



## CITY OF WASHINGTON, ILLINOIS Committee of the Whole Agenda Communication

**Meeting Date:** June 10, 2024

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** Washington Commercial Building and Property Improvement Grant Program Applications Review

**Explanation:** The FY 24-25 budget includes \$300,000 in the ED/Tourism Fund that is earmarked for the inaugural Washington Commercial Building and Property Improvement Grant Program. The application deadline was May 29 and ten applications were submitted. This does not include prior discussion for a parking lot improvement project for Countryside Banquet & Catering. The prior consensus of the Council was to fund 30% of the entire project up to a \$115,000 cap, which would utilize the funds available in FY 24-25. It is anticipated at the current time that only the first phase of that project would be completed this year at a cost of \$139,000 and the City's not-to-exceed contribution of \$41,700.

With the exception of two applications (noted below), each project meets the all of the minimum eligibility criteria to be considered for funding. The scoring system allocates up to 24 points through nine criteria to determine its potential impact. A project must receive at least eight points in order to be eligible for funding assistance. Projects receiving 12 or more points would be eligible for the maximum 50% City assistance up to \$50,000. Projects receiving 8-11 points would be eligible for 25% City assistance. Info pertaining to the proposed projects is attached, including multiple quotes where applicable. A summary of each project is as follows:

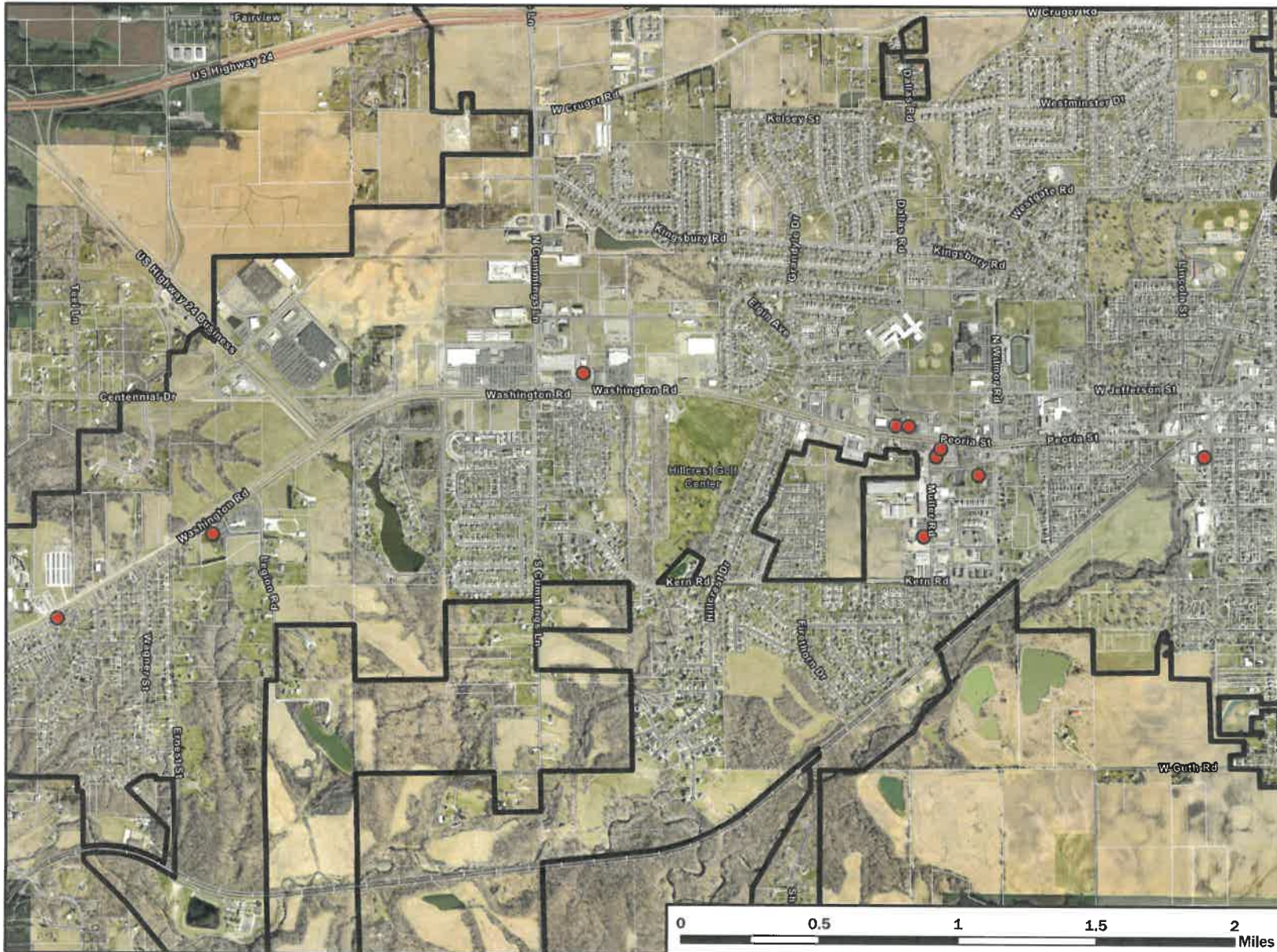
- Nena Ace Hardware (1880 Washington Road): The project would remove and replace the existing front entryway, including a new double door, painting, new awning, new permanent lighting, new roofing over the entry, and installing stone on three sides. The estimated project cost is \$225,000. The project received a score of 17, which makes it eligible for a 50%/\$50,000 grant. The recommended grant based on the scoring is \$50,000.
- Brooks Accounting & Tax Service (2165 Washington Road): This property also contains AutoMate, a used car dealership. The project would blacktop and stripe the existing gravel parking lot. The estimated project cost is \$54,249. The project received a score of 9, which makes it eligible for a 25% grant. The recommended grant is \$14,531.
- Summer & Associates (50 Valley Forge Drive): The project would install permanent landscaping on the rear (south) and east sides of the building. The estimated project cost is \$3,725. (**Please note:** This is less than the \$5,000 minimum as stipulated in the program eligibility criteria. The applicant has been notified of this and understands that it may not be funded). The project received a score of 8, which makes it eligible for a 25% grant if not for the lower project cost. If it was funded, the recommended grant is \$931.25.
- Mt. Vernon Plaza (1217-1255 Peoria Street): The project would remove and replace the existing cedar shingles with black steel, painting the stucco white, and repave the parking lot. The estimated project cost is \$112,673. The project received a score of 21, which makes it eligible for a 50%/\$50,000 grant. The recommended grant is \$50,000.
- Washington Family Restaurant (1269 Peoria Street): The project would remove and replace the existing front and side façade as well as the deteriorating walls at the roofline. Cement blocks would be built to support a parapet wall on the roof and stone would be installed on the façade. The estimated project cost is \$130,000. (**Please note:** The attached estimate references a cost of \$224,800. Upon verification, the owner has indicated that the same scope can be completed at a reduced cost). The project received a score of 20, which makes it eligible for a 50%/\$50,000 grant. The recommended grant is \$50,000.

- Signature Property Investments (105 Muller Road): The building is currently vacant but is proposed to be used for an office. The project would add stone on the façade with a matching base for a new ground sign. The signage will be added when the building is leased. **(Please note:** The program criteria includes a provision that vacant commercial properties must have an executed lease or purchase agreement. While neither is in place, the owner has made some ongoing interior improvements and has sought this grant to assist with the marketing of the property. If desired, a provision could be added to a redevelopment agreement that sets a date for an executed lease or else the grant funds would be forfeited). The estimated project cost is \$11,500. The project received a score of 11, which makes it eligible for a 25% grant. The recommended grant is **\$2,875**.
- Deiters Funeral Home and Crematory (2075 Washington Road): The project would install new downspouts and remove and replace existing landscaping to assist with ongoing water damage. **(Please note:** The project would also include painting of the interior north wall after the exterior work has been completed. Interior work is largely ineligible for funding, though this was included in the project scope given its connection to the addressing of the water issues). The estimated project cost is \$27,483.25, which includes the painting. If the painting is excluded, the estimated project cost is \$26,733.25. The project received a score of 15, which makes it eligible for a 50% grant. The recommended grant is **\$13,741.63** if painting is included or **\$13,366.63** if painting is excluded.
- Brad's Lawn Care (290-304 Muller Road): The project would install a permanent interchangeable tenant sign with permanent landscaping including a flagstone retaining wall. The estimated project cost is \$13,096. The project received a score of 8, which makes it eligible for a 25% grant. The recommended grant is **\$3,274**.
- Mescher, Rinehart & Redlingshafer P.C. (108 S. Wood Street): The project would remove the existing cedar mansard on the front and east side and replace it with synthetic shake shingles. It would also include the planting of a tree and surrounding landscaping near Wood Street and other landscaping near the front door. The estimated project cost is \$44,875. The project received a score of 11, which makes it eligible for a 25% grant. The recommended grant is **\$11,218.75**.
- Russell's Cycling & Fitness (10 Valley Forge Plaza): The project would paint the east and north sides of the building. The estimated project cost is \$6,500. The project received a score of 15, which makes it eligible for a 50% grant. The recommended grant is **\$3,250**.

**Fiscal Impact:** If the consensus of the Council was to have redevelopment agreements drafted for the ten projects (including Summer & Associates and the 105 Muller Road property) at the total recommended not-to-exceed grant amount, the City's expenditure would be **\$199,822** (which includes the interior painting for Deiters Funeral Home and Crematory). This would not include the City's tentative disbursement for the first phase of the Countryside Banquet & Catering parking lot project, which would obligate the City to a not-to-exceed amount of \$41,700 and bring the total City share to \$241,522.

**Action Requested:** Feedback at the June 10 COW meeting on the City's financial assistance for any and all of the submitted project applications. The scoring is to be used as a guide for grant decisions, though the Council can use its discretion to provide more or less funding. With \$300,000 budgeted in FY 24-25 for this program, the above total City share of \$241,522 would leave slightly less than \$60,000 that could be obligated towards a larger award for any of these projects or for another purpose that the Council may desire. Following discussion and consensus on project awards, redevelopment agreements will be drafted and brought to an upcoming Council meeting as first reading ordinances. Projects cannot begin until after such agreements have been approved.





# 2024 Commercial Grant Program Submissions

10 Total Submissions

## Legend

-  Parcels
-  City Boundary
-  Submissions



Date: 6/5/2024

*This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.*

**CITY OF WASHINGTON, ILLINOIS**  
**APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM**  
**PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS**



**Applicant name:** Joe Burnham  
**Mailing address:** 138 Detroit Ave  
**Daytime Phone:** (309) 258-9230

**Email Address:** Joeb@eigsticonstruction.com  
**Correspondence Method:** Email

1. **Applicant interest in property:** Third-Party
  - **Third-Party (name):** Eigsti Construction Inc
2. **Property owner name:** Justin Nena
3. **Business name(s):** **Nena Ace Hardware**
4. **Project address or location:** 1880 Washington Road
5. **Property tax ID number(s):** 02-02-15-300-048
6. **Current use of property:** Commercial Hardware store
7. **Proposed use of property:** Commercial Hardware Store
8. **Choose the applicable project:** Façade improvements (existing buildings), Façade improvements (new buildings), Window/door replacements, Exterior painting, Permanent monument/wall signage, Non-flat roof repairs, Exterior lighting installation, Demolition

9. **Describe the nature of work proposed for the property:**  
 Remove the existing glass entryway, Remove all existing vinyl wrapped posts and replace with rough sawn cedar (Stained) Remove existing entry doors and install new 12' double glass auto door, Paint all siding and soffit, install new awning to create new entryway including new cedar posts, New steel roofing over the new entry, repair all steel roofing, new black soffit on new entry and also side facing the road, Possible parking repairs, Remove and replace steel siding as applicable.
10. **Estimated total project cost:** \$225,000
11. **Estimated Start Date:** June 3, 2024
12. **Zoning:** C-3

**Scoring Matrix:**

<b>Aesthetic</b>	<b>Points</b>	<b>Score</b>
The proposed project will improve the curb appeal of the property (façade improvements, replacements of windows/doors, awnings, painting, upgraded signage, permanent landscaping, etc.)	0-4	4
The proposed project will improve the pedestrian experience (improvements to the parking lots, sidewalks, decorative exterior lighting, etc.)	0-2	1
The proposed project will address existing building and/or property safety issues (structural improvements, non-flat roof repairs, stairs/porches/railings, building demolition if to be replaced by new construction)	0-2	0
<b>Property Use</b>		
Retail, restaurants, entertainment, and mixed use where at least 50% of the building contains retail, restaurants, and/or entertainment	4	4
Office, service uses, and mixed uses where less than 50% of the building contains retail, restaurants, and/or entertainment	2	0
Building or Property is blighted or vacant, where the proposed project will likely improve occupancy	0-2	0
The business(es) are locally-owned and not chain-affiliated	0-2	0
<b>Financial</b>		
The proposed project may increase the equalized assessed value of the property	0-2	2
The proposed project may increase sales tax generation	0-2	2
<b>Location</b>		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	4

