



CITY OF WASHINGTON, ILLINOIS

Committee of the Whole Agenda Communication

Meeting Date: July 14, 2025

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

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

Explanation: The FY 25-26 budget includes \$290,000 in the ED/Tourism Fund that is earmarked for the second annual Washington Commercial Building and Property Improvement Grant Program. The submittal deadline was June 27 and five applications were received.

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:

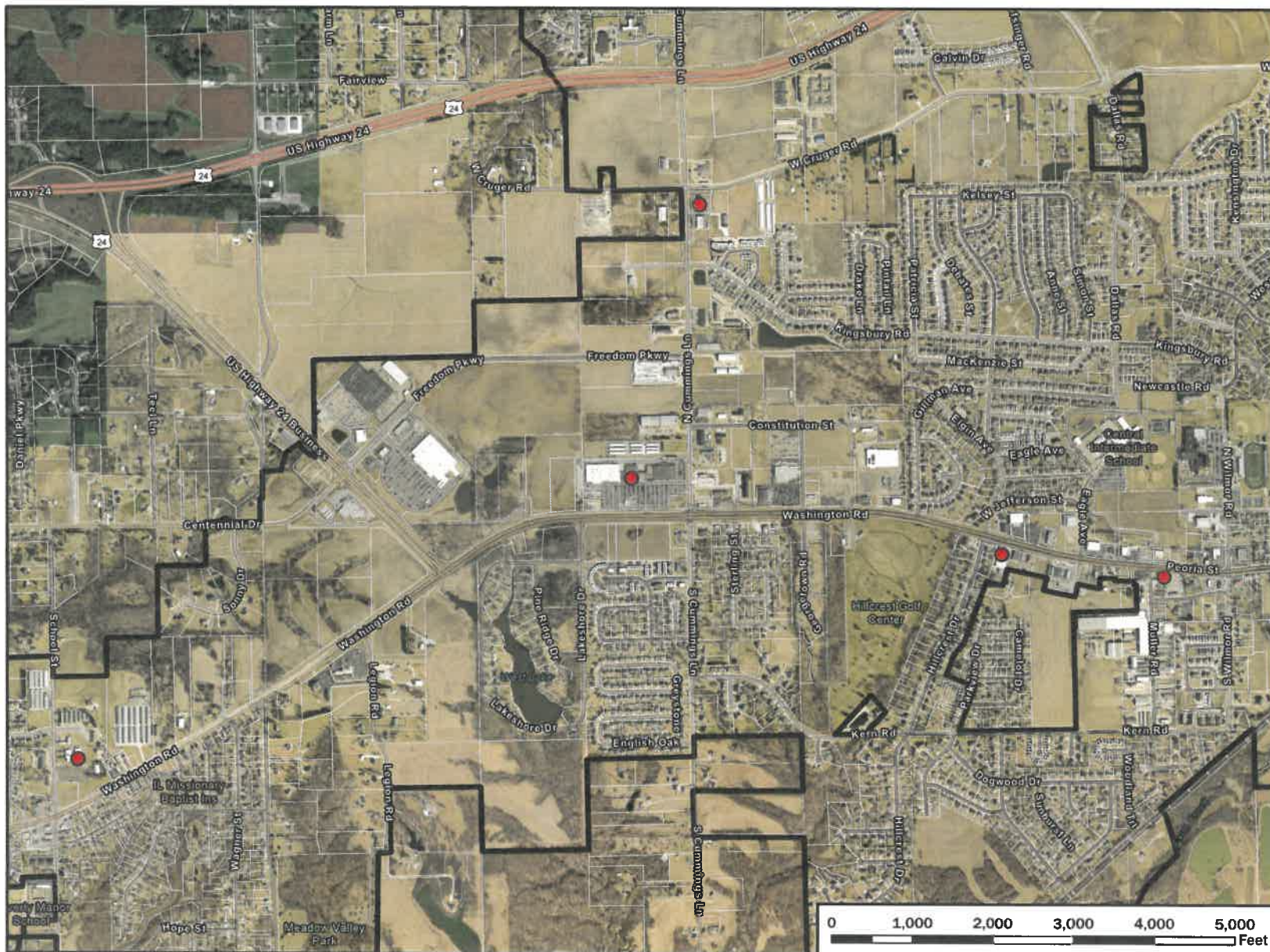
- Sleep Inn and Suites (1101 N. Cummings Lane): The project would sealcoat and stripe the parking lot and improve the landscaping. The estimated project cost is \$21,950. The project received a score of 13, which makes it eligible for a 50%/\$50,000 grant. The recommended grant based on the scoring is **\$10,975**.
- Ben Franklin (1503 Washington Road): The project would clean and prep the entire exterior of the building, replace the awnings and install store signs, repair the parking lot, and redesign the landscaping on the front and back of the lot. The estimated project cost of the eligible items is \$100,405. Please note two of the quotes include the permit acquisition cost and landscaping maintenance, neither of which are eligible for grant assistance. These are not included in the \$100,405 project cost. Also, three quotes were obtained for exterior painting. The second of these quotes in an amount of \$24,000 is planned to be utilized, as it contains the painting of the warehouse, which is not included in the lowest quote. Additionally, the property owner plans to repair