in this meeting, should contact Valerie Johnson, ADA Compliance Officer, Monday through Friday, 9:00 a.m. to 4:30 p.m., City of Elmhurst, 209 N. York St., Elmhurst, IL 60126, or call (630) 530-3000 voice, or (630) 530-8095 TDD, within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days' advance notice.

Saved/Building/Architectural & Building Commission/Agenda 5.2.19



CLOSE TO EVERYTHING,

Unlike Anything

ELMHURST FAÇADE IMPROVEMENT GRANT PROGRAM

Building Façade Rehabilitation Grant and Life Safety & Accessibility Upgrades Grant

TIF District: North York TIF 4 ☒ Lake/Church TIF 5 ☐ Downtown TIF ☐

Applicant: Property Owner ☐ Tenant with Owner Consent ☒

Type of Assistance Requested: ☒ **Building Façade Rehabilitation** (50% of costs at \$800/linear foot of improved frontage - minimum \$20,000/maximum \$240,000)

☒ **Life Safety & Accessibility Upgrades** (50% up to \$30,000)

Total Linear Feet of Improved Frontage: 26.75 feet

Total Grant Award Requested: \$51,400.00 see attached

Address(es) of Subject Property to Be Improved: 586 N Michigan Ave

Name(s) of Improved Business: Pathway Community Church

Brief Description of Project and Improvements: Renovate units 580-586 into a church.
Create a new Facade at the former loading dock.

Provide new ADA compliant toilet facilities

Replace the dry pipe sprinkler system with a wet sprinkler system

Provide a Fire Alarm System compatible with the new space.

Required Drawings Submitted with Application: Yes ☒ No ☐

Name of Applicant: Kirt Wiggins, Lead Pastor

Home Address: 333 N Highview Ave. Elmhurst, IL 60126

Daytime Telephone: 630 618-1043 E-mail Address: kirtwiggins@pathwaycommunity-church.org

Name of Property Owner if Different from Applicant: Bob Hubeny

Home Address: Asset Management Partners - 606 N. Michigan St, Elmhurst, IL

Daytime Telephone: 630 847-5710 E-mail Address: rhubeny@hubeny.com

Required Letter of Consent from Property Owner Attached if Applicable: Yes ☒ No ☐

Architect: George Trandel

Mailing Address: 3100 Lake Shore Dr. Chicago, IL 60657

Daytime Telephone: 773 975-7366 E-mail Address: georgetrandel@rcan.com

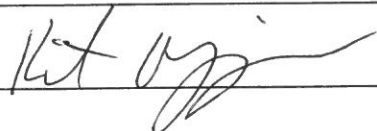
Contractor: Kunert Construction

Mailing Address: 424 Sudbury Circle Oswego, IL

Daytime Telephone: 630 276-3143 E-mail Address: james@Kunertconstruction.com

Has the property received a previous façade grant from 2008 to the present: Yes ☐ No ☒

If yes, please provide details of façade/life safety work previously completed with assistance from the City to the subject property: _____

Signature of Applicant:  Date: 4-9-19

FAÇADE GRANT REQUEST

**PATHWAY COMMUNITY CHURCH
580 N. MICHIGAN ST., ELMHURST, IL 60126**

26.75 LINEAL FEE X \$800.00 = (\$21,400.00 AVAILABLE)

BUILDING EXTERIOR = \$43,000.00 ÷ 2 = \$21,500.00 (PROPOSED REQUEST)

LIFE & ACCESSIBILITY SAFETY – 50% OF QUALIFIED EXPENDITURES
UP TO \$30,000.00

BATHROOMS - \$54,000.00 ÷ 2 = \$27,000.00 (PROPOSED REQUEST)

SPRINKLER & ALARM - \$24,000.00 ÷ 2 = \$12,000.00 (ONLY 3K AVAILABLE)

\$30,000.00 MAX

\$21,400.00 + \$30,000.00 =

\$51,400.00 GRAND TOTAL



James R. Kunert

424 Sudbury Circle

Oswego, IL. 60543

P: 630.276.3143

F: 630.566.5815

www.kunertconstruction.com

Pathway Church
580-586 Michigan Ave
Elmhurst IL
Mr Kirt Wiggins

3/25/19

Mr Wiggins,

At your request, we have broken down construction and material costs for the above address.

The Addition of Bathrooms Located in the Existing Dock Area: \$54,000.00

This includes the demolition and replacement of concrete, all underground work to connect 14 fixtures to the sewer, approx. 22 yards of grade 7 stone, approx. 14 yards of concrete to fill in dock, a CMU wall demising the hallway and the rental able space, 14 fixtures, venting, repair of roof penetrations, Provide and installation of stalls, flooring, framing, drywall, ceramic tile, lighting, finishes, signage, amenities, doors, supply plumbing and a 40 gal HWH.

Sprinkler & Alarm System. \$24,000.00

Upgrade and add to existing fire alarm system as needed. This includes all audio/visual devices, smoke detectors where needed, demolition of dry system in dock area, additional lines run as required, sprinkler heads to be added as needed, and existing system to be re-worked.

Building Exterior \$43,000.00

Remove existing decayed façade and components, re-build using structural steel, re-flash to existing roof, finish with Hardi Board, supply electric for signage, excavate for footing, foundation wall and sidewalk, frame footing, foundation and sidewalk. Addition of 2 (two) balusters for safety, place concrete for footing, foundation and sidewalk, supply and install glass store front and door and restripe parking lot as needed.

If you have any questions, please don't hesitate to call.

Roger Mariani, Kunert Construction Company

Mr. Bruce Dubiel
Building Commissioner
City of Elmhurst
209 N. York St.
Elmhurst, IL 60126

March 19, 2019

Dear Mr. Dubiel,

Last fall Pathway Community Church signed a 10 year lease, which is renewable for another 10 years, for units 580, 582, 584 and 586 N. Michigan St. These units are part of York Center Plaza, the building I own.

They are in the process of renovating and building out these 4 units to accommodate their needs. As part of this renovation work they are converting an existing loading dock (unit 586) into useable space which will become their main entrance, lobby, offices and bathrooms. This will require both a new façade and new sprinkler and fire alarm system.

To help with these costs they informed me they are applying for the Building Façade Rehabilitation Grant and the Life Safety and Accessibility Grant. As the owner of this property I give my consent for them to do this.

If you have any questions please feel free to contact me at 630-847-5710 or Charles Freitag, the property manager, at 630-941-0135.

Sincerely,



Robert J. Hubeny
President
Asset Management Partners, Inc.





(1 set) 5" Deep Face Illuminated Channel Letters & FCO Letters - 50 SF

Channel Letter Returns: Fabricated Aluminum Prefinished White

Faces: #2447 White Acrylic w/ 3M 3630-127 Intense Blue Translucent Vinyl Applied - White Border for Better Illumination
- 1" White Trimcap

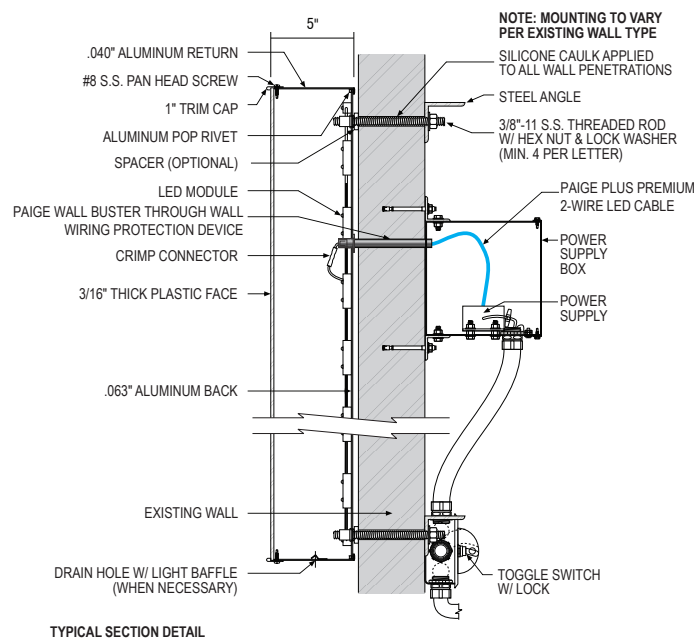
Illumination: White LEDs w/ Remote Located 60 Watt Power Supplies

FCO Letters: 1/2" Thick FCO Acrylic Painted PMS 300 Blue - Smooth Satin Finish
- Stud Mounted

Power: (1) 20Amp @ 120Volts Electrical Circuit Run to Site by Others

Mounting: Flush to EIFS Parapet Wall - Hardware Appropriate for Wall Construction

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



TYPICAL SECTION DETAIL



SCALE: 1/8" = 1'

Parvin-Clauss
SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive ■ CarolStream ■ Illinois60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



580 N. Michigan Street
Elmhurst, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

Bill Marlow

DATE

4.02.19

SCALE

3/4" = 1'

SHEET NO.