**Total Points: 17/24**

Property owner & business owner are current on the payment of the Tazewell County real estate taxes: **Yes**

Property owner & business owner are current on the payment of City of Washington water bills & license fees: **Yes**





# 2024 Commercial Grant Program

1880 Washington Rd

## Proposed Improvements:

- Remove glass entryway
- Remove vinyl posts & replace sawn cedar
- Install 12' double glass auto door
- Paint all siding & soffit
- New awning & steel roofing
- New black soffit on new entry and side facing road
- Possible parking repairs
- Remove & replace steel siding as applicable



Date: 6/4/2024

*This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.*



138 Detroit Ave  
Morton, IL 61550  
263-0731

**DATE:** 5/6/24

**PROPOSAL FOR:**

**JOB NAME:** Commercial Remodel

Mr. Justin Nena  
1880 Washington Rd.  
Washington

**WE SUBMIT OUR PROPOSAL FOR THE FOLLOWING:**

Remove three existing exterior doors  
Frame openings as applicable  
Install steel panels to match as close as possible  
Remove entire glass façade in the front of the building  
Remove all existing posts  
Install new 6x6 cedar posts in the front of the building  
Posts to have 1x6 wraps installed on top and bottom  
Remove existing steel and aluminum on the Gable eave facing Washington Road  
Frame down the Gable eave approximately 12"  
Install Aluminum coilstock and solid soffit as applicable  
Aluminum to be black  
Install new double glass sliding doors leading to new entryway/registers  
Remove existing posts and install cedar posts to match front of the building  
Install new cedar posts to match around all three sides of the new entry bump out  
Create roofline to wrap around the new entry as applicable  
Steel roofing to be black  
Soffit to be black steel  
Ceiling to be flat and match existing  
Distance from the building out and roof pitch will match around the two new sides of the bump out  
Remove existing steel roofing over the bump out and install new steel roofing  
Footings to be poured for new cedar posts as applicable  
Wrap top and bottom of posts with 1x6 to match the front of the building  
Remove the existing steel on the Gable eave over the bump out  
Frame the Gable eave down approximately 12"  
Install new black Aluminum coilstock and solid soffit as applicable  
Remove steel on all three sides of the bump out 32-36" high  
Install Versetta stone (Color chosen by Owner) on all three sides 32-36" high as appropriate

Powerwash siding and soffits  
Paint all exterior siding  
Install new permanent lighting (Chosen by Owner)  
Remove and replace existing steel roofing  
New steel roof to be Black  
Install new double automatic glass door for the new entryway  
Clean up and dispose of all garbage

- \*Cost includes material, taxes and labor
- \*Any changes must be discussed with Eigsti Construction and will be billed on a time and material basis
- \*Dumpster Fees included
- \*All painting to be done by Owner
- \*The cost above is an approximation and will be billed on a time and material basis, pricing will be discussed and any changes made will be added to the final payout

Total approximated cost of project \$225,000

THIS PROPOSAL IS SUBJECT TO REVISION IF NOT ACCEPTED BY 15 days

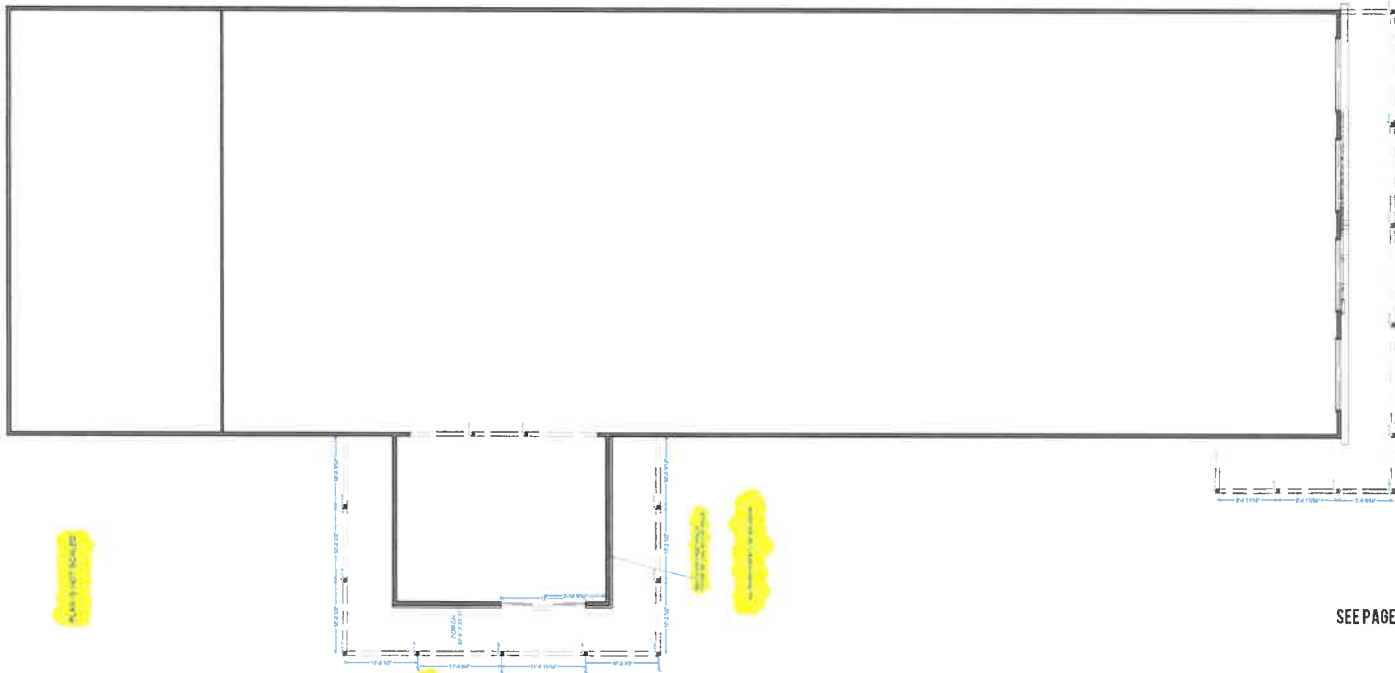
PRICE: \$225,000 Two Hundred Twenty Five Thousand Dollars and No Cents

TERMS: \$10,000 Down/ \$60,000 after demo and framing are complete / balance upon completion

ACCEPTANCE BY: \_\_\_\_\_  
Justin Nena

SUBMITTED BY: \_\_\_\_\_  
Joe Burnham

DATE \_\_\_\_\_



SEE PAGE 2

SEE PAGE 2

SEE PAGE 2

Square footage

**NOTES**  
 Highlighted Measurements are dimensions for steel wall cladding  
 South Gelling = 10' walls  
 Center Gelling = 12' walls  
 North Gelling = 16' walls

**Main floor layout**

1880 WASHINGTON RD WASHINGTON IL  
 NENA ACE HARDWARE

DRAWINGS PROVIDED BY:  
  
 EIGSTI CONSTRUCTION INC.

**DATE:**  
 3/27/24

**SCALE:**  
 Not Scaled

**SHEET:**  
 1





**NOTES**  
 Porch Posts = 6x6  
 Exterior Stone half walls to be 36" tall concrete

Front Porch,  
 West Porch

1880 WASHINGTON RD WASHINGTON IL  
 NEMA ACE HARDWARE

DRAWINGS PROVIDED BY:  
  
 Bigsti  
 CONSTRUCTION INC

**DATE:**  
 3/27/24

**SCALE:**  
 1/4" = 1'

**SHEET:**  
 2





NOTES

West Side View

1880 WASHINGTON RD WASHINGTON IL  
NENA ACEHARDWARE

PREPARED BY:  
**Eigsti**  
CONSTRUCTION INC

DATE:  
3/27/24

SCALE:  
1/4" = 1'

SHEET:  
3

Square footage








**CITY OF WASHINGTON, ILLINOIS**

**APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM**

**PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS**



**Applicant name:** Brooks Accounting & Tax Service Inc  
**Mailing address:** 2165 Washington Rd  
**Daytime Phone:** (309) 431-1040

**Email Address:** scott@brookstaxservice.com  
**Correspondence Method:** Email

1. **Applicant interest in property:** Owner/Mortgagor
  - **Third-Party (name):**
2. **Property owner name:** Brooks Accounting & Tax Service Inc.
3. **Business name(s):** **Brooks Accounting & Tax Service Inc**
4. **Project address or location:** 2165 Washington Rd
5. **Property tax ID number(s):** 02-02-20-401-040
6. **Current use of property:** Car Lot

7. **Proposed use of property:** Car Lot
8. **Choose the applicable project:** Parking lot improvements
9. **Describe the nature of work proposed for the property:**  
Blacktop the gravel parking lot
10. **Estimated total project cost:** \$54,249
11. **Estimated Start Date:** July 1, 2024
12. **Zoning:** C-2

**Scoring Matrix:**

<b>Aesthetic</b>	<b>Points</b>	<b>Score</b>
The proposed project will improve the curb appeal of the property (façade improvements, replacements of windows/doors, awnings, painting, upgraded signage, permanent landscaping, etc.)	0-4	0
The proposed project will improve the pedestrian experience (improvements to the parking lots, sidewalks, decorative exterior lighting, etc.)	0-2	2
The proposed project will address existing building and/or property safety issues (structural improvements, non-flat roof repairs, stairs/porches/railings, building demolition if to be replaced by new construction)	0-2	0
<b>Property Use</b>		
Retail, restaurants, entertainment, and mixed use where at least 50% of the building contains retail, restaurants, and/or entertainment	4	0
Office, service uses, and mixed uses where less than 50% of the building contains retail, restaurants, and/or entertainment	2	2
Building or Property is blighted or vacant, where the proposed project will likely improve occupancy	0-2	0
The business(es) are locally-owned and not chain-affiliated	0-2	1
<b>Financial</b>		
The proposed project may increase the equalized assessed value of the property	0-2	0
The proposed project may increase sales tax generation	0-2	0
<b>Location</b>		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	4

**Total Points: 9/24**

Property owner & business owner are current on the payment of the Tazewell County real estate taxes: **Yes**

Property owner & business owner are current on the payment of City of Washington water bills & license fees: **Yes**





# 2024 Commercial Grant Program

2165 Washington Rd

Proposed Improvements:

-Blacktop the existing gravel parking lot



Date: 6/4/2024

*This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.*



# PROPOSAL

IDOT Approved Asphalt Plant, Asphalt Material and Equipment



23497 Ridge Road • East Peoria, IL 61611 • PHONE: (309) 698-8404 • FAX: (309) 698-8431

Brooks Tax Service  
Attn: Scott Brooks  
2165 Washington Rd  
Washington, IL 61571

PHONE: (309) 431-1040  
FAX:  
EMAIL: [scott@brookstaxservice.com](mailto:scott@brookstaxservice.com)  
RE: Paving Gravel Parking Lot

4/25/2024

### New 3" Asphalt Parking Lot

- Remove approximately 3-4" of loose white rock off the top of the parking lot
- Remove broken concrete pad in the parking area near the garage
- Excavate areas highlighted in yellow on the map 11" in depth
- Install, shape, and compact 8" of CA-6 base material in excavated areas
- Install, shape, and compact 3-4" of CA-6 base over the entire parking lot
- Install 3" of asphalt (two 1 1/2" lifts) on +/- 1,197 sq. yds.
- Paint stripe parking lot ..... Cost: \$ 54,249.00

### Crack Fill, Sealcoat, and Paint Stripe the Paved Lot

- Clean and prepare parking lot to be crack filled and sealed
- Fill large cracks with hot pour crack filler
- Apply two coats of sealer with sand and latex additives on +/- 8,813 sqft.
- Restripe existing layout ..... Cost: \$ 3,875.00

Notes: • *The areas on the map that are highlighted yellow are areas that would need to be excavated and new base installed.*  
• *If you have any questions or would like to make any amendments to this proposal contact me at (309) 349-5494.*

**We Propose** hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

**See Above**

TERMS: It is understood that invoices are DUE UPON RECEIPT. Accounts over 30 days past due will be subject to a 1.5% finance charge (an annual rate of 18%) and that costs incurred to collect past due accounts, including court costs, attorney fees will be added to my account.

