

## **RESOLUTION 2023-033**

### **AUTHORIZING AN ARCHITECTURAL IMPROVEMENT PROGRAM (AIP) ECONOMIC INCENTIVE FOR QUATRO AMIGOS VENUE AT 240 E. LINCOLN HIGHWAY, DEKALB, ILLINOIS, IN THE AMOUNT OF \$25,000.**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, the City's corporate authorities find that approving an Architectural Improvement Program ("AIP") grant in the amount of \$25,000 to Quatro Amigos Venue for the property located at 240 E, Lincoln Highway, DeKalb, Illinois, subject to the terms and conditions of this Resolution, is in the City's best interests for the protection of the public health, safety, and welfare; and

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DEKALB, ILLINOIS:**

**SECTION 1:** The City's corporate authorities approve an AIP Grant in the amount of \$25,000 for Quatro Amigos Venue (the "Owner") to use at the property located at 240 E. Lincoln Highway, DeKalb, Illinois (the "Property"), subject to the following terms and conditions:

1. Given the small scope of the requested grant, the City waives formal compliance with the requirements of the AIP process, except as provided by this Resolution. The City also waives requirement of a promissory note or mortgage to secure the AIP Grant.
2. Payment of the AIP Grant shall be as a reimbursement to Owner upon Owner providing proof of incurring costs of not less than \$60,000 for renovating the Property including, but not limited to, Roofing Services (the "Project"). The AIP Grant shall be in the amount which is the lesser of: (a) \$25,000; or (b) the amount which is not more than 10% of the total Project costs.
3. Owner agrees to provide documentation of the Project and incurred costs, inclusive of full lien waivers, invoices, and adequate evidence of payment, all in form and content acceptable to the City Manager or designee, prior to payment of the reimbursement.
4. Owner agrees, as a condition of accepting the AIP Grant, to maintain the improvements funded by this AIP Grant for a period of not less than five (5) years. The AIP Grant shall be considered partially forgiven by 20% each year on the anniversary of said payment to Owner until fully forgiven on the fifth anniversary of said payment. Should Owner fail to maintain the improvements for the full five-year period, then Owner shall be responsible for reimbursing the City in an amount equivalent to the then-unforgiven portion of the AIP Grant.
5. Owner agrees to indemnify, defend, and hold harmless the City from any claims or damages arising out of or relating to the AIP Grant and the Project. Owner agrees and acknowledges that the AIP Grant is payable to Owner only and may not be assigned or transferred to any other party. The City shall not make direct payments to any contractors or materialmen, and the City's obligation to provide funding shall not accrue until Owner provides the City with evidence of lien waivers from all contractors and materialmen providing labor or materials for the Project.
6. Owner shall complete the Project in a good and workmanlike fashion, in accordance with all applicable codes and ordinances, and after having obtained all required permits. All work shall be subject to inspection and approval by the City.

7. The Project shall be completed within one (1) calendar year of the date of approval of this Resolution, or the funding approval contemplated herein shall terminate and this Resolution shall be of no further force or effect.
8. Owner shall provide a letter to the City acknowledging and agreeing to the terms and conditions of this Resolution prior to the City's issuance of payment to Owner.
9. Owner represents and warrants that the Project would not be completed but for the AIP Grant.
10. Payment of the AIP Grant shall be expressly limited to funds available in the City's TIF 3 fund, and is contingent upon compliance with the TIF Act, the AIP, and this Resolution.

**SECTION 2:** This resolution and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such resolution should (a) contain terms contrary to the provision of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this resolution should be inconsistent with any non-preemptive state law, that this resolution shall supersede state law in that regard within its jurisdiction.

**SECTION 3:** This resolution shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof held on the \_\_\_\_ day of \_\_\_\_ 2023 and approved by me as Mayor on the same day.



\_\_\_\_\_  
**COHEN BARNES, Mayor**

ATTEST:

\_\_\_\_\_  
Ruth A. Scott, Executive Assistant



164 East Lincoln Highway  
DeKalb, Illinois 60115  
815.748.2000 • cityofdekalb.com

Architectural Improvement Program  
Application

Name: Cuatro Amigos Venue

Home Address: 240 Lincoln Highway DeKalb IL 60115

Property Identification Number (PIN): 823163007

Location of Property: 240 E Lincoln Highway DeKalb IL 60115

Phone Number: 815-301-5008 Email: aljimadorng@gmail.com

Proposed Use of Funding:

**Major Capital Improvements – 50% Reimbursement**

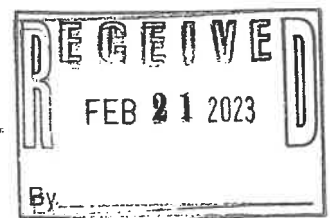
- ADA Compliance
- Façade Renovations
- Tuckpointing
- Life Safety Equipment
- Electrical, Mechanical, and Plumbing Upgrades
- Architectural Design Fees
- Restoration of Historic Architectural Features
- Fire Alarm and Suppression Systems