1 of 4

WORK ORDER

81861

FILE NAME

PCC81861

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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(1 set) 1/4" Thick FCO Aluminum Letters

Letters: Flat Cut Out 1/4" thick Aluminum - Brushed Finish - Horizontal Grain

Mounting: Flush to Interior Wall - VHB Tape & Silicone Adhesive

OPTION: FCO 1/4" Acrylic Painted MAP 41342 Brushed Aluminum (Silver)

PROJECT:



580 N. Michigan Street
Elmhurst, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

Bill Marlow

DATE

4.02.19

SCALE

1 1/2" = 1'

SHEET NO.

2 of 4

WORK ORDER

81861

FILE NAME

PCC81861

REVISIONS:

1

2

3

4

5

6

7

8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



OPTION A



(1 set) 1/4" Thick FCO Aluminum Letters

Letters: Flat Cut Out 1/4" thick Aluminum - Brushed Finish - Horizontal Grain

Mounting: Flush to Interior Wall - VHB Tape & Silicone Adhesive

OPTION: FCO 1/4" Acrylic Painted MAP 41342 Brushed Aluminum (Silver)

PROJECT:



580 N. Michigan Street
Elmhurst, IL

CUSTOMER APPROVAL:
DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE
Lisa Staszak / LS

DRAWN BY
Bill Marlow

DATE
4.02.19

SCALE
1 1/2" = 1'

SHEET NO.
3 of 4

WORK ORDER
81861

FILE NAME
PCC81861

REVISIONS:

1	
2	
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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



OPTION B



(1 set) 1/4" Thick FCO Acrylic Letters

Letters: Flat Cut Out 1/4" thick Acrylic - Painted PMS 300 Blue / 186 Red / 1365 Yellow / 7737 Green / 254 Purple

Mounting: Flush to Interior Wall - VHB Tape & Silicone Adhesive

PROJECT:



580 N. Michigan Street
Elmhurst, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

Bill Marlow

DATE

4.02.19

SCALE

1 1/2" = 1'

SHEET NO.

4 of 4

WORK ORDER

81861

FILE NAME

PCC81861

REVISIONS:

1

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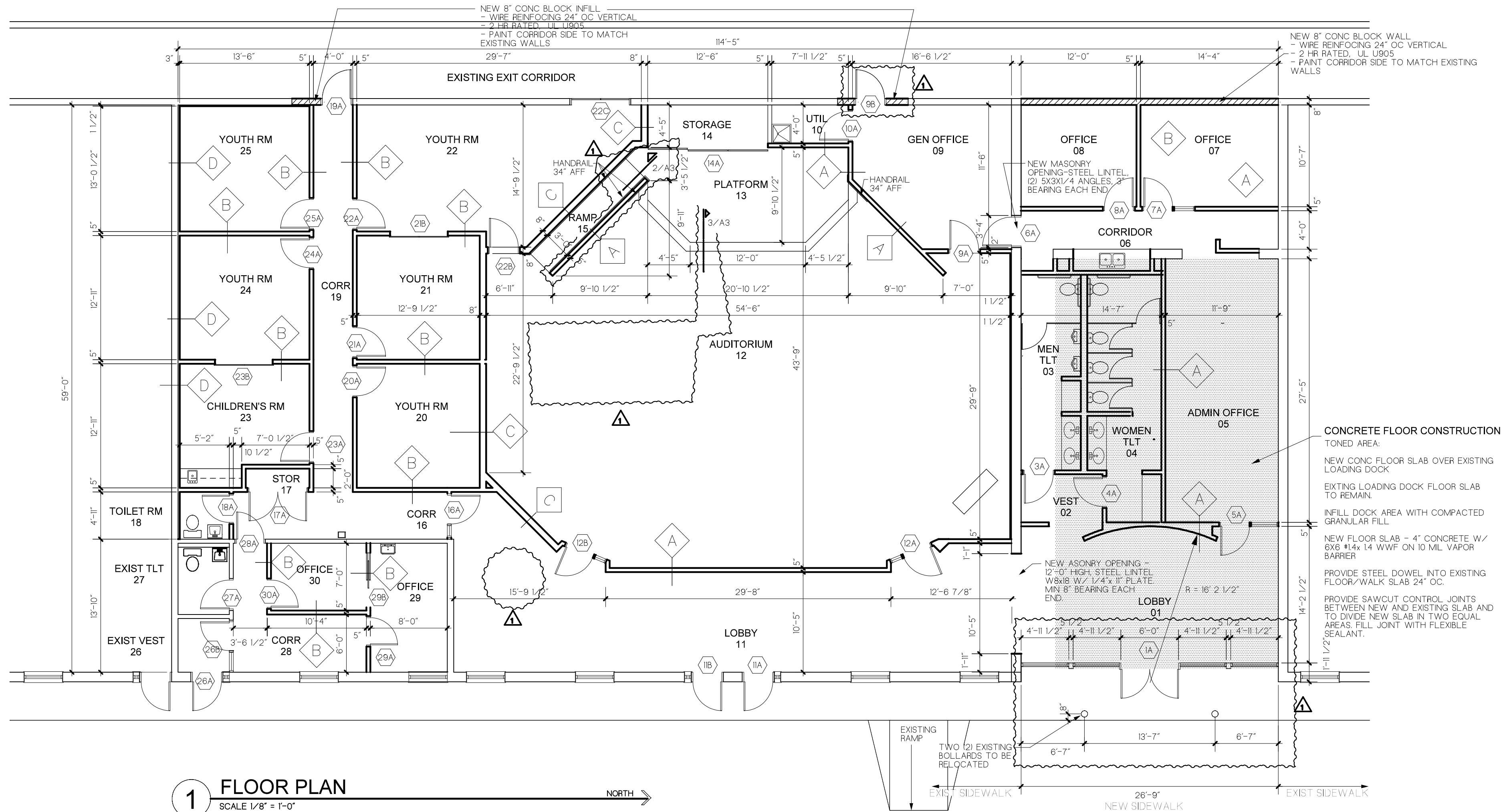
8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