NOTE: Any additional insurance premium incurred to provide Owners and Contractors protective policy, waivers of subrogation, or other insurance conditions will be added to the above quoted price for the actual expense incurred to provide this additional coverage.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature

Brandon Smith

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Notes: All base material figured to be completed in one mobilization.**

**All paving figured to be completed in one mobilization.**

**Sub grade is not the responsibility of Tazewell County Asphalt.**

**Excavation and final grading not included in bid.**

**Sub grade to be approved prior to Tazewell County Asphalt mobilization.**

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature of Acceptance

Date of Acceptance

# New Parking Lot

3" Asphalt Parking Lot

## Legend

-  Areas Needing Excavation
-  Parking Lot Shape/Design



**CITY OF WASHINGTON, ILLINOIS**

**APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM**

**PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS**



**Applicant name:** Summer & Associates LLC  
**Mailing address:** 50 Valley Forge Dr. Washington, IL 61571  
**Daytime Phone:** (309) 481-3147

**Email Address:** mwhitlock@troxellins.com  
**Correspondence Method:** Email

1. **Applicant interest in property:** Tenant
  - **Third-Party (name):**
2. **Property owner name:** MKBK Properties LLC Valley Forge
3. **Business name(s):** **Summer & Associates LLC**
4. **Project address or location:** 50 Valley Forge Dr Washington, IL 61571
5. **Property tax ID number(s):** 02-02-23-101-050
6. **Current use of property:** Insurance Agency
7. **Proposed use of property:** Insurance Agency
8. **Choose the applicable project:** Permanent landscaping and/or streetscaping

9. **Describe the nature of work proposed for the property:**  
 Remove river rock in planting beds along back of building and east side of building. Planting beds would then be regraded, would plant 3 limelight prime hydrangeas in back, 1 upright boxwood on corner, and 6-9 perennials on east side. New fabric would then be installed and trap rock to match front landscaping.
10. **Estimated total project cost:** \$3,725
11. **Estimated Start Date:** July 1, 2024
12. **Zoning:** C-2

**Scoring Matrix:**

<b>Aesthetic</b>	<b>Points</b>	<b>Score</b>
The proposed project will improve the curb appeal of the property (façade improvements, replacements of windows/doors, awnings, painting, upgraded signage, permanent landscaping, etc.)	0-4	2
The proposed project will improve the pedestrian experience (improvements to the parking lots, sidewalks, decorative exterior lighting, etc.)	0-2	1
The proposed project will address existing building and/or property safety issues (structural improvements, non-flat roof repairs, stairs/porches/railings, building demolition if to be replaced by new construction)	0-2	0
<b>Property Use</b>		
Retail, restaurants, entertainment, and mixed use where at least 50% of the building contains retail, restaurants, and/or entertainment	4	0
Office, service uses, and mixed uses where less than 50% of the building contains retail, restaurants, and/or entertainment	2	2
Building or Property is blighted or vacant, where the proposed project will likely improve occupancy	0-2	0
The business(es) are locally-owned and not chain-affiliated	0-2	2
<b>Financial</b>		
The proposed project may increase the equalized assessed value of the property	0-2	0
The proposed project may increase sales tax generation	0-2	0
<b>Location</b>		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	1

**Total Points: 8/24**

Property owner & business owner are current on the payment of the Tazewell County real estate taxes: **Yes**

Property owner & business owner are current on the payment of City of Washington water bills & license fees: **Yes**





# 2024 Commercial Grant Program

50 Valley Forge Rd

Proposed Improvements:

- Remove river rock in planting beds along back & east of building
- Regrade planting beds
- Plant 3 limelight hydrangeas in the back, 6-9 perennials on the east side
- New fabric & rock installed to match front



Date: 6/4/2024

This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.



31297 Dutch Lane - Washington, IL 61571

31297 Dutch Lane | Washington, Illinois 61571  
309-360-4224 | tphills7@gmail.com | heartwoodslandscaping.com

**RECIPIENT:**

**Summer and associates**

50 Valley Forge Drive  
Washington, Illinois 61571

**Quote #405**

Sent on **May 18, 2024**

**Total \$3,725.00**

Product/Service	Description	Qty.	Unit Price	Total
Back and side landscaping	Remove river rock in planting beds along back of building and east side of building. Planting beds would then be regraded, would plant 3 limelight prime hydrangeas in back, 1 upright boxwood on corner, and 6-9 perrinials on east side. New fabric would then be installed and trap rock to match front landscaping.	1	\$3,725.00	\$3,725.00

**Total \$3,725.00**

This quote is valid for the next 30 days, after which values may be subject to change.







**CITY OF WASHINGTON, ILLINOIS**  
**APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM**  
**PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS**



**Applicant name:** Ted Schierer / Robert Schierer POA and co-trustee

**Mailing address:** 625 W. Mount Vernon St.

1. **Applicant interest in property:** Owner/Mortgagor
  - **Third-Party (name):**
2. **Property owner name:** Robert and Juanita Schierer
3. **Business name(s):** Mt Vernon Plaza
4. **Project address or location:** 1217-1255 Peoria Street
5. **Property tax ID number(s):** 02-02-23-100-005
6. **Current use of property:** commercial rental space
7. **Proposed use of property:** commercial rental space
8. **Choose the applicable project:** Exterior painting, Awning replacements, Parking lot improvements

**Daytime Phone:**

**Email Address:**

**Correspondence Method:** Email

9. **Describe the nature of work proposed for the property:**  
 >Replace all shingles with black metal roofing (similar to Dr. Lovell's office; pictures of his office are provided)>Paint the stucco white / similar color as Dr. Lovell's office>update awning lighting / Awning contractors will update lighting to match among all tenants>repave and repaint Mt Vernon Plaza parking lot
10. **Estimated total project cost:** \$112,673
11. **Estimated Start Date:** July 8, 2024
12. **Zoning:** C-2

**Scoring Matrix:**

Aesthetic	Points	Score
The proposed project will improve the curb appeal of the property (façade improvements, replacements of windows/doors, awnings, painting, upgraded signage, permanent landscaping, etc.)	0-4	4
The proposed project will improve the pedestrian experience (improvements to the parking lots, sidewalks, decorative exterior lighting, etc.)	0-2	2
The proposed project will address existing building and/or property safety issues (structural improvements, non-flat roof repairs, stairs/porches/railings, building demolition if to be replaced by new construction)	0-2	0
<b>Property Use</b>		
Retail, restaurants, entertainment, and mixed use where at least 50% of the building contains retail, restaurants, and/or entertainment	4	4
Office, service uses, and mixed uses where less than 50% of the building contains retail, restaurants, and/or entertainment	2	0
Building or Property is blighted or vacant, where the proposed project will likely improve occupancy	0-2	1
The business(es) are locally-owned and not chain-affiliated	0-2	2
<b>Financial</b>		
The proposed project may increase the equalized assessed value of the property	0-2	2
The proposed project may increase sales tax generation	0-2	2
<b>Location</b>		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	4

**Total Points: 21/24**

Property owner & business owner are current on the payment of the Tazewell County real estate taxes: **Yes**

Property owner & business owner are current on the payment of City of Washington water bills & license fees: **Yes**



# 2024 Commercial Grant Program

1217-1255 Peoria St.

**Proposed Improvements:**

- Replace all shingles with black metal roofing
- Paint the stucco white
- Update awning lighting
- Repave & repaint the parking lot



Date: 6/3/2024

This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.





# Christopher Michael LLC

## Estimate

For: Lee Saathoff  
merle61571@gmail.com  
Mt Vernon plaza  
1(309) 712-2215

Estimate No: 393  
Date: 05/13/2024

Description	Amount
340 lin foot of black steel roof	\$54,173.00
Demo cedar shacks	
Add flashings	
Black soffit	
Black fascia cover	
Remove signs / reinstall over new roof	
	Subtotal \$54,173.00
	0% \$0.00
	Total \$54,173.00
<b>Total \$54,173.00</b>	

**Landmark Roofing**  
504 Patricia Street  
Washington, Illinois 61571  
(309) 740-7101  
www.landmarkroofs.com



ILLINOIS ROOFING LICENSE NO: 104.018022 | 105.008375

PROPOSAL SUBMITTED TO

DATE 05/07/2024

**Ted Schrierer (Washington Chiro Building #2)**

**1237 Peoria Street**

**Washington Illinois 61571**

**merle61571@gmail.com (309) 712-2215**



**BBB Rating: A+**

As of 5/8/2024

[Click for Profile](#)

**At your request, we hereby submit specification and estimates for the material and labor as follows:**

**Roofing Specifications: Standing Seam Metal Mansard**

- \*Remove all signs and electrical from the mansard roof on the entire building.
- \*Tear off asphalt shingles down to the decking on the entire building and haul away all debris.
- \*Inspect all the wood decking and replace any bad wood @ \$3.50 per sq ft. additional.
- \*Install new underlayment required on the entire building.
- \*Install new 26 ga standing seam metal (Standard Color) on the mansard roof on the entire building.
- \*Re-install the electrical and all the signs that were removed.
- \*Install new metal edge where needed.

**Total for this option only: \$58,575.00**

**Soffit/Fascia**

- \*Detach and reset all lights and fans on the entire building.
- \*Install new soffit and fascia on the entire building (Color: TBD)

**Total this option only: \$8,000.00**

**Warranty**

- Forty (40) Paint Protection Warranty Included
- Five (5) Year Landmark Roofing Workmanship Warranty Included

**Exclusions**

- Any electrical, HVAC, or plumbing work, either known of unforeseen maintenance needed to install the new roof system to meet warranty specs adequately, is to be performed by others at the owner's expense.
- Any additional penetrations through the roof assembly and/or substrate.
- Repairs to asphalt and/or concrete damaged by others before construction.
- Soffit, fascia, and gutter replacement and/or attachment.
- Fascia boards and rafters.
- Masonry work if needed.
- Pricing does not include any wage requirements.

**General Items**

- Landmark Roofing will conduct a pre-construction walk with the Property Manager to determine areas of concern having to do with the construction and safety.
- Material and equipment staging areas will be identified in addition to establishing areas of consideration that will need to be addressed daily during the construction process.
- The Project Supervisor will always be on-site, overseeing daily operations and ensuring that safety standards are met and maintained.
- Communication of working days lost to weather will be communicated digitally in a reasonable time frame.
- Pricing is valid for 30 days

Payment is to be made as follows: Fifty percent of contract amount is made payable at contract acceptance, with the remaining balance due upon completion of work.

Any changes in scope of work quoted or T&M totaling more than \$500.00 additional shall be entered into a change order, including photos, for approval before work is performed.

Any Time and Material will be charged at \$80 per man hour and materials marked up 15%.



LANDMARK ROOFING IS FULLY INSURED AND LICENSED IN THE STATE OF ILLINOIS

ILLINOIS ROOFING LICENSE NO: 104.018022 | 105.008375

We propose hereby to furnish material and labor, complete in accordance with above specifications for the sum of: \$0.00

Note: This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and accepted hereby. You are authorized to do the work as specified. Further, I grant Landmark Roofing to use photos of my roof and exterior for advertisement without payment or any other consideration.

Contractor Signature :

*Corey Campbell*

05/07/2024

Authorized Signature:

Signature Date

**Contract Conditions** All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. All guarantees and warranties on products and services are with the original owner unless otherwise specified. All agreements contingent upon strikes, accidents or delays beyond our control. This contract is subject to change unless acceptance is made within ten (10) days of date of issue. Any alteration or deviation from the plans and specifications involving extra costs will be agreed upon in verbal or written format prior to performance of additional work. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Payments to be made before the Final Completion Date (defined hereafter) may include an initial deposit to be paid when Owner signs the Estimate. Progress Payments may be paid out over the course of the project per the Contractors request. Upon final completion of the Work, including completion of any Punch List Items, Payment of the balance of the Contract Price shall be made to Contractor within 10 calendar days. In the event that payment is not made when due, buyer agrees to pay interest at a rate of 5% per month or the maximum legal rate including attorney fees and other costs for collection. Structural Concerns: Contractor's scope of work shall not include the detection, abatement, encapsulation, or removal of asbestos or similar hazardous substances. Contractor has the right to discontinue work if and when hazardous materials are discovered. Contractor shall be entitled to receive compensation for changes in scope of work or lengthy delays encountered as a result of hazardous materials as detailed above. Contractor not responsible for structural soundness and shall have no liability whatsoever for the failure of the supporting structure to support men, materials, equipment, ice, snow, and water whether it is occurred before, during, or after the outlined work. Contractor is not responsible for detecting or repairing and decking that is not level or even due to structural deficiencies (unless otherwise specified). Contractor not responsible for interior damages resulting from structural deficiencies as outlined above. Insurance: The buyer shall carry insurance consisting of Fire and Vandalism to protect the contractor until the work is completed. Roofing Contractor workers are fully covered by Workman's Compensation Insurance. All city, state, county licenses to be held by contractor. Permits: Owner authorizes Contractor to obtain any and all permits necessary for the outlined work.

Kent Kaufman, Tazewell County Asphalt had previously provided an estimate for repaving the parking lot at Mt Vernon Plaza for approximately \$50,000.