or replace the entrance doors. However, he has been unable to obtain a quote for that component at this time and it will not be included in a grant redevelopment agreement. The project received a score of 21, which makes it eligible for a 50%/\$50,000 grant. The store is estimated to open no later than the spring of 2026. The recommended grant based on the scoring is **\$50,000**.
- Cherry Tree Shopping Center (Washington Road): The project would expand the storefront of the largest current vacant space, located adjacent to Get Yourself Motivated, by approximately 30 linear feet. This is intended to increase the marketability of the space to attract higher-quality leasing prospects. It would also replace the deteriorating, spalling bricks on the front-facing areas with new materials to refresh the property's appearance. Finally, the rear metal stairs will be sandblasted, reinforced, and repainted and the elevated walkway will be waterproofed. That will help extend the structural life and prevent erosion. The estimated project cost is \$104,475. The project received a score of 19, which makes it eligible for a 50%/\$50,000 grant. The recommended grant based on the scoring is **\$50,000**.
- Countryside Banquet & Catering (659 School Street): The project would replace the front exterior doors and the two sets of side exterior doors. The estimated project cost is \$41,620. Please note that the quote for the side exterior doors replacement only references one set of doors. The business owner, Kristi Cape, has verified that the plan is to replace both sets of those doors and that cost would be double of what is identified on the quote. The project