NO.	NAME	N WALL	S WALL	E WALL	W WALL	FLOOR	BASE	CEIL'G	NOTES
1	LOBBY/VESTIBULE	PT/BLK	PT/BLK	PT/BLK	PT/BLK	CONC	VINYL	PT/EXP	-
2	VESTIBULE	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	PT/GYP	-
3	MEN'S TLT	PT/GYP	PT/BLK	PT/GYP	PT/GYP	CONC	VINYL	PT/GYP	-
4	WOMEN'S TOILET	PT/GYP	PT/BLK	PT/GYP	PT/GYP	CONC	VINYL	PT/GYP	-
5	ADMIN OFFICE	PT/BLK	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	PT/EXP	-
6	CORRIDOR	PT/BLK	PT/BLK	PT/BLK	PT/BLK	CONC	VINYL	PT/EXP	-
7	OFFICE	PT/GYP	PT/GYP	PT/GYP	PT/BLK	CONC	VINYL	ACT	-
8	OFFICE	PT/GYP	PT/BLK	PT/GYP	PT/BLK	CONC	VINYL	ACT	-
9	GEN OFFICE	PT/BLK	PT/GYP	PT/GYP	PT/BLK	CONC	VINYL	ACT	-
10	UTILITY	PT/GYP	PT/GYP	PT/GYP	PT/BLK	CONC	VINYL	PT/EXP	-
11	LOBBY/VESTIBULE	PT/BLK	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	PT/EXP	-
12	AUDITORIUM	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	PT/EXP	-
13	PLATFORM	PT/GYP	PT/GYP	PT/GYP	PT/BLK	CARPET	VINYL	PT/EXP	-
14	STORAGE	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	PT/EXP	-
15	RAMP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
16	CORRIDOR	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
17	STORAGE	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
18	TOILET ROOM	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
19	CORRIDOR	PT/BLK	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
20	CORRIDOR	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
21	YOUTH ROOM	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
22	YOUTH ROOM	PT/GYP	PT/GYP	PT/GYP	PT/BLK	CONC	VINYL	ACT	-
23	CHILDREN'S ROOM	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
24	YOUTH ROOM	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
25	YOUTH ROOM	PT/GYP	PT/GYP	PT/GYP	PT/BLK	CONC	VINYL	ACT	-
26	EXIST VESTIBULE	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
27	EXIST TOILET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
28	CORRIDOR	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
29	OFFICE	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-
30	OFFICE	PT/GYP	PT/GYP	PT/GYP	PT/GYP	CONC	VINYL	ACT	-

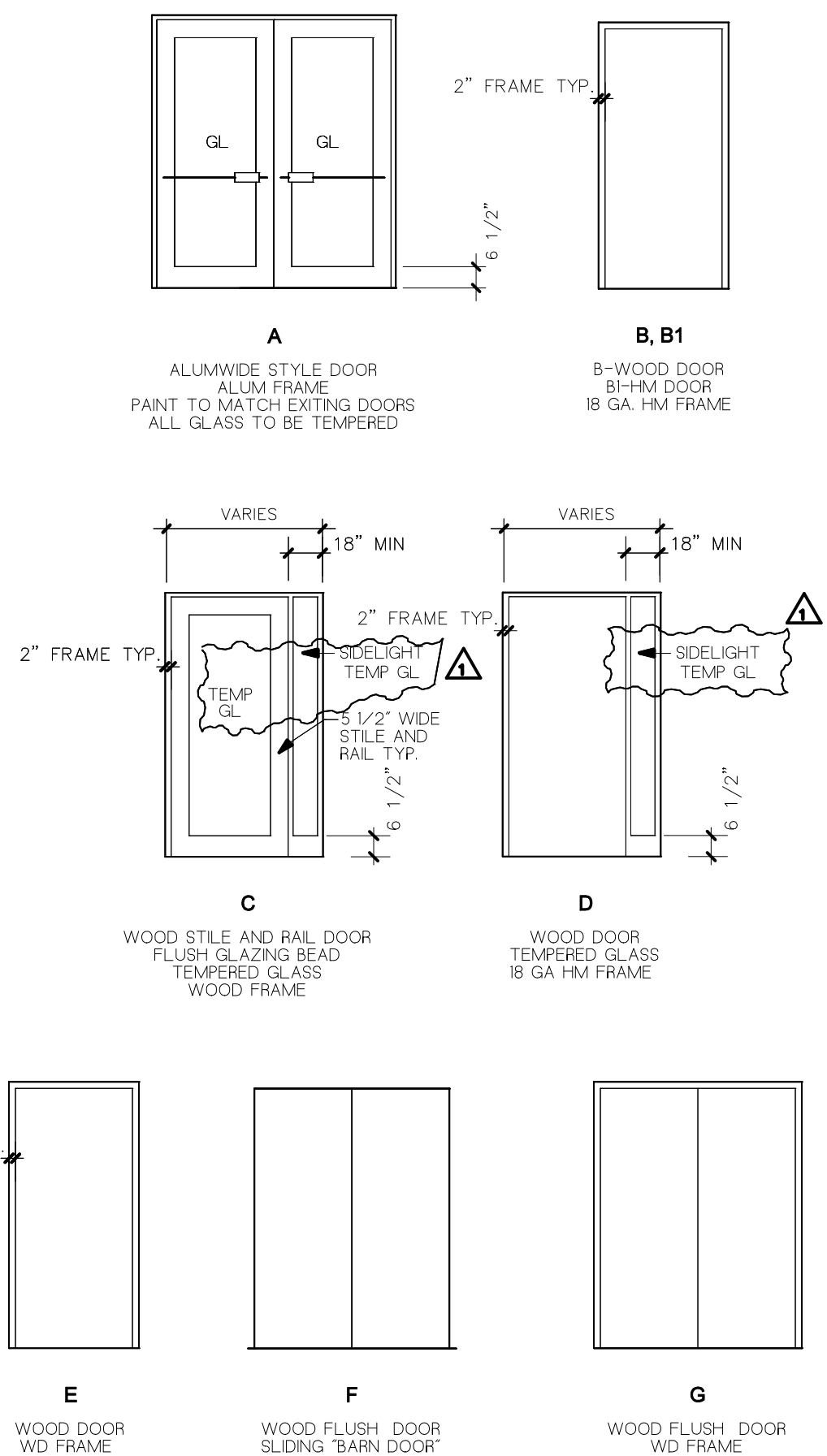
1. PROVIDE ADA COMPLIANT, VINYL TRANSITION STRIP AT ALL CHANGES OF FLOOR FINISH.



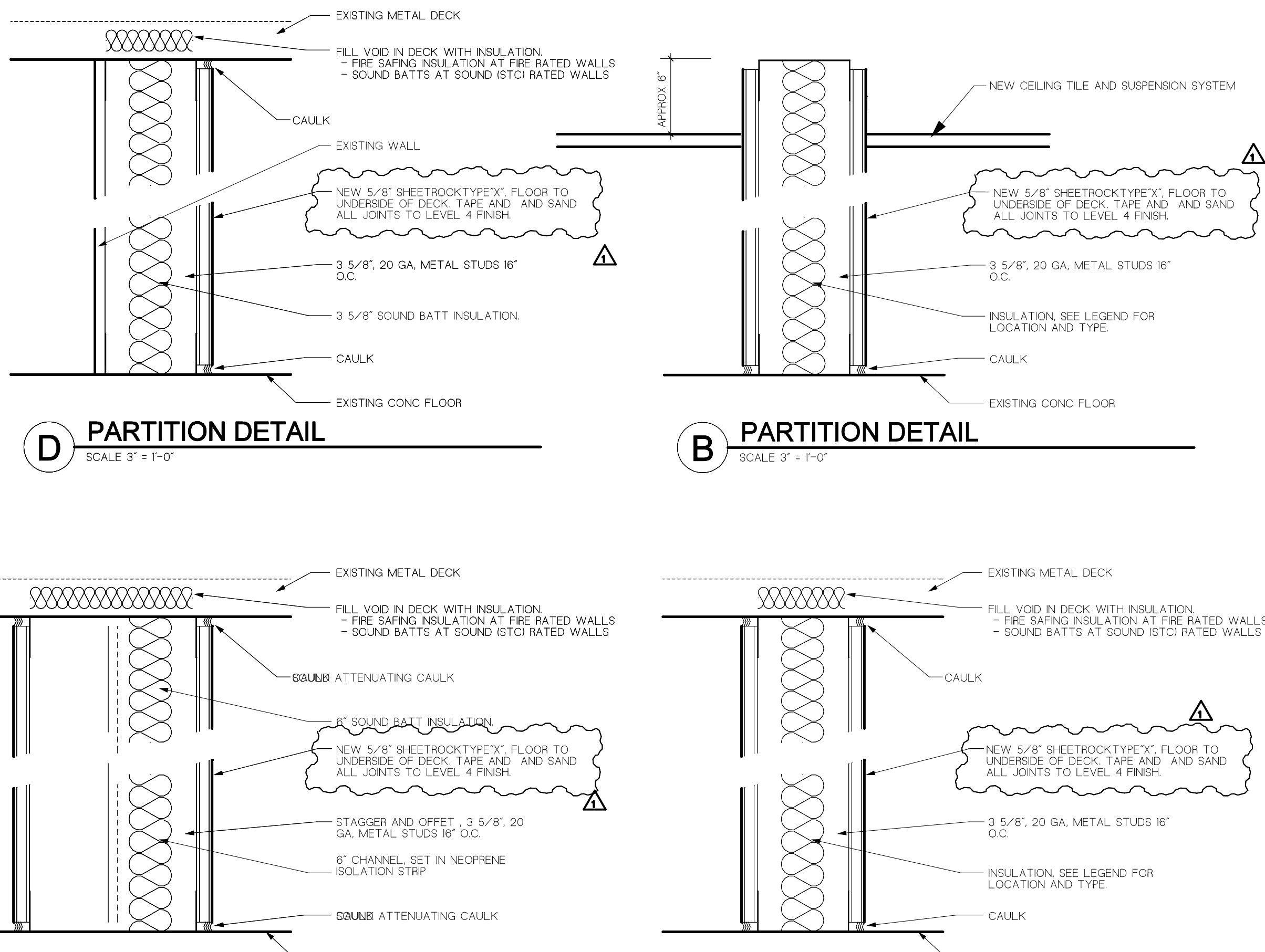
1 FLOOR PLAN
SCALE 1/8" = 1'-0"