**CITY OF WASHINGTON, ILLINOIS**  
**APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM**  
**PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS**



**Applicant name:** Dan Ramadani  
**Mailing address:** 1269 Peoria Street Washington Illinois  
**Daytime Phone:**

**Email Address:**  
**Correspondence Method:** Email

1. **Applicant interest in property:** Owner/Mortgagor
  - **Third-Party (name):**
2. **Property owner name:** Shefkije Ramadani
3. **Business name(s):** **Washington Family Restaurant**
4. **Project address or location:** 1269 Peoria St. Washington, Illinois
5. **Property tax ID number(s):** 02-02-22-201-010
6. **Current use of property:** Restaurant
7. **Proposed use of property:** Restaurant
8. **Choose the applicable project:** Façade improvements (existing buildings), Exterior painting, Awning replacements, Permanent monument/wall signage, Parking lot improvements,

- Non-flat roof repairs, Structural improvements, Exterior lighting installation, Permanent landscaping and/or streetscaping
9. **Describe the nature of work proposed for the property:**  
 We'd like to remove the existing paneling and facade. From there, we'd like to remove the leaning walls on top of the roof, remove the deteriorating/damaged facade. We would like to reinforce the existing structure with cement blocks to build up a parapet wall on roof. On the exterior of the building, we'd like to make enhancements including putting stone around the building.
  10. **Estimated total project cost:** \$130,000
  11. **Estimated Start Date:** June 15, 2024
  12. **Zoning:** C-2

**Scoring Matrix:**

<b>Aesthetic</b>	<b>Points</b>	<b>Score</b>
The proposed project will improve the curb appeal of the property (façade improvements, replacements of windows/doors, awnings, painting, upgraded signage, permanent landscaping, etc.)	0-4	4
The proposed project will improve the pedestrian experience (improvements to the parking lots, sidewalks, decorative exterior lighting, etc.)	0-2	2
The proposed project will address existing building and/or property safety issues (structural improvements, non-flat roof repairs, stairs/porches/railings, building demolition if to be replaced by new construction)	0-2	0
<b>Property Use</b>		
Retail, restaurants, entertainment, and mixed use where at least 50% of the building contains retail, restaurants, and/or entertainment	4	4
Office, service uses, and mixed uses where less than 50% of the building contains retail, restaurants, and/or entertainment	2	0
Building or Property is blighted or vacant, where the proposed project will likely improve occupancy	0-2	0
The business(es) are locally-owned and not chain-affiliated	0-2	2
<b>Financial</b>		
The proposed project may increase the equalized assessed value of the property	0-2	2
The proposed project may increase sales tax generation	0-2	2
<b>Location</b>		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	4

**Total Points: 20/24**

Property owner & business owner are current on the payment of the Tazewell County real estate taxes: **Yes**

Property owner & business owner are current on the payment of City of Washington water bills & license fees: **Yes**





# 2024 Commercial Grant Program

1269 Washington Rd

Proposed Improvements:

- Remove existing paneling and the façade
- Remove the leaning walls on top of the roof
- Reinforce structure with cement blocks to build a parapet wall on roof
- Exterior enhancements like putting stone around the building



Date: 6/4/2024

*This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.*



**Mid-Illinois  
Companies**

905 N.E. Adams Street | Peoria, IL 61603  
Ph: 309-674-0717 Fax: 309-674-5802

# Budget

MAINTENANCE | INDUSTRIAL | COMMERCIAL  
**CONSTRUCTION SERVICES**  
UL Qualified Firestop Contractor

SUBMITTED TO:	Washington Family Restaurant	JOB NAME:	Exterior Improvement Budget
ATTENTION:	Dan Ramadami	LOCATION:	Washington, IL.
JOB NUMBER:	24333	DATE:	5/9/2024

**We will provide labor & miscellaneous material to complete the following scope of work:**

## Demolition

- Remove EIFS band below windows, band just above windows, full height to top of roofline on east and west sides
- Remove EIFS on exterior side of existing roof parapet wall
  - o This will need to occur to be able to install framing needed to extend the parapet wall
- Remove coping cap and related materials to allow for parapet extension
- Remove stainless steel decorative corners at the front of the building

## Masonry

- Lay approximately 1,500 SF of cultured stone
  - o Includes all mesh, ties, mortar, and clean down of new masonry
  - o Stone selected by Owner from samples provided by Mid-Illinois Companies

## Carpentry

- 6" 18ga. structural metal stud framing to extend the parapet to +/-5' above existing
  - o Brace back to existing roof as needed
  - o Tie into existing exterior wall framing
- Install new cement board in areas where new stone cladding will be installed
- New glasmat sheathing in areas where new EIFS system will be installed
- 2x pressure treated wood backing for new steel coping cap at parapet
- Add plywood to back of parapet wall extension
- New metal siding and trims applied to back of parapet
- New galvanized metal parapet cap
  - o Color selected by Owner from standard color selection

## Exterior Insulation & Finish System (EIFS)

- Apply a fluid applied air weather barrier over newly install glasmat sheathing
- Install complete EIFS system around exterior side of parapet cap
  - o Includes EPS foam, base coat, mesh, beads, flashings, control joints, accent band at roofline, and finish coat
  - o Texture and color selected by Owner
- Repair any damage to existing EIFS band right below awning

## Exterior Painting

- Power wash remaining EIFS surfaces, metal canopy and split-faced concrete block
- Apply block filler to split-faced concrete block & bonding primer to metal canopy
- A-100 finish paint, or equal, to all previously primed surfaces as well as existing EIFS surface
  - o Color selected by Owner

### Roofing

- Repair roofing where bracing for parapet extension was installed
  - o Allowance of \$6,000 figured for roofing repairs

### Plumbing

- Remove and replace hose bib spicket after new masonry is installed
  - o Allowance of \$650 figured for any plumbing needed

### Electrical

- Disconnect and remove existing exterior lights
- Supply and install new exterior lighting
- Install new sign circuit
  - o Allowance of \$4,500 figured for any electrical needed

### Additional Items Included

- Traffic/pedestrian control
- Mobilize/Demobilize
- Lift equipment
- Dumpsters
- Portable bathroom facility
- Architectural fees if needed- Allowance of \$6,000 figured
- Structural Engineering Fees for parapet framing-Allowance of \$3,500 figured
- Building permit

### Items Not Included

- Any structural repairs found once EIFS is removed
- Glass or glazing
- Signage install
- Steel lintels
- Parking lot or sidewalk repairs
- Additional items required by the City of Washington after plan review
- Any item not specifically stated in above scope of work

### Project Specific Clarifications

- Washington Family Restaurant to provide utilities and material staging area to complete our scope of work
- Budgetary cost figured. Mid-Illinois Companies will reprice once final design is agreed upon
- Haul debris generated by our scope of work to onsite dumpsters provided by Mid-Illinois Companies
- All work is figured to take place during first shift, Monday through Friday weather permitting

We propose hereby to furnish material and labor complete in accordance with the above specifications, for the sum of:

**Budget: Two Hundred Twenty Four Thousand Eight Hundred and No/100** Dollars \$ **224,800**

Payment to be made as follows: **Progress Payments/Within 30 Days of Invoice Date**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Note: This proposal may be withdrawn by us if not accepted within **30** Days. Submitted By: **Chris Lewis**

### Acceptance Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete the work as specified. I have read and agree to abide by the payment terms as outlined above. In consideration of services rendered by Mid-Illinois Companies, I understand a service charge may be assessed on any account balance not paid within 30 days after the date Mid-Illinois Companies issues a statement to me for amounts due. The service charge will be calculated on unpaid amounts at the periodic rate of 1 1/2% per month, which is an annual percentage rate of 18%. I also agree to reimburse Mid-Illinois Companies and/or be responsible for any costs and expenses which may be incurred to collect any debt due from me, including collection agency fees, service fees, attorney fees, and court costs, without relief from valuation and appraisal laws.

Date of Acceptance: \_\_\_\_\_ Signature \_\_\_\_\_



**CITY OF WASHINGTON, ILLINOIS**

**APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM**

**PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS**



**Applicant name:** Signature Property Investments, LLC C/o Amber Neal

**Mailing address:** 1933 Cobblestone - Washington, IL 61571

**Daytime Phone:**

**Email Address:** amber.signatureproperty@gmail.com

**Correspondence Method:** Email

1. **Applicant interest in property:** Owner/Mortgagor
  - **Third-Party (name):**
2. **Property owner name:** Signature Property Investments, LLC
3. **Business name(s):** Signature Property Investments, LLC
4. **Project address or location:** 105 Muller Rd - Washington, IL 61571
5. **Property tax ID number(s):** 02-02-23-101-003
6. **Current use of property:** Formerly executive office
7. **Proposed use of property:** Office
8. **Choose the applicable project:** Façade improvements (existing buildings), Permanent landscaping and/or streetscaping

**9. Describe the nature of work proposed for the property:**

Add stone Veneer on the front street face of the building to update and give a more finished look. Stone would run 4' high across the entire front of the building. Also planning on removing the railroad ties around the base of the existing sign and building a matching stone base wall 2 1/2 ' tall. Signage to be removed and electrical capped to leave in place for new tenant signage to be added when the building is leased.

**10. Estimated total project cost:** \$11,500

**11. Estimated Start Date:** June 17, 2024

**12. Zoning:** C-2

**Scoring Matrix:**

Aesthetic	Points	Score
The proposed project will improve the curb appeal of the property (façade improvements, replacements of windows/doors, awnings, painting, upgraded signage, permanent landscaping, etc.)	0-4	4
The proposed project will improve the pedestrian experience (improvements to the parking lots, sidewalks, decorative exterior lighting, etc.)	0-2	0
The proposed project will address existing building and/or property safety issues (structural improvements, non-flat roof repairs, stairs/porches/railings, building demolition if to be replaced by new construction)	0-2	0
<b>Property Use</b>		
Retail, restaurants, entertainment, and mixed use where at least 50% of the building contains retail, restaurants, and/or entertainment	4	0
Office, service uses, and mixed uses where less than 50% of the building contains retail, restaurants, and/or entertainment	2	2
Building or Property is blighted or vacant, where the proposed project will likely improve occupancy	0-2	2
The business(es) are locally-owned and not chain-affiliated	0-2	0
<b>Financial</b>		
The proposed project may increase the equalized assessed value of the property	0-2	1
The proposed project may increase sales tax generation	0-2	0
<b>Location</b>		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	2

**Total Points: 11/24**

Property owner & business owner are current on the payment of the Tazewell County real estate taxes: **Yes**

Property owner & business owner are current on the payment of City of Washington water bills & license fees: **Yes**



# 2024 Commercial Grant Program

105 Muller Rd

**Proposed Improvements:**

- Add stone veneer on front face of building
- Remove existing railroad ties at base of signage
- Signage to be removed and electrical capped for new tenant signage when leased



Date: 6/6/2024

*This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.*

C Maintenance and Masonry  
332 E Central St., Farmington IL 61531  
309.231.8900

**ESTIMATE QUOTE : 105 MULLER**

**05/27/2024**

PREPARED FOR :

INSTRUCTIONS

Amber Neal  
105 E Muller Rd  
Washington IL 61571

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Job Summary – Install a thin set stone veneer across the front of the building at a height of approximately 4ft tall for 170 sq ft. Build a masonry base for sign.		
1	Estimated labor and material expense for :		
1	Building	\$8500.00	\$8500.00
1	Sign	\$3000.00	\$3000.00
1	Thank you for your time and consideration on this project. If you have any questions or concerns, please feel free to call.		
	<b>SUBTOTAL</b>		\$11500.00
	<b>SALES TAX</b>		
	<b>SHIPPING &amp; HANDLING</b>		
	<b>ESTIMATE TOTAL</b>		\$11500.00

Thank you for your business!