**Minor Capital Improvements – 25% Reimbursement**

- Exterior Lighting
- Window & Door Replacement
- Screening of Unsightly Utilities
- Exterior Painting

**Deferred Maintenance – 10% Reimbursement**

- Roof Repair or Replacement
- Gutter Replacement
- Stair and Handrail Replacement
- Floor Surface Repair
- Water Damage Repair



Have you consulted with the City about your project?  Yes  No  
If yes, with whom did you speak? Dawn Harper

Total cost estimate of Project: 60,000

Matching funds requested: 25,000  
(up to a maximum of \$25,000)

How long has the property been owned by you? 10 months

**Project Description**

In 250 words or less, please describe the scope of the project improvement and the need.

We will be renovating the front outer part of the  
building with new stone and framing. Removing  
old painted plywood acting as siding.

Applicant(s) 

Date: 02-21-2023





421 Grove Street  
DeKalb, Illinois 60115  
815/895-9116  
Fax 815/895-9324

Quote#: 23-110mg  
Date: 2/15/23  
Owner: El Jimador  
Job Description: Façade Improvement

Gehrke Construction, Inc. agrees to complete the following scope of work for the sum of: \$63,110

- Demo Storefront
- Reframe as necessary
- Sheet with plywood add a vapor barrier.
- Add new stone veneer.
- Add lighting including and egress.

GEHRKE CONSTRUCTION, INC.

Matthew H. Gehrke  
President  
815/895-9116  
815/895-9324 fax  
[mgehrke@gehrkeconstruction.com](mailto:mgehrke@gehrkeconstruction.com)

General exclusions: Dumpster, demolition, temporary toilets, temporary enclosures, fire stopping, temporary power, temporary barricades, temporary heat, temporary lighting, Haz Mat work, sales tax, shop drawings, liquidated damages, Builder's Risk Insurance, Performance and Payment Bond, Bid bond, winter conditions. No permit, testing or other fees.

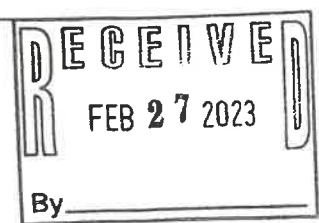
This price is good for thirty days from above date. This proposal is subject entering into a fair and reasonable contract. Maximum retainage is 10% or less per owner's contract documents.

We authorize Gehrke Construction, Inc. to proceed with the project as described above.

Signed: 

Printed Name: Christopher Cavdanas Date: 2/27/23

Notes: \_\_\_\_\_



# WEAVER CONSTRUCTION INC

228 W. Page St. - Sycamore, IL 60178

T: 815-899-1515 F: 815-899-7852 Tom 815-739-5206 Todd 630-816-8735

tom@weaverco.com

No. **23-1823**

## ESTIMATE

Date: 2/22/2023

CUSTOMER:

**EL JIMADOR MEXICAN GRILL**

Attn:

260 E. LINCOLN HWY

DEKALB, IL 60115

**FORMER LINCOLN INN**

240 E. Lincoln Hwy

DeKalb, IL 60115

*We appreciate the opportunity to serve your needs.*

Project Manager:

**Tom Weaver**

Job Title:

**FAÇADE  
RENOVATION**

Payment Terms:

Upon receipt of Invoice; add 1.5% 20-days  
after invoice date.

Scope of work to include :

- Remove existing painted plywood siding.
- Inspect framing; remove and replace any rotted and/or compromised framing.
- Reframe using new lumber and 5/8" CDX plywood with moisture wrap, and flash all openings.
- Supply and install 1" precast stone veneer.
- (1) egress light at each door and (4) surface mounted sconce lights on front façade.

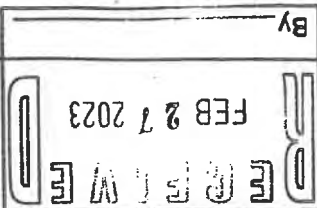
*All labor, material, and equipment to complete work described above provided by WCI unless otherwise noted.*

Note - This is an estimate only per original discussion with owner; physical or cost change arising

during construction performance will be discussed with owner and adjusted accordingly. Material

is bid at current price; any increase after above estimate-date to be added to below total.

