



### Facade Improvement Program APPLICATION FORM

Name of Individual Applicant: Michael K Hatfield Title: Co-Owner  
Name of Business: Zion Coffee, LLC Type: Coffee Shop/Restaurant  
Address of Property: 803 SW Adams, Peoria, IL 61602  
Phone: 309-533-3138 Email: michael.hatfield@zioncoffee.c

Property Identification Number (P.I.N.): \_\_\_\_\_ *Please check with City 309-494-8645*

Applicant is:  Property Owner  Business Tenant  Other ( \_\_\_\_\_ )  
Targeted Area:  Warehouse District  Southern Gateway/  
Western Avenue  Older Commercial Corridor

**The following items should be attached to the Final Application. Please check the items submitted:**

1.  Letter of Financial Commitment addressed to City of Peoria detailing: a) total facade improvement cost of at least \$1,000, b) requested grant amount equal to the lesser of 50% of total eligible project cost or \$5,000, and c) commitment and capacity to fund total Project cost.
2.  Property Owner Certification (deed, title search, or Form-1A) or Property Owner's Consent (Form-1B)
3.  Proof of Property/Liability Insurance;
4.  Pictures of Existing Façade (at least two)
5.  Two Cost Estimates from Contractors (one bid, if work is being done by property owner or tenant);  
*(Note: Please check with City 309-494-8645 if Prevailing Wage rates are required, prior to bidding work)*
6.  Final Contractor Documents from Contractors chosen to perform work on facade;  
*(i.e., cost estimate, contract for material and labor, schedule of completion, license, and insurance)*
7.  Façade Improvement Documents which detail proposed improvements, if applicable;
  - a.  Construction plans/drawings with material used
  - b.  Site Plan with elevations, showing improvements drawn to scale,
  - c.  Final Design rendering and architect cost estimates,;
  - d.  Landscape Plan and/or Signage plans,

The City of Peoria and its Economic Development Department expressly reserves the right to: a) reject any or all applicants, b) request more information, and c) cancel the program at any time, in its sole and exclusive discretion.

By signing this document, the applicant agrees they: a) shall comply with all City, State, and Federal statutes and ordinances, b) are solely responsible for the selection of contractor, securing proof of their licensing, and c) will obtain proof of completion and payment to contractors (Form 2 –lien wavers and affidavits) and certified payrolls (if applicable) for façade improvements.

Applicant Signature: Michael K Hatfield Date: 7/19/16

Return to:  
City of Peoria, Economic Development Department  
419 Fulton Street – Suite 207, Peoria, IL 60602  
Cesar Suarez - 309-494-8645 - [csuarez@peoriagov.org](mailto:csuarez@peoriagov.org)

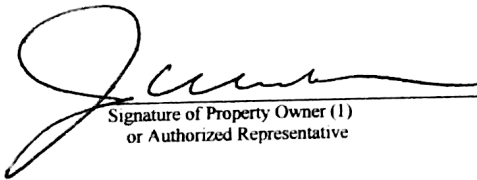
**City of Peoria - Façade Improvement Program**

**FORM 1B  
Property Owner Consent**

I/We, Jon and Angie Walker, am/are the owner/s of the property located at 803 SW Adams (address) in the City of Peoria, and have or will lease the property to Zion Coffee, LLC (name of tenant).

I/We understand the tenant plans to participate in the City of Peoria's Façade Improvement Program and support their effort to improve the appearance of my property at the above address. I/We agree to allow the tenant to complete the façade improvements and understand the responsibilities and liabilities associated with the façade project rest upon the owner/s and tenant. Furthermore, I/We agree to cooperate and participate in the program in order to obtain financial assistance from the City of Peoria.

Sincerely,

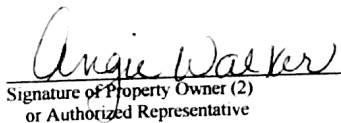
  
Signature of Property Owner (1)  
or Authorized Representative

Jon Walker, Property Owner

Name and Title (Print)

7/1/16

Date

  
Signature of Property Owner (2)  
or Authorized Representative

Angie Walker, Property Owner

Name and Title (Print)

7-1-16

Date

Please return to:

Cesar Suarez  
City of Peoria  
Economic Development Department  
419 Fulton Street, Suite 207  
Peoria, IL 61402

309-494-8645 - [csuarez@peoriagov.org](mailto:csuarez@peoriagov.org)



*Scott Lewis Homes, Inc.*

8305 N. Allen Rd., Suite 5  
Peoria, IL 61615

Office Phone (309) 689-3410  
Fax (309) 689-1974  
Website: [www.scottlewishomes.com](http://www.scottlewishomes.com)

**Proposal For:**  
Zion Coffee  
Mike Hatfield  
801 SW. Adams  
Peoria, IL

July 7, 2016

**Scope of Work-**

- Demo 3 window openings in north side of Oak St. building to accept 3' wide by 8' tall double hung windows with transom above to match 2<sup>nd</sup> story.