received a score of 13, which makes it eligible for a 50%/\$50,000 grant. The recommended grant based on the scoring is **\$20,810**.

- Russell's Cycling & Fitness (10 Valley Forge Plaza): The project would sand, scrape, and paint the south block wall to continue the renovation of a new exterior appearance. The entrance to the store would be improved and make it ADA-compliant. The estimated project cost is \$14,530. The project received a score of 16, which makes it eligible for a 50%/\$50,000 grant. The recommended grant based on the scoring is **\$7,265**.

Fiscal Impact: If the consensus of the Council was to have redevelopment agreements drafted for the five projects at the total recommended not-to-exceed grant amount, the City's expenditure would be **\$139,050**. The total planned public and private investment would be \$282,980.

Action Requested: Feedback at the July 14 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 \$290,000 budgeted in FY 25-26 for this program, the above total City share of \$139,050 would leave about \$150,000 that could be obligated towards other 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 as soon as the July 21 meeting. Projects cannot begin until after such agreements have been approved.



2025 Commercial Grant Program Submissions

5 Total Submissions

Legend

- Submissions
- City Boundary



Date: 7/10/2025

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: Ashokkumar Patel
Mailing address: 1101 N Cummings Ln
Daytime Phone: (309) 642-3433

Email Address: precious61571@gmail.com
Correspondence Method: Email

1. **Applicant interest in property:** Owner/Mortgagor
 - **Third-Party (name):**
2. **Property owner name:** Ashokkumar Patel
3. **Business name(s):** Sleep Inn and Suites
4. **Project address or location:** 1101 n Cummings lane, Washington, IL 61571
5. **Property tax ID number(s):** 02-02-15-101-090
6. **Current use of property:** Hospitality Business
7. **Proposed use of property:** Hospitality Business

8. **Choose the applicable project:** Parking lot improvements, Permanent landscaping and/or streetscaping
9. **Describe the nature of work proposed for the property:**
With this grant we want to improve our landscaping and parking lot seal coating and stripping which will definitely improve this corner of the street
10. **Estimated total project cost:** \$21,950
11. **Estimated Start Date:** August 4, 2025
12. **Zoning:** C-3

Applicant signature

Date: June 6, 2025

Property owner signature (if different from applicant)

Date: June 6, 2025

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	2
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
Property Use		
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	1
Financial		
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
Location		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	4

Total Points: 13/24

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**

Washington Commercial Grant Program		
Sleep Inn - 1101 N. Cummings Ln.		
Project Components	Quote 1	Quote 2
Landscaping	\$13,700	\$13,839
Parking Lot Seal Coat/Striping	\$8,250	
TOTAL	\$21,950	



2025 Commercial Grant Program

1101 N Cummings Ln

Proposed Improvements:

- Improve landscaping
- Parking lot seal coating and striping



Date: 7/10/2025

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



Zehr Property Maintenance LLC

29011 Lakeland Rd. | Deer Creek, IL 61733
309-253-1828 | zehrmaintenance@gmail.com |
www.zehrpropertymaintenance.com

RECIPIENT:**Dhabal Patel**

1101 North Cummings Lane
Washington, Illinois 61571

Quote #5176

Sent on 05/12/2025

Total \$13,700.00

Product/Service	Description	Qty.	Unit Price	Total
Landscape Project	<p>Remove all existing debris from all the existing landscape beds around the property and building. Remove the bushes, rock and plants. Grind the stumps if needed</p> <p>Install new weed fabric, river rock and plants per the design we draw up for you. Approx 12 ton river rock needed for the bed spaces.</p> <p>Create a new bed space around the flagpole area with brick edging, fabric, river rock and plants as well.</p>	1	\$12,500.00	\$12,500.00
Irrigation disclaimer	Zpm is not liable for irrigation line repairs during this process. You will need to have your irrigation company repair the irrigation lines if any damage is incurred during the project.	1	\$0.00	\$0.00
Tree Removal	Remove the 2 dead trees in the yard area per our meeting. Cut the stumps flush, no stump grinding is included within this quote.	1	\$1,200.00	\$1,200.00
Plant Warranty	30 day warranty on plant material. Clients are responsible for watering new plants accordingly.	1	\$0.00	\$0.00
			Total	\$13,700.00

This quote is valid for the next 60 days, after which values may be subject to change.

Signature: _____ Date: _____

Mobeck Lawn & Landscape
2146 Washington Rd
Washington, IL 61571
+13099894496
mobecklawnandlandscape@gmail.com



ADDRESS

1101 N Cummings Ln
Washington
IL
61571

ESTIMATE # 1969

DATE 05/16/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Landscaping	Scope of Work -Dig out existing rock -Grade landscape beds with topsoil -Lay heavy duty landscape fabric -Spread 1.5" river rock , 1 @ \$9,859.00	9,859.00
	Plant Installation	Scope of work -Design low maintenance landscape beds for commercial site -Install plants , 1 @ \$3,980.00	3,980.00

TOTAL

\$13,839.00

Accepted By

Accepted Date



Customer Contact:

Dhaval Patel
Sleep Inn & Suite Washington
1101 N Cummings LN
Washington, IL 61571

Contact Information:

Phone: (309) 642-3433
Mobile: (309) 642-3433
E-mail: precious61571@gmail.com

Work Location: # S124911

Sleep Inn & Suites
1101 N Cummings LN
Washington, IL 61571

Dear Dhaval Patel,

Enclosed is our proposal and recommended solution. Based on our current recommendation and your budgetary framework, the investment for this solution is

Total Price \$8,250.00

In our conversation you indicated these to be your top concerns:

Service Requested

EVALUATE

Our office is always available for any questions or concerns you may have.