NO.	SIZE	RATING	TYPE	LOCKSET	NOTES
1A	(2) 3'-0" x 6'-8" x 1 3/4"	-	A	BOLT	PANIC, CLOSER, MFG'S STANDARD PULL.
3A	3'-0" x 6'-8" x 1 3/4"	-	B	-	CLOSER
4A	3'-0" x 6'-8" x 1 3/4"	-	B	-	CLOSER
5A	3'-0" x 6'-8" x 1 3/4"	-	C	ENTRANCE	-
6A	3'-0" x 6'-8" x 1 3/4"	-	E	PRIVACY	-
7A	3'-0" x 6'-8" x 1 3/4"	-	C	OFFICE	-
8A	3'-0" x 6'-8" x 1 3/4"	-	E	OFFICE	-
9A	3'-0" x 6'-8" x 1 3/4"	-	E	PASSAGE	PANIC, LOSER
9B	(2) 3'-0" x 6'-8" x 1 3/4"	B	BI	PANIC	CLOSER, NOTE 1
10A	3'-0" x 6'-8" x 1 3/4"	-	E	STORAGE	-
11A	3'-0" x 6'-8" x 1 3/4"	-	EXIST	PANIC	CLOSER
11B	(2) 3'-0" x 6'-8" x 1 3/4"	-	EXIST	PANIC	CLOSER
12A	3'-0" x 6'-8" x 1 3/4"	-	D	PANIC	CLOSER
12B	3'-0" x 6'-8" x 1 3/4"	-	D	PANIC	CLOSER
14A	(3) 3'-0" x 6'-8" x 1 3/4"	-	F	SLIDING	3 DOOR LEAFS
16A	3'-0" x 6'-8" x 1 3/4"	-	C	ENTRANCE	PANIC, CLOSER
17A	(2) 3'-0" x 6'-8" x 1 3/4"	-	G	PULLS	MAGNETIC CATCHES
18A	3'-0" x 6'-8" x 1 3/4"	-	E	PRIVACY	-
19A	(2) 3'-0" x 6'-8" x 1 3/4"	B	BI	PANIC	CLOSER, NOTE 1
20A	3'-0" x 6'-8" x 1 3/4"	-	E	CLASSROOM	-
21A	3'-0" x 6'-8" x 1 3/4"	-	E	CLASSROOM	-
21B	(2) 3'-0" x 6'-8" x 1 3/4"	-	F	SLIDING	-
22A	3'-0" x 6'-8" x 1 3/4"	-	E	CLASSROOM	-
22B	3'-0" x 6'-8" x 1 3/4"	-	E	PANIC	CLOSER
22C	(2) 3'-0" x 6'-8" x 1 3/4"	B	EXIST	NONE	SEAL CLOSED
23A	3'-0" x 6'-8" x 1 3/4"	-	E	CASSROOM	-
23B	(2) 3'-0" x 6'-8" x 1 3/4"	-	F	SLIDING	-
24A	3'-0" x 3'-8" x 1 3/4"	-	E	CLASSROOM	-
25A	3'-0" x 6'-8" x 1 3/4"	-	E	CLASSROOM	-
26A	3'-0" x 6'-8" x 1 3/4"	-	EXIST	EXIST	-
26B	3'-0" x 6'-8" x 1 3/4"	-	EXIST	EXIST	-
27A	3'-0" x 6'-8" x 1 3/4"	-	EXIST	EXIST	-
28A	2'-10" x 6'-8" x 1 3/4"	-	E	OFFICE	-
29A	2'-10" x 6'-8" x 1 3/4"	-	E	OFFICE	-
29B	2'-10" x 6'-8" x 1 3/8"	-	F	-	POCKET DOOR MFG'S HARDWARE
30A	2'-10" x 6'-8" x 1 3/4"	-	E	OFFICE	-

1. NEW DOOR IN EXISTING OPENING
2. NOT USED
3. PROVIDE 2'-10" DOOR IF REQUIRED TO OBTAIN 1'-6" CLEAR SPACE ADJACENT TO PULL SIDE OF DOOR.
4. ALL HARDWARE TO HAVE LEVER HANDLES.
5. ALL SWING DOORS TO HAVE 1 1/2" PAIR HINGES
6. CLASSROOM HARDWARE SHALL NOT BE LOCKABLE FROM INSIDE CLASSROOM
7. STORAGE HARDWARE TO HAVE KNUBBED HANDLE, KEY LOCK FROM CORRIDOR
8. PANIC HARDWARE UNABLE TO LOCK IN DIRECTION OF EXIT



2 DOOR TYPES
SCALE 1/4" = 1'-0"



C PARTITION DETAIL (55 STC)
SCALE 3" = 1'-0"

A PARTITION DETAIL
SCALE 3" = 1'-0"