**Total Cost**

**\$9,980.00**

**Payment Schedule**

- ½ due upon starting
- ½ due upon completion

**Termination Grounds**

- By Owner.** Owner may terminate this Agreement by written notice to Contractor (i) upon any default by Contractor under this Agreement which remains uncured for thirty (30) days after written notice from Owner to Contractor specifying the default, or (ii) if Contractor fails to substantially complete the Work as required under this Agreement, and such failure is not the result of the failure of Owner to comply with the terms of this Agreement.
- By Contractor.** Contractor may terminate this Agreement by written notice to Owner upon any default by Owner under this Agreement which remains uncured for thirty (30) days after written notice from Contractor to Owner specifying the default.
- Payment.** In the event of any termination of this Agreement, Owner shall pay Contractor all amounts due for completed work concurrently with the termination notice, if terminated by Owner, or within ten (10) days of the termination date, if terminated by Contractor. If, at the time of termination, Owner has paid more than the amount due for completed work, Contractor shall return the excess payment to Owner concurrently with the termination notice, if terminated by Contractor, or within ten (10) days after the termination date, if terminated by Owner.

**Extras and Credits**

- Building Specifications are detailed to the work, and cost of construction
- Cost is based upon the work detailed in the proposal
- Any request for changes to these set specifications must be made in writing and mutually agreed upon by both parties as to terms and conditions of the changes

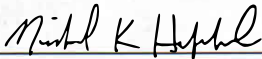
- All monies due for change orders and/or extra work will be due and payable at the time of the execution of the change order
- Change orders will address additional time to be added to the schedule of completion

**Residential Construction Performance Guidelines in Disputes**

All matters of construction performance shall be in accordance with the criteria contained in the current edition of the National Associate of Home Builders (NAHB) publication, Residential Construction Performance Guidelines (RCPG). Prior to initiating any legal action or alternative dispute resolution proceedings, the parties shall consult the provisions found in the RCPG, and agree to resolve all applicable construction performance questions or disputes in accordance with said provisions. The RCPG shall be the standard of construction under the contract, and binding as to the determination of any issue between the parties involving construction defect, quality, tolerances, appearance or condition in any proceeding brought in arbitration or before a court of law. The owner, upon request, may obtain the current edition of the RCPG for a cost of \$50.00.

\_\_\_\_\_  
(Owner's initials)

**Let this document serve as our written agreement upon signing of both parties**

  
\_\_\_\_\_  
Mike Hatfield / Date

\_\_\_\_\_  
Scott Lewis / Date

**Builder Copy - Ship To**

Quote # 1319069

Union Depot--GBG

Carver Lumber

7/19/2016



FAX

Quote 1319069

Bid By

Job Tag

Company

Job Site

JobPhone

FAX

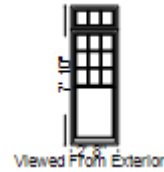
Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
100	CDHGDHT	EA	1	\$1,121.73	\$1,121.73	1319069

**CLAD DOUBLE HUNG/DH TRANSOM**

1 BOT - 1 TOP, 4 9/16" Wall, Pine, PineMull, Standard Length, w/Nailfin, No Brickmold, Frame Black AW 2604 (VAB), Sash Black AW 2604 (VAB), Black Paint, BEIGE JAMBLINER, Contemporary Glass Stop, Drip Mull,

T7 TALON DOUBLE HUNG, 2866, 2 LOCKS, NO LIFTS - NO LIFT PREP, AUX SILL STOP, BLACK, ANNEALED, Insulated Glass, T=Low-E (272), ANNEALED, Insulated Glass, B=Low-E (272), DP POS 30, DP NEG 30, MUNTIN IG, ANDERSEN BLACK 2604, 1" CONTOURED, 3 LITES WIDE, 3 LITES HIGH, B & T,

CLAD T7 DOUBLE HUNG TRANSOM, 2814, MUNTIN IG, Anneal, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30, ANDERSEN BLACK 2604, 1" CONTOURED, 3 LITES WIDE, 1 LITES HIGH



Rough Opening: 2' 8 1/2" X 7' 10 1/2"

# Zion Coffee Bar Façade Improvement Renderings

Revised 08/03/16

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## Original Architectural Concept



## Current State



# Zion Coffee Bar Façade Improvement Renderings

Revised 08/03/16

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## Proposed Façade Improvement

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### Highlights

- Window design and layout matches 2<sup>nd</sup> story. 1<sup>st</sup> floor secondary (oak) façade match 2<sup>nd</sup> floor primary and secondary window design and dimensions
- Transom (grill) window architectural elements from primary façade are continued across new windows.
- Window spacing is aligned with second floor
- Window placements revised from architectural concepts due to wall placement and equipment arrangement on first floor.
- The sandstone lintels used in the second story would be recreated on new first floor windows through faux paint/plastering techniques.
- The bricked in window (left of street light) would be masked with similar faux brick painting technique.