309-698-9440

or

309-699-7325

Thank You.

We intend to use premium quality materials to complete your project . These materials include:

Parking lot grade Hot rubber sealant

PPS Super Seal 2 Coat

PPS Super Seal Neyra sealer with sand and additive for longer lasting, more durable.

Parking lot Striping

Our combination of products and processes have been shown to last 20% longer than our competitors on average. Knowing our products are installed to strict quality standards will provide you great durability and satisfaction. We guarantee our products and workmanship for up to ONE calendar year.

I will be calling you to answer any further questions!

Hunter



3202 E. Washington St.
East Peoria, IL 61611



Date: Friday, June 6, 2025

Proposal # 2025-0231

Submitted To:
Dhaval Patel
Sleep Inn & Suite Washington
1101 N Cummings LN
Washington, IL 61571
Contact Information:
Phone: (309) 642-3433
Mobile: (309) 642-3433
E-mail: precious61571@gmail.com

Site Description: # S124911
Sleep Inn & Suites
1101 N Cummings LN
Washington, IL 61571

Site Contact:
Site Phone:
Site Email:

Prepared By:
Hunter
Contact Information:
Mobile: 309-339-0340
Office: (309) 698-9440
Hunter@PerduePavementSolutions.com
Project Manager:
Virgil Thrall
Mobile: 309-369-3530
Virgil@PerduePavementSolutions.com

Qty	Proposed Service(s) & Description(s)	Depth
3000 Lr. Ft.	<u>Parking lot grade Hot rubber sealant</u> Service Description <i>Clean vegetation and debris from cracks using heat lance to insure the removal of all dirt, debris and moisture. NOT ASSOCIATED WITH ALLIGATORED AREAS. HOT SEALANT will be injected into the 1/2 inch or greater using hot rubberized crack sealant to insure proper seal against elements. Curb joints are excluded unless otherwise noted.</i>	\$2,100.00
30000 Sq. Ft.	<u>PPS Super Seal 2 Coat</u> Service Description <i>The pavement shall be thoroughly cleaned to remove all dirt and debris. Apply TWO COATS of sealer. (Sealer Mix) 2 pounds of silica sand and a latex additive to be added per gallon of material which will create a durable non slip surface.</i>	\$5,400.00
1 Lump Sum	<u>Parking lot Striping</u> Service Description <i>This includes, all stall lines, arrows ,crosswalks, handicaps, stop bars and any divider drive lines. All stenciling and markings will be applied per existing layout unless otherwise notified ahead of time by owner. Paint will be applied by airless striping machine to assure crisp, neat lines without over spray.</i>	\$750.00



PAYMENT TERMS 0 Down, Balance Net 15

Project Total **\$8,250.00**

SERVICE TERMS PPS is not responsible for damage to irrigation systems when not properly marked by client. Customer will be notified when work is to be performed. It is the customer's responsibility to make sure the irrigation systems are shut off as to not cause damage to the work performed.

This proposal may be withdrawn at our option if not accepted within 30 days of Jun 6, 2025

Pavement Consultant Hunter

A handwritten signature in black ink that reads 'Hunter Perdue'. The signature is written in a cursive, flowing style.

Accepted Authorized Signature



TERMS, CONDITIONS & GUARANTEE

Perdue Pavement Solutions Inc. hereafter referred to as "PPS"

Asphalt Guarantee

Fully covering labor, and materials against breakup for a period of year(s).