4:48

Chrome



Google  
© 2023 Google









**CITY OF WASHINGTON, ILLINOIS**

**APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM**

**PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS**



**Applicant name:** Stephanie Deiters

**Mailing address:** 2075 Washington Rd. Washington, IL 61571

**Daytime Phone:** (309) 645-7799

**Email Address:** stephanie@deitersfh.com

**Correspondence Method:** Email

1. **Applicant interest in property:** Owner/Mortgagor
  - **Third-Party (name):**
2. **Property owner name:** Memorial Development Group c/o Stephanie Deiters
3. **Business name(s):** **Deiters Funeral Home and Crematory**
4. **Project address or location:** 2075 Washington Rd. Washington, IL 61571
5. **Property tax ID number(s):** 02-02-21-100-024
6. **Current use of property:** Funeral Home
7. **Proposed use of property:** Funeral Home
8. **Choose the applicable project:** Façade improvements (existing buildings), Structural improvements, Permanent landscaping and/or streetscaping
9. **Describe the nature of work proposed for the property:**  
 Problem: The northwest corner of the building has sustained water damage due to several factors. Solution: Install sufficient gutter system plus improved landscape design to drain water

- away from building & prevent future damage. 1. Install oversized downspouts with Leaf Guard to handle water load (Exhibit 2a-2f show current undersized system) 2. Remove existing landscape on entire north side 3. Regrade entire area after existing landscape is removed 4. Apply moisture barrier & trap rock to improve drainage away from the building (Exhibit 3a-3f & Diagram Exhibit #4 show current problem areas) 5. Reinstall new landscape appropriate for desired solution (See Diagram Exhibit #5) 6. Repair & repaint interior water damage resulting from initial problem (Exhibit 1a-1f) Note: Existing underground downspouts, inground irrigation, and decorative lighting may also need to be replaced due to the scope of the work but are undetermined until the project begins & are not included at this time.
10. **Estimated total project cost:** \$27,483.95
  11. **Estimated Start Date:** July 1, 2024
  12. **Zoning:** C-1

**Scoring Matrix:**

<b>Aesthetic</b>	<b>Points</b>	<b>Score</b>
The proposed project will improve the curb appeal of the property (façade improvements, replacements of windows/doors, awnings, painting, upgraded signage, permanent landscaping, etc.)	0-4	3
The proposed project will improve the pedestrian experience (improvements to the parking lots, sidewalks, decorative exterior lighting, etc.)	0-2	0
The proposed project will address existing building and/or property safety issues (structural improvements, non-flat roof repairs, stairs/porches/railings, building demolition if to be replaced by new construction)	0-2	1
<b>Property Use</b>		
Retail, restaurants, entertainment, and mixed use where at least 50% of the building contains retail, restaurants, and/or entertainment	4	4
Office, service uses, and mixed uses where less than 50% of the building contains retail, restaurants, and/or entertainment	2	0
Building or Property is blighted or vacant, where the proposed project will likely improve occupancy	0-2	0
The business(es) are locally-owned and not chain-affiliated	0-2	2
<b>Financial</b>		
The proposed project may increase the equalized assessed value of the property	0-2	0
The proposed project may increase sales tax generation	0-2	1
<b>Location</b>		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	4

**Total Points: 15/24**

Property owner & business owner are current on the payment of the Tazewell County real estate taxes: **Yes**

Property owner & business owner are current on the payment of City of Washington water bills & license fees: **Yes**



# 2024 Commercial Grant Program

2075 Washington Rd

**Proposed Improvements:**

- Install oversized downspouts with Leaf Guard
- Remove existing landscaping on north side
- Regrade area
- Apply moisture barrier & rock to improve drainage
- Reinstall new landscaping
- Repair & repaint interior water damage



Date: 6/4/2024

*This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.*

## Customer Information

First Name	stephanie
Last Name	Deiters
Street Address	2075 washington Rd
City	WASHINGTON
State	IL
Postal / Zip Code	61571
Email	Stephanie@deitersfh.com
Product Name	LeafGuard
Home Age	1978 or later

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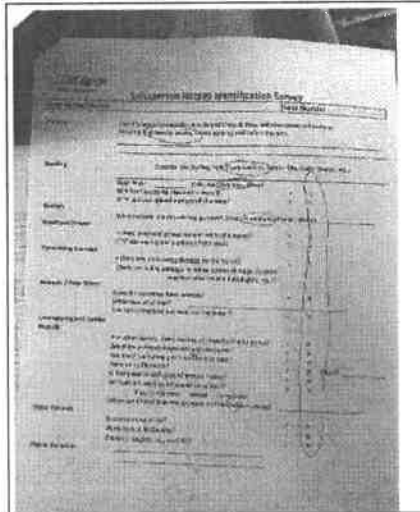


# Measure

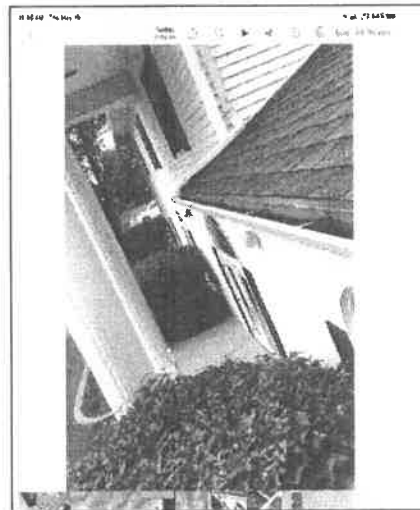
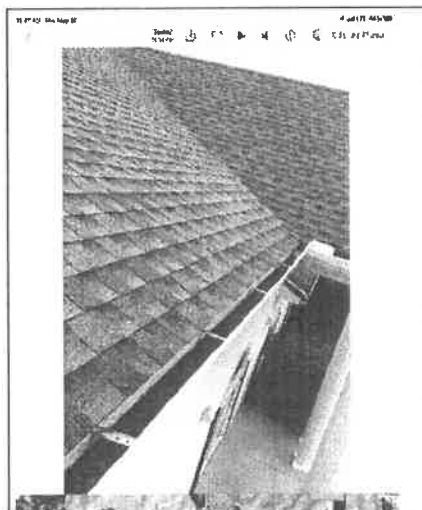
Front.jpeg



Safety.jpeg



Excessive roof grit, evidence of improper pitch Standing water.png



Standing water.png



Survey for partial front.jpeg



Survey for complete front.jpeg



## Products

Qty	Type	Product Description	Unit \$	Total
1		LeafGuard Gutter System Installed	\$9,592.54	\$9,592.54
178	LF	A - Removal of Old Gutter System, Free Haul Away	\$4.02	\$715.56
113	LF	White Aluminum Wrap	\$14.41	\$1,628.33
65	LF	White Oversized 3x4 Downspouts	\$13.40	\$871.00
4	EA	White Big Mouth Adapters	\$67.00	\$268.00
4	EA	White Drain Defenders	\$140.70	\$562.80
1	EA	White Inside/Outside Mitered Corners	\$134.00	\$134.00
1	EA	Downspout Drop-In	\$53.60	\$53.60
			<b>Retail Price</b>	\$13,825.83
		Two Year Endcap to Endcap Warranty		\$0.00
		Replace up to 20' of Fascia Board as needed		\$0.00
		Lifetime No Clog Warranty		\$0.00
		Lifetime No Pull Away-Detachment Warranty		\$0.00
		Lifetime Paint Finish Warranty		\$0.00
		Good Housekeeping's 2 year Performance Warranty		\$0.00
		Instant Rebate		\$-500.00
		100% off Labor Discount		\$-1,382.58
			<b>Order Total</b>	\$11,943.25
		Tax Percentage (0%)		\$0.00
			<b>Total:</b>	\$11,943.25
			<b>Payment:</b>	\$0.00
			<b>Outstanding:</b>	\$11,943.25





31297 Dutch Lane | Washington, Illinois 61571  
309-360-4224 | tphills7@gmail.com | heartwoodslandscaping.com

**RECIPIENT:**

**Stephanie**

2075 Washington Road  
Washington, Illinois 61571

**Quote #413**

Sent on

May 24, 2024

**Total**

**\$14,790.00**

Product/Service	Description	Qty.	Unit Price	Total
Front landscape renovation	Remove both pear trees, plants across front, brick edging, grass and old rock. Stumps would be dug out on pear trees, so that new trees could be installed. Underground downspouts would need to be replaced, beds would be regraded. New plants would be installed, "regal prince" columnar oak on corners in place of pear trees. 10 boxwood, 6 hydrangeas, and roughly 25 perrinials. Final plant choices will be made before install, but some perrinials could include allium, sedum, salvia, amsonia, or catmint. Pond liner would be put down out from building 4', to alleviate water issue, fabric put down on the rest of front and trap rock put down as well. The two small areas on either side of front door would be planted with perrinials instead of annuals.	1	\$14,790.00	\$14,790.00

**Total**

**\$14,790.00**

Feel free to reach out with any questions  
Caleb Phillips Heartwoods Landscaping  
3093707131

This quote is valid for the next 30 days, after which values may be subject to change.

386802

Statement

DATE

5-21-24

TERMS

BID

TO

Deiters in Washington Chapel  
"For North wall in ~~chapel~~"

IN ACCOUNT WITH

R. Marit Painting Inc.  
256-4335

Trim paint wall paint  
caulk

125.00

Paint, caulk - wall  
& base 2 coats

625.00

Total - 750.00

Project # \_\_\_\_\_  
Name Decker's Funeral Home  
Address 2075 Washburn Rd  
City/State/Zip Washington IL 61571

Date 5-21-2014  
Home Phone # \_\_\_\_\_  
Work Phone # 309-745-5999  
Cell Phone # \_\_\_\_\_  
E-Mail Address \_\_\_\_\_

**- GUTTER PROTECTION CASH CONTRACT -**

PROJECT FOR:  HOUSE  GARAGE  OUT BUILDING  OTHER

**GUTTER HELMET**

Lifetime workmanship warranty  
Lifetime material warranty

**MICRO-CS GUTTER PROTECTION**

1 year labor warranty  
10 year material warranty

**PREP WORK**

- Clean Gutters
- Tighten or replace spikes or straps
- Install Hidden Hangers
- Flood & Flow Check
- Alignment & Drainage
- Weather Permitting

**ROOF CONDITIONS**

- Roof Pitch 6/12
- Roof Type \_\_\_\_\_
- Asphalt
- Fiberglass
- Tile
- Shake
- Roof Age \_\_\_\_\_
- Roof Height \_\_\_\_\_
- 1 Story \_\_\_\_\_
- 1 1/2 Story \_\_\_\_\_
- 2 Story \_\_\_\_\_
- 2 1/2 Story or more \_\_\_\_\_
- Shingle Color \_\_\_\_\_

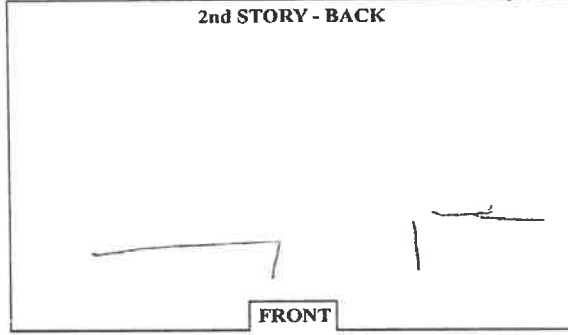
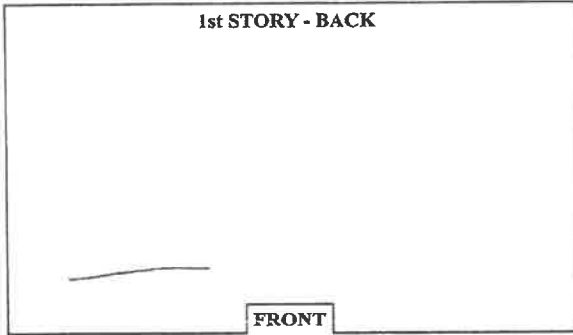
**GUTTERS**

- Need Replaced
- Use Existing
- Steel
- Aluminum
- Vinyl
- K Type
- Color \_\_\_\_\_

**SYSTEM**

- End Caps \_\_\_\_\_
- Inside Corners \_\_\_\_\_
- Diverters \_\_\_\_\_
- Outside Corners \_\_\_\_\_
- Color Charcoal

**AREAS TO BE SERVICED**



Other Options or Work to be Performed \_\_\_\_\_

**ALL AVAILABLE DISCOUNTS AND SALES PROMOTIONS HAVE BEEN APPLIED TO THE TOTAL CONTRACT PRICE. NO WORK, OTHER THAN DESCRIBED ABOVE, TO BE PERFORMED. HAUL AWAY ALL WORK RELATED DEBRIS.**

GUTTER PROTECTION INVESTMENT \$ 3310  
NEW GUTTER SYSTEM (if applicable) \$ \_\_\_\_\_  
TOTAL CONTRACT PRICE \$ 3310

**PAYMENTS:**

ON DATE OF CONTRACT CHECK # \_\_\_\_\_ \$ \_\_\_\_\_ CASH / FINANCE  
ADDITIONAL PAYMENT \_\_\_\_\_ \$ \_\_\_\_\_  
BALANCE DUE INSTALLER ON COMPLETION \_\_\_\_\_ \$ \_\_\_\_\_

It is specifically understood and agreed that the area to be serviced is specified by the Owner as shown herein. Owner acknowledges that Cramer may need to change the position of the gutter system in order to make the helmet system work. Contractor makes no representations, either written or oral, as to any cause or need for treatment on any other areas either at the time of Agreement or in the future.

Owner agrees and understands that the Helmet system will go under the second shingle where possible and applicable, but may be installed on top of shingles. Owner also agrees and understands that screws may be used for attachment through the roof shingles.

The word "owner" wherever herein occurring or used shall be construed to mean owners in case there are more than one owner. The owner represents that he is the owner of the above mentioned premises or has an equity therein and has lawful authority.

(CASH - TERMS). Property Owner agrees that any equity owned in the property herein before described is to act as security for the indebtedness due the Contractor under the terms of this contract and until said indebtedness is paid, said property will not be sold or title to the same transferred until full payment of said indebtedness has been made by the owner.

Property Owner further agrees that in the event he should attempt to repudiate the terms of this agreement and refuse to allow the Contractor to proceed with the work of improvement hereinbefore described, thereby preventing the Contractor from performing under the terms of this contract, on account of the difficulty of ascertaining and estimating the amount of damages which will be sustained by the Contractor by reason of such a violation of this contract, the Property Owner agrees that in the event of such a breach, 33% of the total amount of the indebtedness to become due from the Property Owner under the terms of this agreement shall become due and payable immediately from the Property Owner to the Contractor as liquidated damages for such breach.