*Quality is remembered long after price is forgotten*



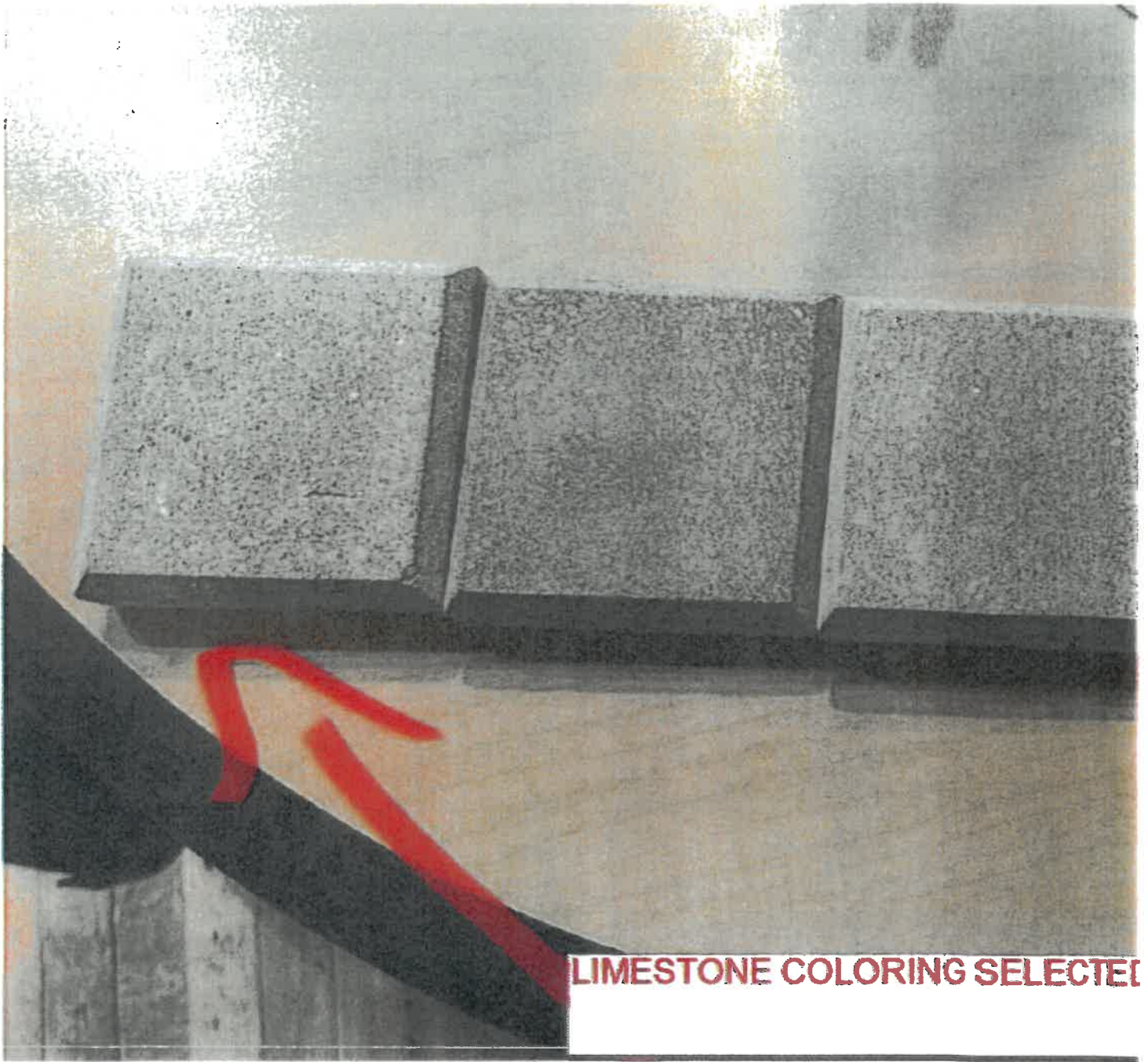
TOTAL this Estimate : \$60,000.00

**Nicklas, Bill**

**From:** Harper, Dawn  
**Sent:** Monday, March 6, 2023 6:02 PM  
**To:** Nicklas, Bill  
**Subject:** 240 E LINCOLN - Facade changes  
**Attachments:** 240 E LINCOLN - FACADE.pdf; 240 E Lincoln Stone Color.pdf

Bill,  
Attached are the actual documents submitted. I have "clipped" 2 pieces that may "show better". The stone pieces are 8" X 24" so it will be a very modern smooth feel. They will be insulating from the outside which will be a major improvement for the buildings future. The only other work will be to add 2 light fixtures, one over the residential door and one in the soffit of the entrance. Work was started today. Sorry for the delay - If you need something else let me know I will contact Weaver.





LIMESTONE COLORING SELECTED

Dawn Harper  
Chief Building Official  
City of DeKalb | 164 E Lincoln Highway | DeKalb IL 60115  
Phone 815-748-2372  
Email [dawn.harper@cityofdekalb.com](mailto:dawn.harper@cityofdekalb.com)