GEORGE TRANDEL
3100 NORTH LAKE
SHORE DRIVE, NO. 2
CHICAGO, IL 60657
773.975.5689
GEORGETRANDELARCHITECT.COM

PATHWAY COMMUNITY CHURCH

580 - 586 MICHIGAN STREET
ELMHURST, ILLINOIS

1		3/26/19	PERMIT REVISIONS
ITEM	BY	DATE	DESCRIPTION

FLOOR PLAN

DATE:	MARCH 8, 2019	DESIGNED:	-
		DRAWN:	GST
		CHECKED:	-
		APPROVED:	-
		DATE:	-
A-1			
SHEET 5 OF 11			

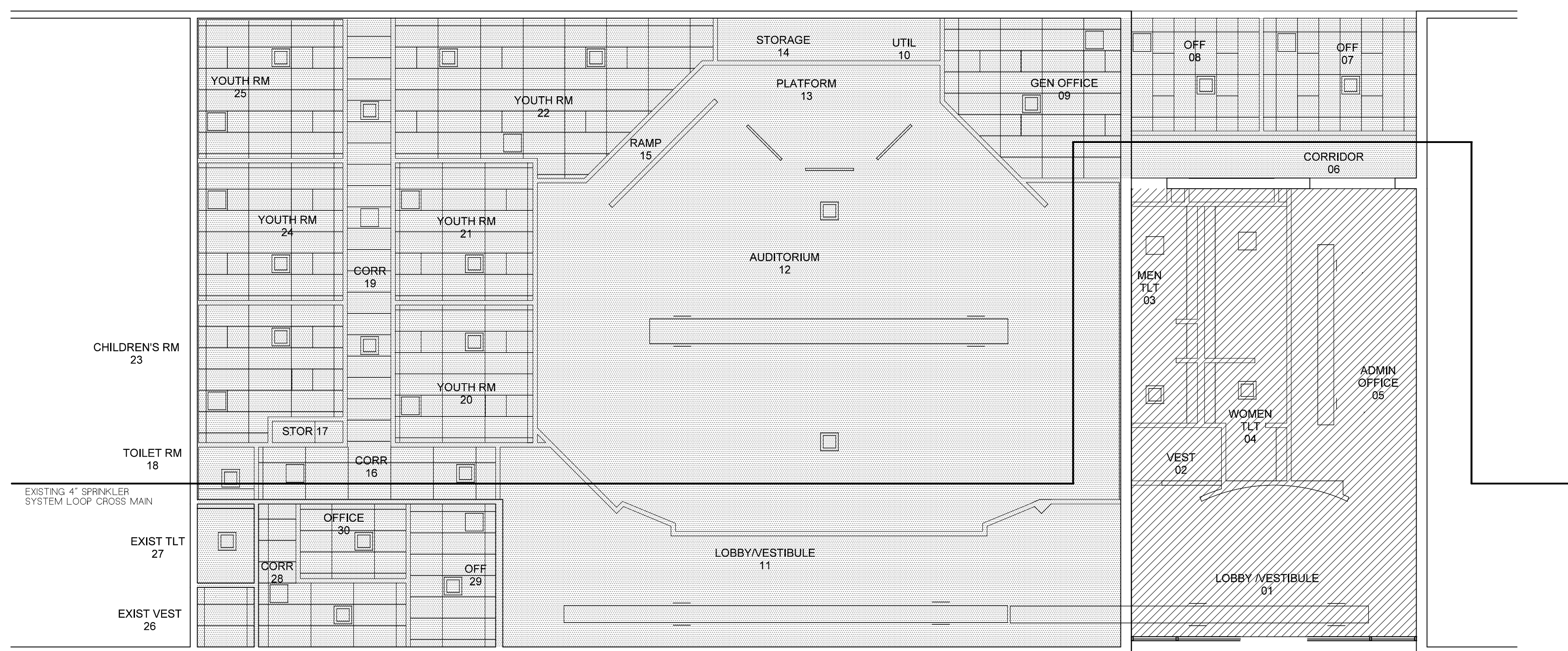
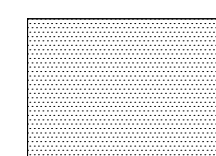
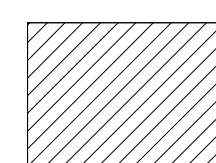
GEORGE TRANDEL
ARCHITECT
3100 NORTH LAKE
SHORE DRIVE 1102
CHICAGO, ILLINOIS 60657
773.975.7366
GEORGETRANDEL@YRCN.COM

PATHWAY COMMUNITY CHURCH

580 - 586 MICHIGAN STREET
ELMHURST, ILLINOIS

NOTES

1. THE GENERAL SCOPE OF WORK FOR THESE TRADES IS TO MODIFY AN EXISTING AND PROVIDE NEW SPRINKLER AND FIRE/SMOKE ALARM SYSTEMS PER PLANS AND CODE.
2. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH CITY OF ELMHURST AND STATE OF ILLINOIS CODES.
3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN PERMITS AND LICENSES.
4. THE CONTRACTOR SHALL COORDINATE THEIR WORK AND ALL INSPECTIONS AS REQUIRED.
5. EACH CONTRACTOR SHALL COORDINATE THEIR ROUGH-INS WITH OTHER CONTRACTORS TO AVOID CONFLICTS PRIOR TO BEGINNING WORK.
6. EACH CONTRACTOR SHALL COORDINATE THEIR RESPECTIVE BETWEEN TRADES TO AVOID CONFLICTS. NOTIFY THE ARCHITECT/ENGINEER OF CONFLICTS PRIOR TO INSTALLING THE WORK.
7. ALL CUTTING AND PATCHING FOR THE REQUIRED WORK SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
8. ALL EQUIPMENT AND MATERIALS SHALL BE UL LISTED.
9. PROVIDE SPRINKLER HEADS THROUGHOUT @ 150 SQFT PER HEAD.
10. DESIGN CRITERIA: DENSITY .24
11. INSTALL SPRINKLER SYSTEM IN ACCORDANCE WITH ALL REQUIREMENTS OF NFPA-13, CURRENT EDITION.
12. MATERIALS: PIPE - SCHED 40, BLACK STEEL PIPE; IN ROOMS WITH CEILING - PENDENT SPRINKLER HEAD, RECESSED CHROME; IN ROOMS WITH EXPOSED CONSTRUCTION, UPRIGHT BRASS SPRINKLER HEADS
13. FIRE PROTECTION CONTRACTOR SHALL MAKE NECESSARY CHANGES TO EXISTING SPRINKLER SYSTEM TO REMOVE INTERFERENCE WITH WORK OF OTHER TRADES.
14. SPRINKLER CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR SUBMISSION TO FIRE PREVENTION BUREAU OF ELMHURST, INSURANCE UNDERWRITERS, ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION OF SPRINKLER AND FIRE/SMOKE ALARM SYSTEM
- SUBMIT SHOP DRAWINGS TO:
ELMHURST FIRE PREVENTION BUREAU
209 N YORK ROAD
ELMHURST, IL 60126
- ▲
15. FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPLICABLE CODES AND WORK PROCEDURES.
16. FIRE PREVENTION CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS FOR FINISHED CEILINGS, ELEVATIONS, SOFFITS, CEILING GRIDS, ETC.