In the event that it is necessary for the Contractor to bring suit to enforce this agreement or to collect damages for violation of any of the provisions of the same, then in said event the Property Owner agrees to pay all cost of collection, including the Contractor's reasonable attorney's fees. Even if suit not filed property owner agrees to pay reasonable attorney's fees and other costs of collection incurred for enforcement of this agreement.

Property owner certifies that he read and understands the terms of this agreement and hereby agrees to the same. It is mutually agreed and understood by and between the parties hereto that the undersigned owner, whose name appears, will not qualify for a loan at any agency selected by the undersigned contractor, and the undersigned owner FURTHER AGREES to do all things requisite in the opinion of the undersigned contractor in securing the said loan.

This instrument contains the entire contract and shall bind and apply to the heirs, assigns, successors, executors, and administrators of the parties hereto. No other agreement, oral or written, is binding on either party. All unused materials shall remain the property of the Contractor. Said Contractor, its successors and assigns, is and shall be vested with and shall retain full title ownership and right of possession of, and to the said materials or articles installed, delivered or fabricated under this contract until the indebtedness herein shall have been fully paid. Upon completion of said work property owner agrees to execute and deliver a completion certificate as requested by the Contractor. Upon refusal to do so, Contractor may at its option declare the entire contract price or so much as then unpaid immediately due and payable. This contract shall be binding upon its acceptance by Cramer Siding & Window Co. at its home office at CHAMPAIGN, IL. Company cannot be responsible for interior damage unless specifically included in writing.

The owner agrees he/she shall have no cause of action and forever discharges the contractor from any liability for the failure of any manufacturer of any product sold or installed by contractor who fails to abide by the terms and conditions of a warranty.

You, the consumer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. CONTRACTOR SHALL NOT BE LIABLE FOR DELAYS CAUSED BY STRIKES, WEATHER CONDITIONS, DELAY IN OBTAINING GOODS OR OTHER CAUSES BEYOND ITS CONTROL.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seals the day and year first above written.

GUTTER HELMET OF MID-STATE ILLINOIS, INC.

**NOTICE TO BUYER:**  
I accept all these terms and acknowledge receipt of a copy of this statement.

*[Signature]* 309.360  
2086

\_\_\_\_\_  
(Purchaser)

\_\_\_\_\_  
(Joint Purchaser)

MAKE CHECKS PAYABLE TO GUTTER HELMET OF MID-STATE ILLINOIS, INC.





# SERVICE ESTIMATE

1904 NE Monroe St.  
Peoria, IL 61603  
(309) 682-3180 Peoria  
(309) 664-2500 Bloomington  
www.fishwindowcleaning.com/879



Independently Owned and Operated

**COMMERCIAL • RESIDENTIAL • FULLY INSURED • FREE ESTIMATES**

Date 5-22-24  
Customer Name Deiters Funeral Home  
Address 2075 Washington Rd.  
City Washington State IL Zip 61571  
Store # \_\_\_\_\_ Hours \_\_\_\_\_

Phone 1 \_\_\_\_\_  
Phone 2 \_\_\_\_\_  
E-mail \_\_\_\_\_  
A/P Contact \_\_\_\_\_  
Referral Source \_\_\_\_\_

## DESCRIPTION OF SERVICES AND RECOMMENDED FREQUENCY

Clean out all gutters and downspouts on  
Main building 4/12

Recommended Frequency:  
\_\_\_\_\_

ESTIMATE WRITTEN BY:  
**\*PLEASE NOTE: Estimate does not include paint, foreign substance, hard water or chemical stain removal unless noted above!\***

Program Pricing (Ask for Details)  
\_\_\_\_\_

## ADDITIONAL SERVICES (all listed services may not be available at all locations)

Construction Clean \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Removal of Paint, Cement, Caulk, Stickers, etc. requiring scraping - Scratched Glass Waiver must be signed*

Deep Track Cleaning \_\_\_\_\_ FREQ: \_\_\_\_\_  
*More detailed cleaning of tracks and sills with shop-vac or steam*

Hard Water Stain Removal \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Removal of white mineral deposits using rubbing compounds - Scratched Glass Waiver must be signed*

Gutter Cleaning \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Scoop out debris, flush downspouts, haul away debris*

Chandeliers \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Dust and Clean all surfaces. Includes Glass, Crystal, and Metal*

Awnings \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Vinyl or Cloth cleaned and re-sealed*

Coach Lights \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Light Fixtures on the Porch, Garage, Patio*

FISH FOAM \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Proprietary Foaming Cleaner may be purchased from local office*

Ceiling Fans \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Dust and clean all surfaces and fan blades*

Additional Services: \_\_\_\_\_ FREQ: \_\_\_\_\_

Skylights \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Scrub Exterior and clean Interior of Glass Surface*

\_\_\_\_\_ FREQ: \_\_\_\_\_

Mirrors \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Any mirrored surface, cannot be razored*

\_\_\_\_\_ FREQ: \_\_\_\_\_

Solar Panels \_\_\_\_\_ FREQ: \_\_\_\_\_  
*Scrub and clean panels to maximize efficiency*

\_\_\_\_\_ FREQ: \_\_\_\_\_

Ground \_\_\_\_\_  Off Ground \_\_\_\_\_ Payment Method:  CASH  CHECK  CC  NET 10  
 Long Pole  Ledger  W-F Pole  Rain Route  Other \_\_\_\_\_  Ladders \_\_\_\_\_ (# pieces)

**TOTAL:**  
PLUS TAX IF APPLICABLE

*"I am so impressed with your company and your crew - all of our glass is crystal clear and almost sparkles!"*



31297 Dutch Lane | Washington, Illinois 61571  
309-360-4224 | tphills7@gmail.com | heartwoodslandscaping.com

**RECIPIENT:**

**Stephanie**  
2075 Washington Road  
Washington, Illinois 61571

**Quote #414**

Sent on **May 24, 2024**

**Total \$9,870.00**

Product/Service	Description	Qty.	Unit Price	Total
Front landscape renovation	Remove plants across front, brick edging, grass and old rock, with this quote pear trees would stay. Most of underground downspouts would need to be replaced, beds would be regraded. New plants would be installed, 10 boxwood, 6 hydrangeas, and roughly 14 perennials. Final plant choices will be made before install, but some perennials could include allium, sedum, salvia, amsonia, or catmint. New fabric and trap rock put down as well, would also put pond liner out from building under trap rock roughly 4' to help with water problems caused by overflowing gutters. The two small areas on either side of door would be left for annual plantings.	1	\$9,870.00	\$9,870.00

**Total \$9,870.00**

Feel free to reach out with any questions  
Caleb Phillips Heartwoods Landscaping  
3093707131

This quote is valid for the next 30 days, after which values may be subject to change.



## *Proposal*

Name / Address
Deiters Funeral Home 2075 Washington Rd Washington, IL 61571

Date	Proposal #
5/28/2024	BA24-47

Terms	Rep

Description
<p>Equipment</p> <p>Chevy 3500HD Dump</p> <p>Kubota 1000 SCL</p> <p>Kubota KX121 Mini Excavator</p> <p>Labor</p> <p>All labor to install materials listed</p>

Accept Proposal: _____	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right; border: none;"><b>Total</b></td> <td style="border: none;">\$15,880.00</td> </tr> </table>	<b>Total</b>	\$15,880.00
<b>Total</b>	\$15,880.00		



Thank you for the opportunity to apply for the Commercial Building/Property Improvement Grant Program. Deiters Funeral Home and Crematory, located at 2075 Washington Road, Washington, was built in 1999. Over the past 25 years, this facility has respectfully served several thousand families in our Washington community. Operated as a permitted commercial use facility, along the busy Illinois Route 8 corridor, we have 4 full time employees and are independently owned, operated, and controlled by Stephanie Deiters, a proud Washington native. The business is current on their Tazewell County real estate taxes, as well as City of Washington water bills and their regular payments to Glendale Cemetery on behalf of the families they serve. This business also contributes a significant amount of sales tax dollars annually and expect that the proposed improvement will also increase the assessed value of the property due to the structural improvements, façade improvements, and permanent landscape improvements that would result from successfully obtaining this grant.

Many years ago, water damage was noticed on the interior walls and baseboards along the north side of the building. (approximately 90-foot span) This damage is depicted in several photos which are attached as *Exhibit 1a-1f*. While interior cosmetic repairs (sanding and repainting) have been attempted numerous times, (the last time being 4 years ago) overtime the problem seems to always return. During several discussions over the past month with both landscapers, painters, and siding and gutter experts, 2 main issues have been suggested which are both causing the continued water problem and interior damage.

First, the gutters that cover the western side of the second-floor area of the facility actually empty into gutters on the first-floor roof, which then flow over the western one third of the front façade of the building and then down a drain located in the NW corner of the facility. This western one third of the facility is where most of the interior damage is located. (guttering shown in the attached photos *Exhibit 2a-2f*) Once these gutters become filled with shingle sediment, leaves, and an excessive rainfall based on the size of the overall roof of the facility, the result is overflow and water spillage. This spillage has made a low valley in the landscaped area near the building slab, thus causing the water to soak the area over time. Additionally, it is also worth noting that while this area of the building is the worst, the entire north side of the building has experienced similar damage in past years.

Second, in addition to the overall aging of the facility, the landscape that was placed on the north side of the facility has also aged by 25 years. The main issue being that 2 large Pear trees, as well as many large bushes and evergreens have raised the overall ground level to a significant point above the building slab level (due to root growth over time), leaving an even more pronounced low valley between the landscape/trees and the building. Therefore, the gutter spillover has nowhere to drain, causing more water to come in under the building foundation. (See photos *Exhibit 3a-3f* and *Diagram Exhibit #4*)

The solution to these problems would include cleaning building gutters to remove all debris and ensuring that all drains are flowing properly. Oversized 3 x 4 downspouts with Big Mouth Adapters would be installed, and then the Leaf Guard Gutter System would be installed to eliminate the excess spillage of water which eventually makes its way into the facilities north facing landscaped elevation. Additionally, underground downspouts, inground irrigation, and decorative lighting may also need to be replaced. (these costs will be additional, but can not be determined until the project begins, and therefore have not been included)

The existing landscape including bushes/evergreens, brick edging, and two 20-25 foot Pear trees (which have been treated for several years for a bacterial disease called Fire blight, and are known to be structurally weak and brittle) would be removed. The area would be regraded to slope away from the building and would include the installation of a pond liner under trap rock (instead of the moisture retaining mulch which is there now). The renovation would include many new plants including 2 new "regal prince" columnar oak trees, boxwoods, hydrangeas, and several types of perennials. Plant varieties would be chosen for their more limited and less invasive growth in the years to come. (proposed change in water flow and landscape in *Diagram Exhibit #5*)

Lastly, once the exterior areas are completed and the water problem is solved, the interior area will be scraped and painted once again. This solution is going to allow the funeral home facility to continue to serve area families well into the future without concern of water damage/drainage issues currently being caused by an under sized gutter system and overgrown trees/shrubs. Additionally, the new landscape plan will be aesthetically pleasing and updated for the many drivers that pass the facility on a daily basis.