Any request made to "PPS" by the owner, general contractor or their respective authorized supervisory employees to overlook the standard practices and procedures previously stated in these conditions will automatically negate any guarantee of material or workmanship whether such guarantee is written, implied or orally stated. Guarantee does not cover markings from sharp pointed objects, power steering created tire marks, or drippings from solvents and gas. Guarantee does not cover heaving of asphalt, subgrade failure, settling or expansion cracks due to freeze thaw weather cycle or tree roots. Asphalt is a machine laid surface which has seams that are sometimes noticeable. The surface texture of hand laid areas may not be uniform to machine laid areas, due to hand raking. "PPS" shall not be liable for water ponding or retention in surrounding areas of patching due to current grades or construction method chosen. Guarantee does not cover damage caused by acts of third parties.

Sealcoat Guarantee

"PPS" will guarantee sealers(Asphalt emulsions and Blended sealers) from chipping and peeling for a period of 1 year. This guarantee does not include wearing of sealer and adherence of sealer to oil spots, hydraulic spots and tree sap. Guarantee does not cover damage caused by acts of third parties.

Terms: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and interest for any unpaid balances. Interest will accrue at a rate of .66% per month from the date of completion. Terms of guarantee are contingent upon receipt of final payment.

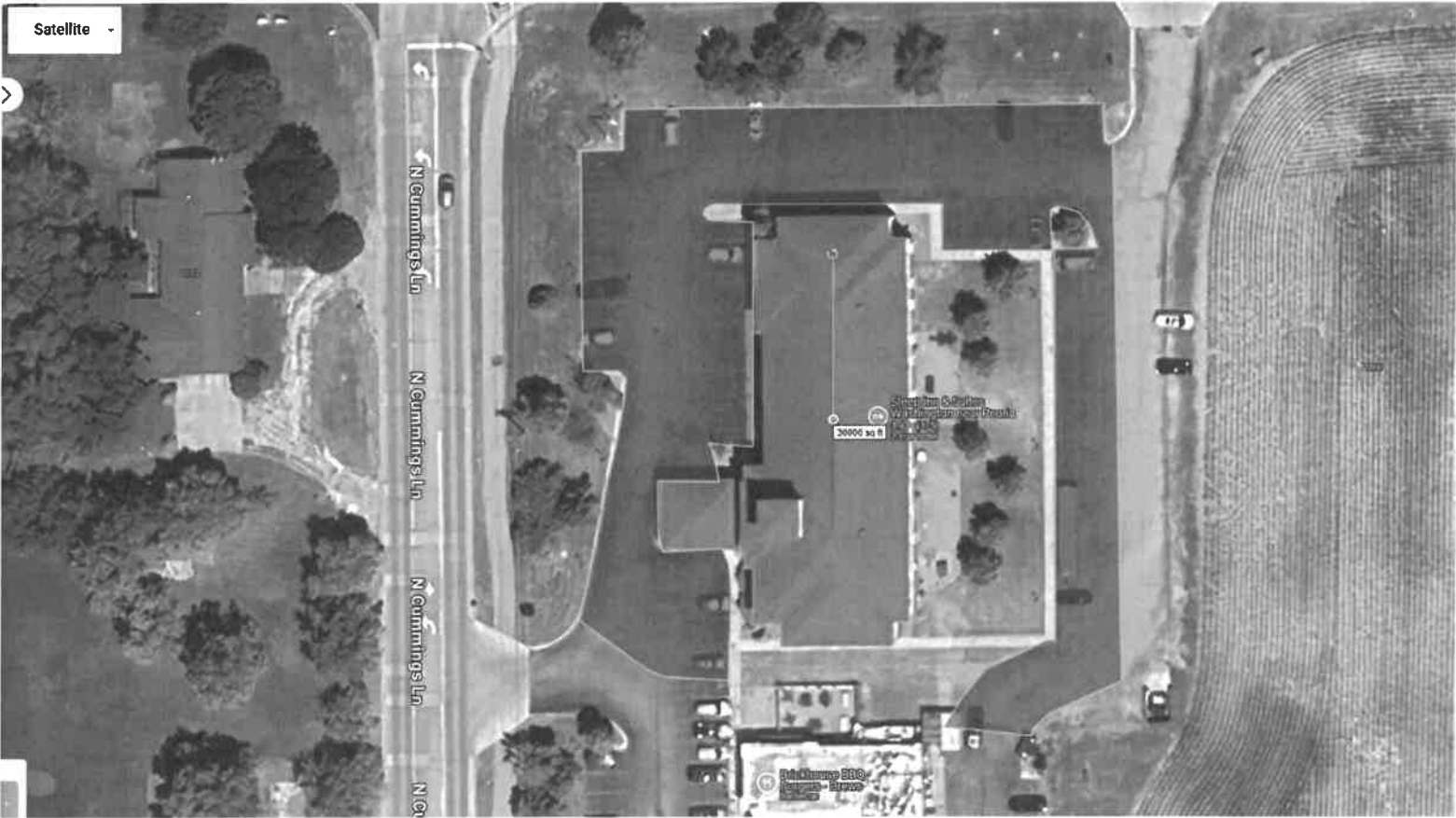
PRICE is based on specifications and estimates as shown on the "Proposal & Agreement". Field measurements may be made when the job is completed and any changes of specifications, areas, tonnage, or gallonages will correspondingly change the completed price. One mobilization charge is included in price, unless stated on the "Proposal & Agreement". Additional mobilization charges will be at the rate set forth in agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement".