I		3/26/19	PERMIT REVISIONS
ITEM	BY	DATE	DESCRIPTION

FIRE PROTECTION PLAN

DATE: MARCH 8, 2019	DESIGNED: —
	DRAWN: GST
	CHECKED: —
	APPROVED: —
	DATE: —

FP - 1

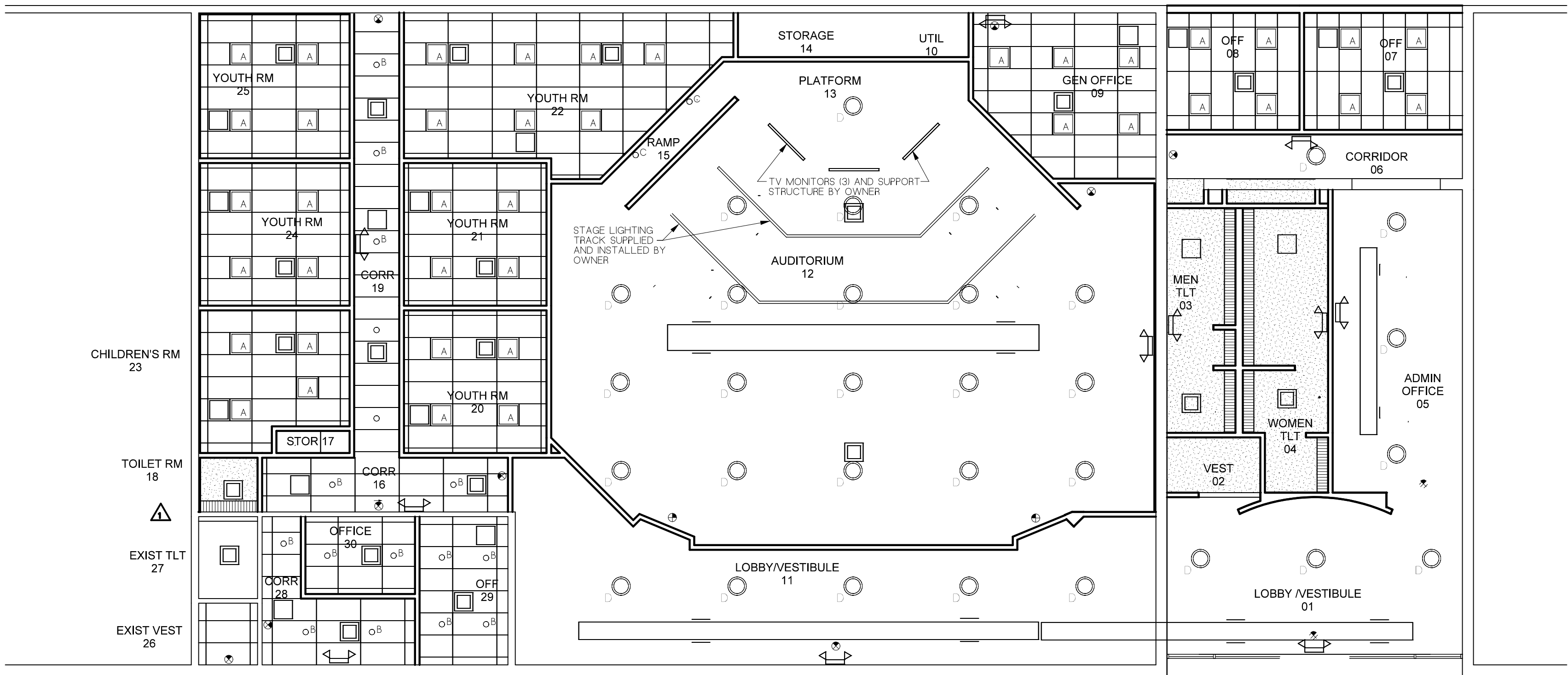
SHEET 11 OF 11

PATHWAY COMMUNITY CHURCH

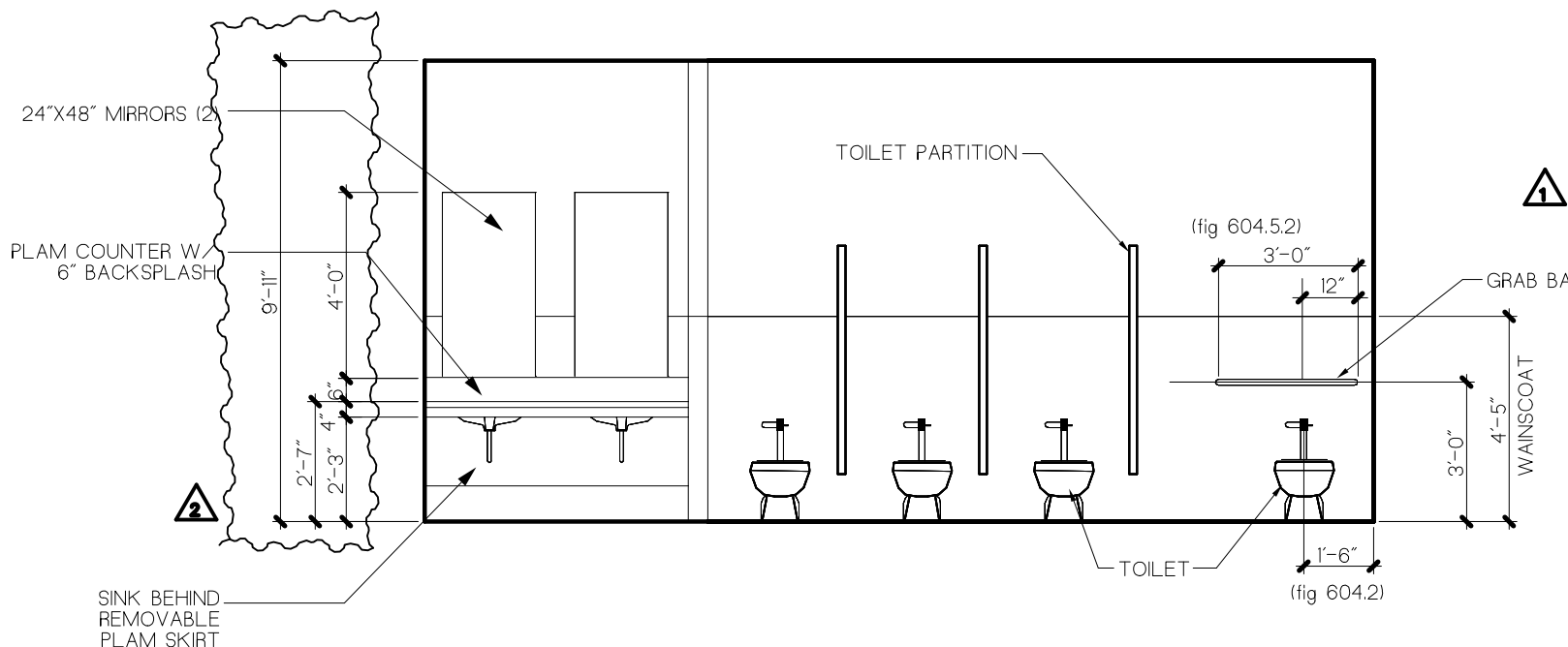
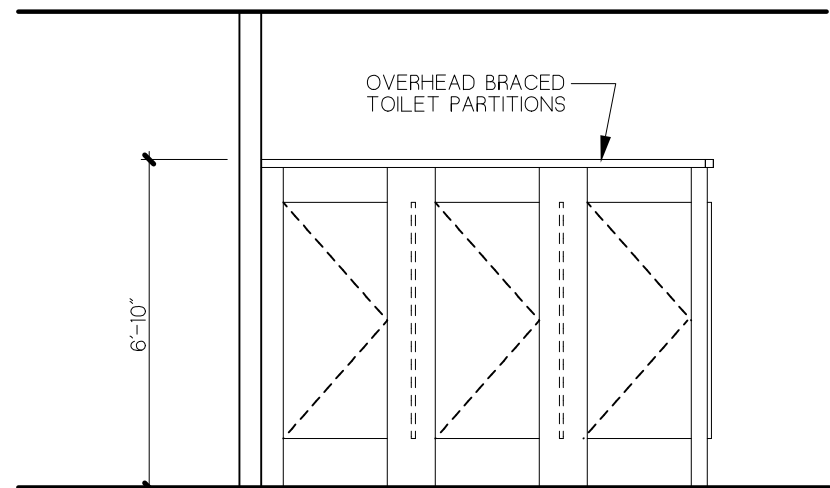
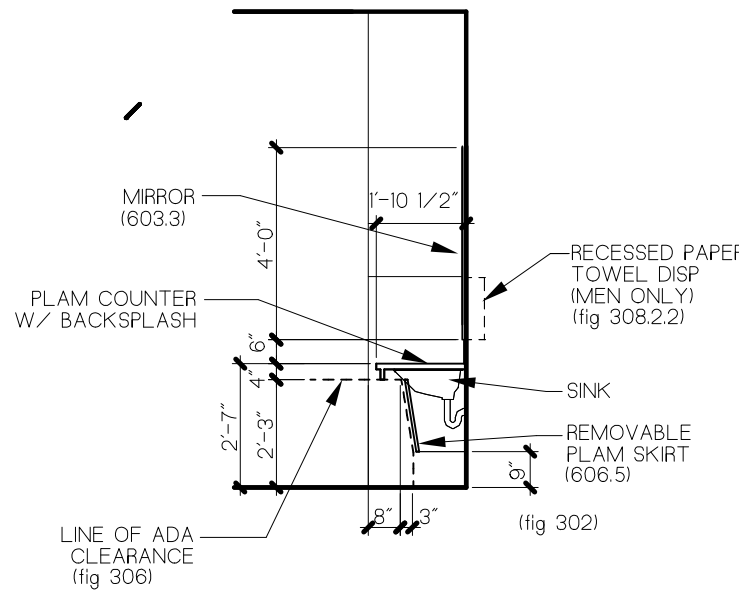
580 - 586 MICHIGAN STREET
ELMHURST, ILLINOIS