Again, I wish to thank the City of Washington for the opportunity to apply for this grant. It is amazing that the city can assist a businesses like Deiters Funeral Home and Crematory, even after being in business for 25 years. Hopefully, this grant process will be available for many years to come. We look forward to hearing from the City of Washington about the possibility of making this proposal a reality in the Fall of 2024.











































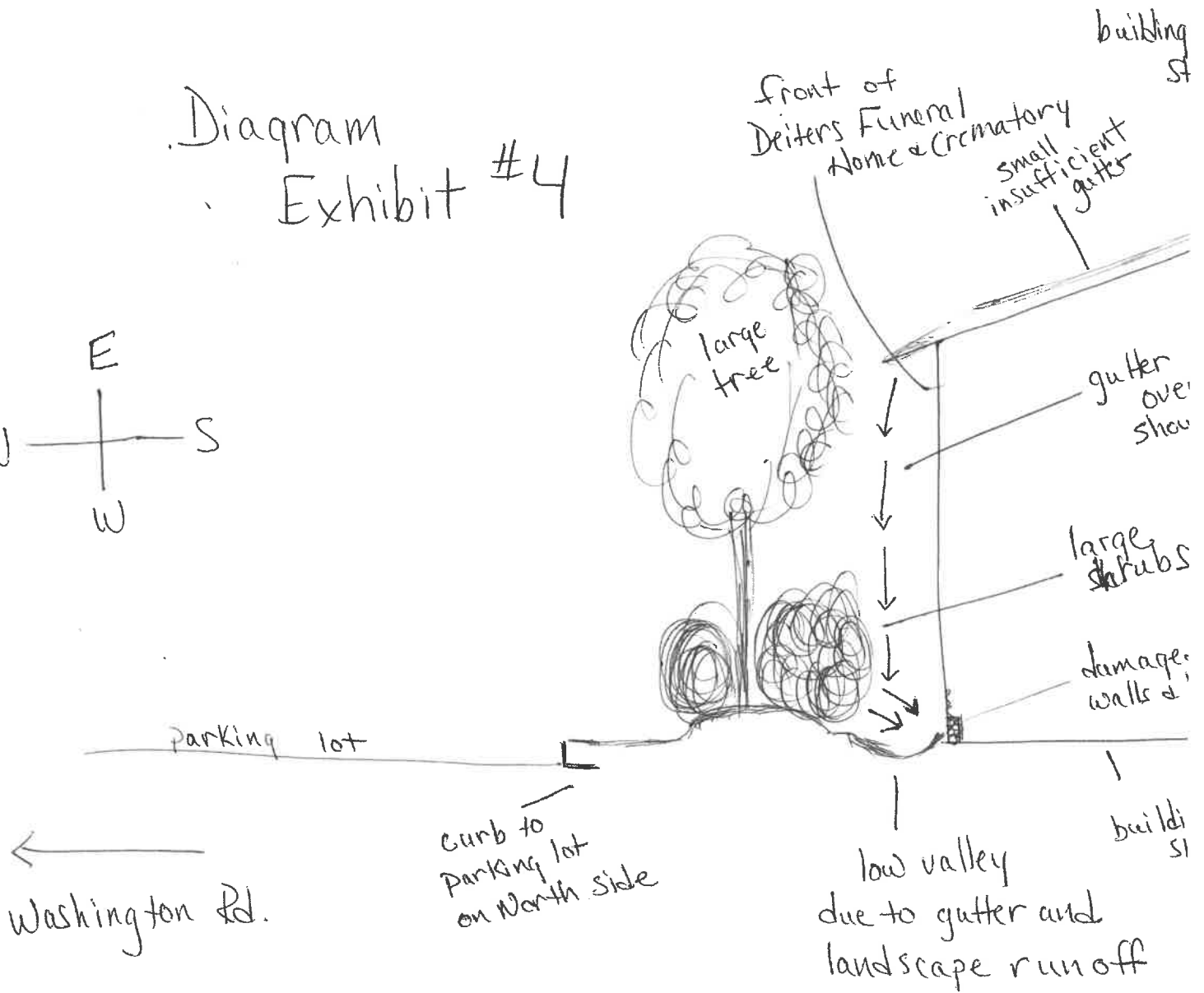
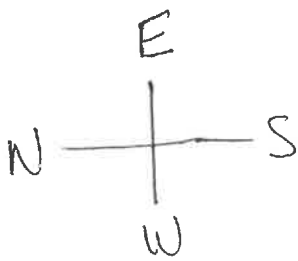




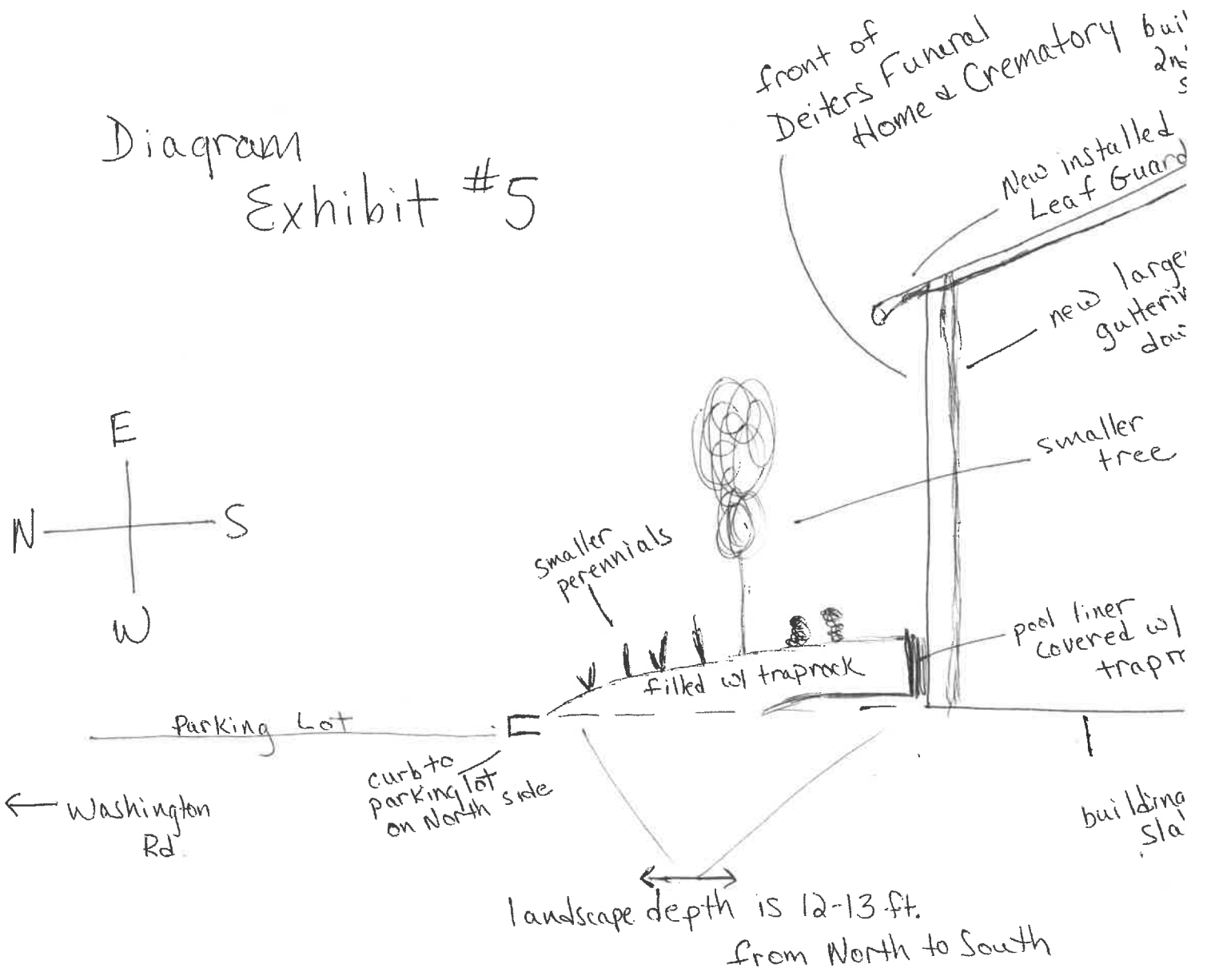




# Diagram Exhibit #4



# Diagram Exhibit #5



**CITY OF WASHINGTON, ILLINOIS**  
**APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM**  
**PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS**



**Applicant name:** BLC Properties, LLC  
**Mailing address:** 300 Muller Road, Washington, IL 61571  
**Daytime Phone:**

**Email Address:**  
**Correspondence Method:** Email

1. **Applicant interest in property:** Owner/Mortgagor
  - **Third-Party (name):**
2. **Property owner name:** Brent Ricketts and Bradley Ricketts
3. **Business name(s):** Brad's Lawn Care (and others)
4. **Project address or location:** 290-304 Muller Road, Washington, IL 61571
5. **Property tax ID number(s):** 02-02-23-109-023
6. **Current use of property:** Commercial Rental
7. **Proposed use of property:** Commercial Rental
8. **Choose the applicable project:** Permanent monument/wall signage, Permanent landscaping and/or streetscaping

9. **Describe the nature of work proposed for the property:**  
 Would like to install a permanent interchangeable tenant sign composed of wood beams and steel brackets surrounded by permanent landscaping including a small flagstone retaining wall with landscaping edging (brick and/or flagstone) with a variety of perennials to create an aesthetically appealing entrance way for tenants, customers, and employees to enjoy.
10. **Estimated total project cost:** \$13,096
11. **Estimated Start Date:** September 1, 2024
12. **Zoning:** C-2

**Scoring Matrix:**

<b>Aesthetic</b>	<b>Points</b>	<b>Score</b>
The proposed project will improve the curb appeal of the property (façade improvements, replacements of windows/doors, awnings, painting, upgraded signage, permanent landscaping, etc.)	0-4	3
The proposed project will improve the pedestrian experience (improvements to the parking lots, sidewalks, decorative exterior lighting, etc.)	0-2	0
The proposed project will address existing building and/or property safety issues (structural improvements, non-flat roof repairs, stairs/porches/railings, building demolition if to be replaced by new construction)	0-2	0
<b>Property Use</b>		
Retail, restaurants, entertainment, and mixed use where at least 50% of the building contains retail, restaurants, and/or entertainment	4	0
Office, service uses, and mixed uses where less than 50% of the building contains retail, restaurants, and/or entertainment	2	2
Building or Property is blighted or vacant, where the proposed project will likely improve occupancy	0-2	0
The business(es) are locally-owned and not chain-affiliated	0-2	2
<b>Financial</b>		
The proposed project may increase the equalized assessed value of the property	0-2	0
The proposed project may increase sales tax generation	0-2	0
<b>Location</b>		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	1

**Total Points: 8/24**

Property owner & business owner are current on the payment of the Tazewell County real estate taxes: **Yes**

Property owner & business owner are current on the payment of City of Washington water bills & license fees: **Yes**





# 2024 Commercial Grant Program

300 Muller Rd

Proposed Improvements:

-Install permanent signage for tenants surrounded by permanent landscaping including a flagstone retaining wall with a variety of perennials



Date: 6/3/2024

*This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.*

Brad's Lawn Care, Corp.

300 Muller Rd.  
Washington, IL 61571

# Estimate

Date	Estimate #
5/27/2024	4068

Name / Address
BLC Properties, LLC 300 Muller Road Washington, IL 61571

Project

Description	Qty	Rate	Total
Install flagstone landscaping border and small retaining wall around tenant sign. Approximately 125 linear feet of mortared flagstone. Install various selection of perennials to enhance curb appeal around sign. Includes grading and seeding work after completion of project.		5,500.00	5,500.00
		<b>Total</b>	\$5,500.00

Vital Signs Inc.  
 2349 Washington Road Washington, IL 61571  
 (309) 745-9361

<http://www.vitalsigns.us.com>



# Quote 1714

## Cedar Monument Sign

SALES REP INFO  
 Josh Adams  
 Manager  
[josh@vitalsigns.us.com](mailto:josh@vitalsigns.us.com)  
 (309) 745-9361

QUOTE DATE  
 Wed, 08/02/2023  
 QUOTE EXPIRY DATE  
 Fri, 09/01/2023  
 TERMS  
 Due on receipt

REQUESTED BY  
 Brads Lawn Care

CONTACT INFO  
 Brad Ricketts  
[brad@bradslawncare.com](mailto:brad@bradslawncare.com)  
 (309) 645-1167

About this Quote:

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TOTAL (INCL. TAX)	TAXABLE
1	<b>6mm Dibond Sign Double Sided</b> 6mm (1/4" thick) Acm sign with graphics Width: 60 Inches Height: 24 Inches  Color:White	2	Sqft	\$398.00	\$796.00	\$863.66	Y
2	<b>6mm Dibond Sign Double Sided</b> 6mm (1/4" thick) Acm sign with graphics Width: 60 Inches Height: 12 Inches  Color:White	2	Sqft	\$243.00	\$486.00	\$527.31	Y
3	<b>Cedar Post Monument Sign</b> Includes All Metal Decorative Brackets and Assembly Stained Cedar Color chose by customer 8"x8" Rough Sawn Cedar 2"x10" Rough Sawn Cedar	1	Unit	\$4,687.00	\$4,687.00	\$5,085.40	Y
4	<b>C Install On-Site 2 Guy</b> Install at location 2 guy augering 3 ft Holes and Concrete Julie Locate and erection of sign	1	Unit(s)	\$1,120.00	\$1,120.00	\$1,120.00	N

This is a good faith minimum estimate. Any additional charges incurred including but not limited to file setup, design, surveys, scans, photography, clip art, font purchase, media stripping, equipment rental, travel and, surveys, changes, deletions, additions, delays or return trips, provided or initiated by client that cannot be estimated accurately in advance will be billed on final invoice. Quotes are valid for 30 days. Unless noted, power to electrical signs, & applicable permits & associated costs are the responsibility of client. Customer understands that it is the responsibility of the Customer to obtain prior approval from Customer's landlord for any work attached to or affecting any interest in the landlord's real or personal property. Unless noted, all art file rights & ownership is retained by Vital Signs Inc. All Vehicles must be washed and free of wax or protective coating prior to media install. Any vehicle needing wash or de-waxing by Vital Signs Inc. will be charged \$50 minimum fee. Media installed on vehicles, walls or other substrates in rare cases may damage subpar paint or finishes during installation or removal, Vital Signs Inc. will not be held liable for damages. Any job deposit received on an order is NON-REFUNDABLE. The client agrees to pay all costs of collection in the event of default of payment, including all collection and attorney fee's. In the event of a delinquent account (account is deemed delinquent 30 days past due date) the client will be charged a rate of 0.10% interest per day. Unless otherwise stated all materials and workmanship are warranted for 1 year. Any past due or delinquent accounts will void any & all warranties.