DRAWING LEGEND

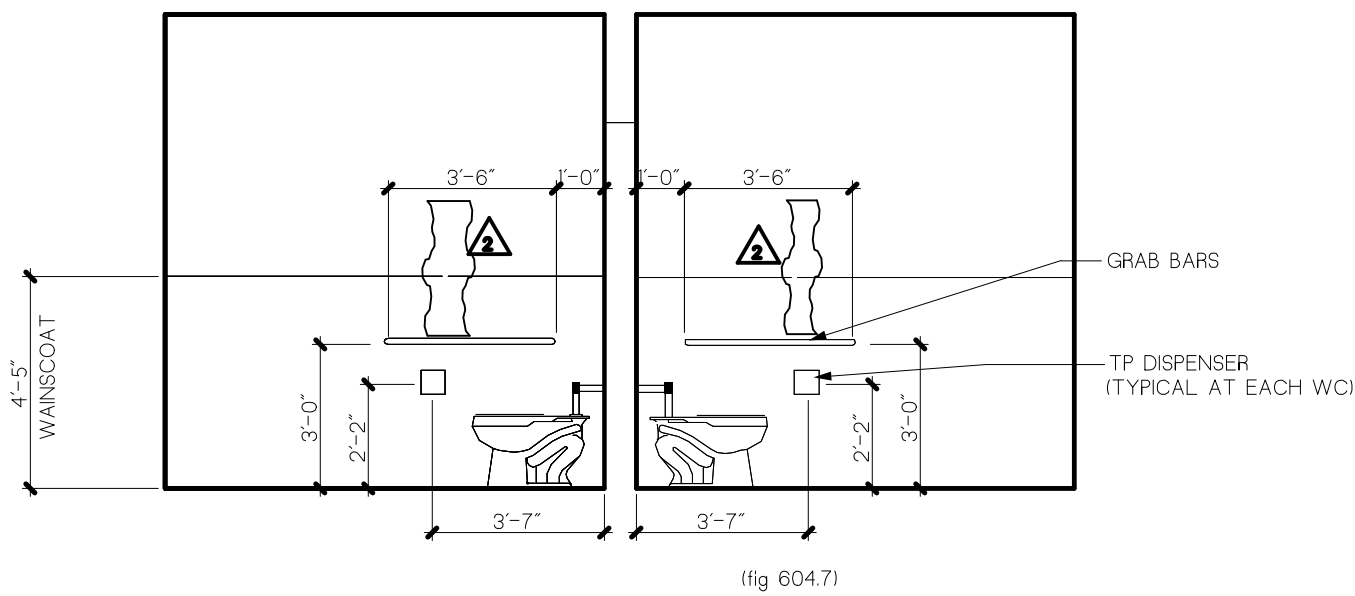
- NEW CEILING GRID AND TILES, 9'-0" AFF
- GYPSUM BOARD CEILING, 9'-0" AFF
- ACRYLIC LIGHT LENSE
- NEW 2x2 LED LIGHT FIXTURE
- NEW LED CAN LIGHT
- NEW LED WALL MOUNTED CAN LIGHT
- NEW 1x4 STRIP LIGHT
- LED PENDANT LIGHT FIXTURE
- EMERGENCY LIGHT FITURE W/ BATTERY
- EXIT SIGN
- DIFFUSER



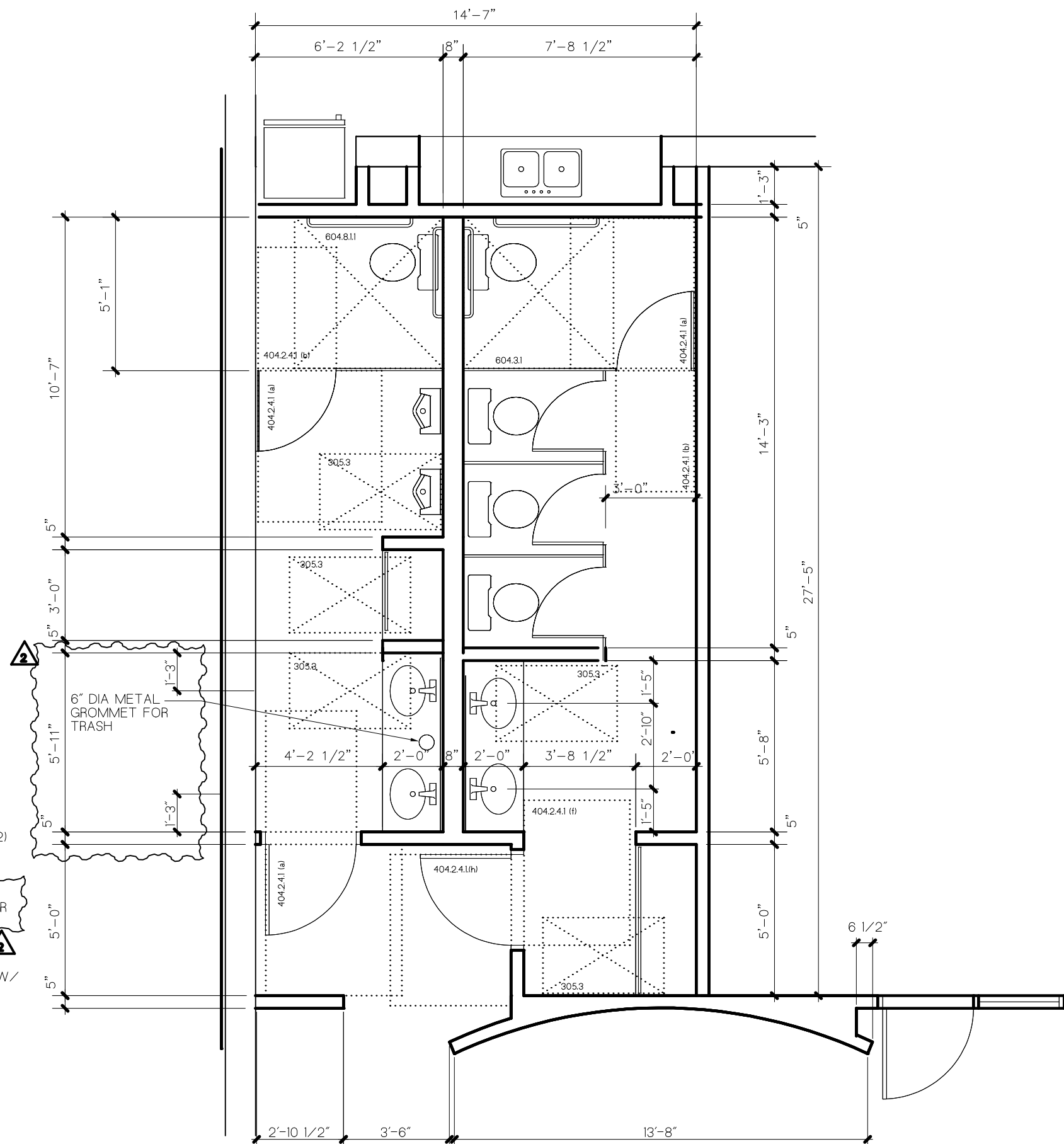
1 CEILING PLAN
SCALE 1/8" = 1'-0" NORTH



WOMEN'S TOILET ROOM ELEVATION
SCALE 1/4" = 1'-0"



MEN'S TOILET ROOM ELEVATION
SCALE 1/4" = 1'-0"



2 TOILET ROOM PLAN
SCALE 1/4" = 1'-0"

ITEM	BY	DATE	DESCRIPTION
2		4/8/19	ACCESS GUIDELINES
1		3/26/19	PERMIT REVISIONS

CEILING PLAN
TOILET ROOM

DATE: MARCH 8, 2019

DESIGNED: -
DRAWN: GST
CHECKED: -
APPROVED: -
DATE: -

A-2

SHEET 6 OF 11

ELMHURST FAÇADE IMPROVEMENT INCENTIVE PROGRAMS
Building Façade Rehabilitation Grant and Life Safety & Accessibility Upgrades Grant



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OBJECTIVE OF FAÇADE ASSISTANCE PROGRAM

The Façade Improvement Assistance Program is intended to promote revitalization in the North York Corridor TIF 4, Lake/Church TIF 5, and the Downtown TIF ("development areas") by providing financial assistance to building owners for improvements made to existing commercial buildings. Financial assistance is made available to provide a significant impact on the exterior of buildings, thus improving the marketing of the development areas. The intent of this program is for building owners, and individual business owners with consent of the property owner, to take full advantage of assistance available and encourage full renovation programs.