**Subtotal:** \$7,089.00  
**Sales Tax (8.5%):** \$507.37  
**Total:** \$7,596.37

SIGNATURE:

DATE:





Handwritten mark resembling a stylized 'N' or a signature.

CITY OF WASHINGTON, ILLINOIS

**APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM**

**PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS**



**Applicant name:** MESCHER PROPERTIES, L.L.C., Gregory A. Mescher, Its: Manager  
**Mailing address:** 108 S. WOOD ST., WASHINGTON, IL 61571

**Daytime Phone:** (309) 444-5990  
**Email Address:** gmescher@mescherlaw.com  
**Correspondence Method:** Email

1. **Applicant interest in property:** Owner/Mortgagor
  - **Third-Party (name):**
2. **Property owner name:** MESCHER PROPERTIES, L.L.C.
3. **Business name(s):** **MESCHER, RINEHART & REDLINGSHAFFER, P.C.**
4. **Project address or location:** 108 S. WOOD ST., WASHINGTON, IL 61571
5. **Property tax ID number(s):** 02-02-23-211-005
6. **Current use of property:** LAW OFFICES
7. **Proposed use of property:** LAW OFFICES
8. **Choose the applicable project:** Façade improvements (existing buildings), Permanent landscaping and/or streetscaping
9. **Describe the nature of work proposed for the property:**  
 FACADE IMPROVEMENTS: The office building has a mansard on the front (facing Peoria St.) and side (facing Wood St.) of the building which is covered with cedar shake shingles.

- The mansard visually constitutes over one-half of the building and is a significant architectural feature of the building. The age and condition of the architectural shingles require replacement to restore the architectural integrity and curb appeal appearance of the mansard from both Peoria Street and Wood Street. A synthetic shake with the color and appearance of cedar shake and a 50+ year life is planned.
- PERMANENT LANDSCAPING AND STREETSCAPING:** The Wood Street entrance has an area in the northeast corner of the lot which previously had landscaping and a tree which had to be removed in 2021. A new tree and surrounding landscaping are planned. An area to the right of the front office door is also included for new landscaping. Both will also improve curb appeal. Existing condition photos are attached.
10. **Estimated total project cost:** \$44,875
  11. **Estimated Start Date:** August 15, 2024
  12. **Zoning:** C-1

**Scoring Matrix:**

Aesthetic	Points	Score
The proposed project will improve the curb appeal of the property (façade improvements, replacements of windows/doors, awnings, painting, upgraded signage, permanent landscaping, etc.)	0-4	4
The proposed project will improve the pedestrian experience (improvements to the parking lots, sidewalks, decorative exterior lighting, etc.)	0-2	0
The proposed project will address existing building and/or property safety issues (structural improvements, non-flat roof repairs, stairs/porches/railings, building demolition if to be replaced by new construction)	0-2	0
<b>Property Use</b>		
Retail, restaurants, entertainment, and mixed use where at least 50% of the building contains retail, restaurants, and/or entertainment	4	0
Office, service uses, and mixed uses where less than 50% of the building contains retail, restaurants, and/or entertainment	2	2
Building or Property is blighted or vacant, where the proposed project will likely improve occupancy	0-2	0
The business(es) are locally-owned and not chain-affiliated	0-2	2
<b>Financial</b>		
The proposed project may increase the equalized assessed value of the property	0-2	1
The proposed project may increase sales tax generation	0-2	0
<b>Location</b>		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	2

**Total Points: 11/24**

Property owner & business owner are current on the payment of the Tazewell County real estate taxes: **Yes**

Property owner & business owner are current on the payment of City of Washington water bills & license fees: **Yes**



# 2024 Commercial Grant Program

108 S Wood St

### Proposed Improvements:

- Install synthetic shake on the mansard roof
- Plant new tree and improve permanent landscaping features



Date: 6/4/2024

*This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.*





# Proposal

MESCHER, RINEHART, AND REDLINGSHAFER  
MANSARD ROOF REROOF



3416 N.E. Adams St., Peoria, IL 61603  
Phone: (309) 686-1870 Fax: (309) 686-1871  
<http://www.MessingRoofing.com>

*"Family owned and operated for over 40 years"*  
Lic. #104-001148

ATTN: **Greg Mescher**  
PROJECT: **Law Office Mansard Roof Reroof**  
JOB LOCATION: **108 S Wood St. – Washington, IL 61571**  
WORK AREAS: **Mansard Roof Areas – Approximately 2,100 sqft**  
MAILING ADDRESS: **108 S Wood St. – Washington, IL 61571**  
PHONE NUMBER: **(309) 444-5990**  
EMAIL ADDRESS: [gmescher@mescherlaw.com](mailto:gmescher@mescherlaw.com)

DATE: May 22<sup>nd</sup>, 2024

**SCOPE OF WORK:**

- 1) Remove existing cedar shake shingles and felt paper to the decking and dispose of.
- 2) Inspect wood decking. If any needs replaced, replace at the cost of time and materials
- 3) Dry the roof in with synthetic roofing underlayment.
- 4) Fasten 2x2 construction lumber at the hips of the roof.
- 5) Install all Decra XD Shake trim components – starter, hip / ridge flashings.
- 6) Install Decra XD Shake panels. Install in the color of \_\_\_\_\_.
- 7) Install Decra XD Shake hip / ridge shingles to match.
- 8) Install new 24ga prefinished cap metal at the peak of the wall to flash the new shake panels.
- 9) Clean up all job related debris.

**WARRANTY:**

- 1) Furnish customer with Messing 3-year Contractor warranty.

**ALL OF THE ABOVE WORK TO BE FURNISHED AND INSTALLED FOR THE CONTRACT PRICE OF**

**\$37,800.00**

NOTES:

- 1) Any carpentry done at Time & Material costs.
- 2) Pricing good for 60 days.
- 3) Messing to provide for disposal costs.
- 4) 30% down payment with remaining balance due on completion.

EXCLUSIONS:

- 1) Carpentry, masonry, or other work not described in scope of work.
- 2) All other roof sections.
- 3) Prevailing wages.
- 4) Siding, cladding, or brick ledge.

Messing Estimator: BRENT STONG – [brent@messingroofing.com](mailto:brent@messingroofing.com) – (309) 571-6817

\_\_\_\_\_ Date: \_\_\_\_\_

Customer Authorization: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor will correct, at his own expense, any defects in the work due to faulty materials or workmanship for a period of time equal to "Messing Workmanship Warranty" as stated above, upon completion of the work and full payment. Contractor will convey to Owner any warranties by manufacturers or supplies on individual materials, products or systems supplied by Contractor under this Contract. No other warranties of any kind, express or implied, at common law or created by statute is extended, made, or intended by this contract. Changes, additions, variations, or alterations from the work described above requiring extra labor or materials will become an extra charge over and above the price listed above. In the event that it is necessary for Contractor to bring suit to enforce this agreement or to collect damages for violation of any of the provisions of the same, then in said event the owner agrees to pay all costs of collection, including Contractor's reasonable attorney fees and court costs. All contracts subject to approval by owners of Messing Construction Company. Owner may cancel this agreement, without any penalty or obligation, within three (3) business days from Date of Acceptance. To cancel this agreement, oral or written notice must be provided to Messing Construction Company within same three (3) business days. Proper roof drainage, ventilation and roof decking are the responsibility of the building owner, as those are integral components of the structure.



Alternative Landscapes  
 7112 W. Tuscarora Road  
 Mapleton IL.61547  
 (309) 697-5337

# Estimate

Number E1793

Date 5/19/2024

**Bill To**

Greg Mescher  
 Mescher, Rinehart & Redlingshafer, P.C.  
 108 S. Wood Street  
 231-0316  
 Washington, IL, 61571

**Ship To**

Description	Amount
Clean area left side of building- Removal and disposal of weeds, bushes, blocks, re-grading landscaping bed, Outcropping wall to create raised bed, (25') of brick edging, fabric and 1" River rock spread.	\$5,670.00
Topsoil- ( 4 ) tons at \$45/ton.	\$180.00
Coralburst Crab- Grow 10'-15' x 10'-15' Coral-pink buds open to form an abundance of rose-pink double flowers.( 1 3/4" B&B) Largest they have.	\$250.00
Stellas Daylily-(12) at \$15/each.	\$180.00
Planting fee- Includes delivery, and planting with peat moss.	\$150.00
Right side of front door- (1) Large outcropping piece, (3) Boxwoods, grading landscaping bed, using new fabric, and 1" River rock spread, plus transplanting Hosta. Material and labor all included.	\$645.00

\$0.00

Amount Due

Discount \$0.00

Shipping Cost \$0.00

Sub Total \$7,075.00

Total \$7,075.00



**CITY OF WASHINGTON, ILLINOIS**  
**APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM**  
**PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS**



**Applicant name:** Russell's Cycling & Fitness  
**Mailing address:** 10 VALLEY FORGE PLAZA  
**Daytime Phone:** (309) 444-2098

**Email Address:** ap@russellsfitness.com  
**Correspondence Method:** Email

1. **Applicant interest in property:** Tenant
  - **Third-Party (name):**
2. **Property owner name:** R. L. Anderson
3. **Business name(s):** Russell's Cycling & Fitness
4. **Project address or location:** 10 Valley Forge Plaza, Washington, IL 61571
5. **Property tax ID number(s):** 02-02-23-101-025
6. **Current use of property:** Retail

7. **Proposed use of property:** Retail
8. **Choose the applicable project:** Exterior painting
9. **Describe the nature of work proposed for the property:**  
 Stucco needs some minor repairs. Columns will be repaired and reinforced where needed. Entire front of building will be painted with similar colors as present.
10. **Estimated total project cost:** \$6,500
11. **Estimated Start Date:** July 1, 2024
12. **Zoning:** C-3

**Scoring Matrix:**

<b>Aesthetic</b>	<b>Points</b>	<b>Score</b>
The proposed project will improve the curb appeal of the property (façade improvements, replacements of windows/doors, awnings, painting, upgraded signage, permanent landscaping, etc.)	0-4	4
The proposed project will improve the pedestrian experience (improvements to the parking lots, sidewalks, decorative exterior lighting, etc.)	0-2	0
The proposed project will address existing building and/or property safety issues (structural improvements, non-flat roof repairs, stairs/porches/railings, building demolition if to be replaced by new construction)	0-2	0
<b>Property Use</b>		
Retail, restaurants, entertainment, and mixed use where at least 50% of the building contains retail, restaurants, and/or entertainment	4	4
Office, service uses, and mixed uses where less than 50% of the building contains retail, restaurants, and/or entertainment	2	0
Building or Property is blighted or vacant, where the proposed project will likely improve occupancy	0-2	0
The business(es) are locally-owned and not chain-affiliated	0-2	2
<b>Financial</b>		
The proposed project may increase the equalized assessed value of the property	0-2	0
The proposed project may increase sales tax generation	0-2	1
<b>Location</b>		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	4

**Total Points: 15/24**

Property owner & business owner are current on the payment of the Tazewell County real estate taxes: **Yes**

Property owner & business owner are current on the payment of City of Washington water bills & license fees: **Yes**





# 2024 Commercial Grant Program

10 Valley Forge Plaza

### Proposed Improvements:

- Stucco repairs
- Columns to be reinforced where needed
- Front of building to be painted with similar colors that are present



Date: 6/3/2024

*This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.*



1819 West Teton Dr  
Peoria, IL 61614  
Phone (309) 256-1012

May 20, 2024

Bid Prepared for:  
**Russell Cycle**

*MIKE  
McCarthy*

DESCRIPTION	AMOUNT
<u>Front Entrance Exterior</u>	
<u>Stucco</u>	
*Stucco repair (Upper left) and blend	
*Stucco cracks_ mend and blend where necessary	
*Paint to color of choice	
*Includes service door	
<u>Fluted Columns</u>	
*Extensive wheel grinding and sanding	
*Prime and paint to color of choice	
Labor and Materials	
	\$ 6,500.00

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# dnb-Art/Webster Painting

302 S. Church Street      Washington, Il. 61571      309)635-3106

**Attn:**

29 May 2024

**Joe Russell**

Russells Cycle and Fitness

10 Valley Forge Plaza

Washington, Il 61571

**Estimate:** painting where needed the East and North sides of the building. Job to include prep, repair (where needed) the East side prep and repair columns , oil primé the columns, 2 coats on all surfaces, upper facia, all vertical wall areas excluding brick on North side.

Labor	\$ 5,000.00 - 7,000.00
Materials (est)	1,500.00
<u>Rental of lift</u>	<u>3,000.00</u>

**ESTIMATE - This estimate could change upon      \$11,000.00 – 13,000.00**  
**undiscovered problems that might show up**  
**and with discussion with Joe about said**  
**issues.**

I would request payment in 3 installments. The first upon the start of the project, the second at the midway completion and the balance to be paid upon inspection and completion.

Thank you,

Dave Webster