GUIDELINES FOR FINANCIAL ASSISTANCE

New and existing property owners, of existing single-tenant or multi-tenant commercial buildings containing first floor retail/commercial space within the boundaries of the development areas are eligible to upgrade and rehabilitate their buildings utilizing both the Building Façade Rehabilitation and Life Safety & Accessibility Upgrades grants. New and existing business owners (with written property owner consent), may also utilize this program for individual tenant improvements on properties within the boundaries of the development areas if the property owner of said single-tenant or multi-unit development has elected not to participate in improvements. Assistance will only be available to those projects following outlined procedures.

Applications will be considered in the order in which they are received, up to available funding. Submittals shall be reviewed by the Architectural & Building Commission with recommendations forwarded to the City Manager for his approval. Applicants seeking in excess of \$60,000 in Building Façade Rehabilitation assistance require review by the Development, Planning & Zoning ("DP&Z") Committee and City Council approval after review by the Architectural & Building Commission. Applicants are eligible to receive reimbursement of up to 50% of verified, qualified expenditures including but not limited to exteriors, landscape design, signage, and exterior lighting. Applicants are eligible to receive an additional reimbursement of

50% of verified, qualified expenditures associated with life safety and accessibility upgrades of existing buildings up to \$30,000.

Once the maximum award is reached on a property, the property is not eligible for another façade grant for twenty years, unless they seek and receive City Council approval after review by the DP&Z Committee. Properties that were granted a façade grant under the former Downtown TIF 1 program after 2008 are likewise not eligible for another façade grant for twenty years from date of last approval, unless they seek and receive City Council approval. Teardown/New construction buildings are not eligible.

TYPES OF GRANTS AVAILABLE

1. **Building Façade Rehabilitation** – Maximum amount awarded toward façade improvements is determined on total linear footage of improved frontage. Applicants are eligible for \$800/linear foot of improved frontage; minimum award \$20,000 and maximum award \$240,000. Eligible qualified expenditures include but are not limited to exteriors, landscape design, signage, exterior lighting, and screening of unsightly utilities for existing buildings.
2. **Life Safety & Accessibility Upgrades** – Applicants are eligible to receive reimbursement of 50% of verified, qualified expenditures associated with life safety and accessibility upgrades of existing buildings up to \$30,000. Eligible qualified expenditures include but are not limited to sprinkler systems, fire alarm systems, and accessible restroom upgrades.

PROCEDURE FOR APPLYING FOR FINANCIAL ASSISTANCE

Businesses desiring to apply for a grant under the Program should obtain the description of the Program and a grant application form either on the City of Elmhurst website at www.elmhurst.org or from the Community Development Office at Elmhurst City Hall. Questions concerning the details of the Program, or how to complete the grant application, should be directed to Bruce Dubiel, Building Commissioner at (630) 530-6409. Completed applications should be delivered to the Community Development Office at Elmhurst City Hall, addressed to the attention of the Building Commissioner.

All applications must be submitted using the application form attached. Applicants are subject to a personal interview by City Staff and a review of the applicant's design plan.

Applications for grants under the Program are reviewed by City Staff and the Architectural & Building Commission before a recommendation is made to either the City Manager or DP&Z Committee of its decision to recommend approval of a grant application for a specified grant amount.

- The Architectural & Building Commission shall make a recommendation to the City Manager for Building Façade Rehabilitation requests of \$60,000 or less and Life Safety & Accessibility Upgrades up to \$30,000. The City Manager will then inform the Elmhurst City Council of the action.
- The Architectural & Building Commission shall make a recommendation to the DP&Z Committee for Building Façade Rehabilitation requests over \$60,000.

Applicants referred to the DP&Z Committee will be required to attend a meeting(s) of the DP&Z Committee to discuss their request. The Committee will then make their recommendation to the full City Council, at which time the recommendation will be subject to a majority vote of the full Elmhurst City Council.

An approved grant will be effectuated by City staff.

Failure by an applicant, with respect to an approved grant, to abide by the terms and conditions of the Program or for the specific grant as approved may result in forfeiture of the funding for the grant, at the discretion of the Selection Committee.

ELIGIBILITY FOR GRANTS

In General

Only one of each grant will be awarded per property enhancement initiative within a twenty-year time period unless applicant seeks approval by the full City Council.

Property Location and Operation

- (a) A property must be located within the boundaries of eligible TIF Districts to be eligible for a grant under the Program (in that grants are provided from TIF funds).
- (b) All applicants applying for a grant under the Program must submit grant applications and gain approval prior to the commencement of façade and/or life safety enhancement initiatives of the property in one of the eligible TIF Districts.
- (c) Commencement of construction on the façade and/or life safety enhancement initiatives of the property cannot begin without first obtaining all necessary permits from the City of Elmhurst.
- (d) All applicants approved for a grant under the Program must have completed their facade initiative, with respect to which the grant was approved, within six (6) months from the date of grant approval.

AMOUNTS AND PAYMENT OF GRANTS

The amount of an approved grant will be based on the City of Elmhurst reimbursing fifty percent (50%) of Qualifying Expenditures incurred in the course of executing the façade and/or life safety enhancement initiatives with respect to which the grant application is submitted.

The City makes payout of commitment (rebate) at project completion. All construction payouts, approvals and waivers of lien shall be reviewed by City staff prior to City payout. In the event budgeted and appropriated amounts have been exhausted, the owner shall be given priority in the fiscal year next following, subject to adequate appropriation therefor.

CONFORMANCE TO THIS GUIDELINE

The City of Elmhurst and its Architectural & Building Commission shall review all design submittals and have input into the final appearance of building facades. The review of the Commission shall not be binding but only serve as a design review consultant for the City of Elmhurst. In addition to design review, each project shall be reviewed by City staff for code compliance. Dependent on requested assistance levels as described herein, the City Manager or City Council shall determine if the project shall be approved. If he/they approves same, the project shall be eligible for City financial assistance. If he/they disapproves same, the project shall be ineligible for such assistance.

Notwithstanding any provision hereof to the contrary, in the event the recommendation of the Architectural & Building Commission for projects requesting assistance of \$60,000 or less, differs in any material respect from that of the City staff, the City Manager shall disapprove the project. In such event, the owner shall have the ability to submit its request to the Development, Planning and Zoning Committee of the City Council. Such submittal shall be made, if at all, within thirty (30) days of the date of the decision by the Architectural & Building Commission. If timely submitted, the Committee shall consider whether the project shall be eligible for assistance from the City and shall make its recommendation to the City Council. The decision of the City Council shall be final.



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ELMHURST FAÇADE IMPROVEMENT GRANT PROGRAM

Building Façade Rehabilitation Grant and Life Safety & Accessibility Upgrades Grant

TIF District: North York TIF 4 ☐ Lake/Church TIF 5 ☐ Downtown TIF ☐

Applicant: Property Owner ☐ Tenant with Owner Consent ☐

Type of Assistance Requested: ☐ Building Façade Rehabilitation (50% of costs at \$800/linear foot
of improved frontage - minimum \$20,000/maximum \$240,000)

☐ Life Safety & Accessibility Upgrades (50% up to \$30,000)

Total Linear Feet of Improved Frontage: _____

Total Grant Award Requested: _____

Address(es) of Subject Property to Be Improved: _____

Name(s) of Improved Business: _____

Brief Description of Project and Improvements: _____

Required Drawings Submitted with Application: Yes ☐ No ☐

Name of Applicant: _____

Home Address: _____

Daytime Telephone: _____ E-mail Address: _____

Name of Property Owner if Different from Applicant: _____

Home Address: _____

Daytime Telephone: _____ E-mail Address: _____

Required Letter of Consent from Property Owner Attached if Applicable: Yes ☐ No ☐

Architect: _____

Mailing Address: _____

Daytime Telephone: _____ E-mail Address: _____

Contractor: _____

Mailing Address: _____

Daytime Telephone: _____ E-mail Address: _____

Has the property received a previous façade grant from 2008 to the present: Yes ☐ No ☐

If yes, please provide details of façade/life safety work previously completed with assistance from the City to the subject property: _____

Signature of Applicant: _____ **Date:** _____