ADDITIONAL CHARGES may become necessary if permit(s), extra equipment time, extra materials, or extra labor would become necessary to complete this job, if subgrade is not up to acceptable specifications or requirements or if extra services and/or materials are requested in writing by the owner or general contractor of their respective authorized supervisory employees. "PPS" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges would be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "PPS" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

Conditions: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry fire, tornado and any other necessary insurance. We do not guarantee against pavement cracking from weather cycles and water ponding or retention due to pre-existing grade conditions. We cannot guarantee drainage or against water ponding on new asphalt without adequate slope. In flat areas water will not drain unless there is more than 1-1/2" of fall per 10 feet. "PPS" shall not be liable for damage to adjoining concrete flat work by asphalt installation equipment during standard construction procedures. Proposal excludes the following unless otherwise stated in the proposal: Permits, Excavation, Staking, Material Testing, Sod Restoration & Landscaping, Manhole/Catch Basin/Gate Valve Adjustments or Repairs, Vegetation Removal, SAC/WAC Charges, Dewatering. You authorize PPS to perform a credit investigation and /or obtain credit reports from credit reporting agencies.

Notice Of Lien: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____



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



Applicant name: Frank Bray
Mailing address: 14325 314th street Menahga, MN 56464
Daytime Phone: (218) 255-1718

Email Address: frank@finalfrontiertoy.com
Correspondence Method: Email

1. **Applicant interest in property:** Owner/Mortgagor
 - **Third-Party (name):**
2. **Property owner name:** Frank Bray
3. **Business name(s):** Ben Franklin
4. **Project address or location:** 1503 Washington Rd
Washington, IL 61571
5. **Property tax ID number(s):** 02-02-22-204-001
6. **Current use of property:** vacant
7. **Proposed use of property:** Retail
8. **Choose the applicable project:** Façade improvements (existing buildings), Window/door replacements, Exterior painting, Awning replacements, Permanent monument/wall

signage, Parking lot improvements, Structural improvements, Private property sidewalk improvements, Exterior lighting installation, Permanent landscaping and/or streetscaping, Demolition, Soft costs (up to 10% of the total estimated project cost), Other

9. **Describe the nature of work proposed for the property:**
Clean, prep and paint the entire exterior of the building.
Replace the hideous awnings and install signs for the store.
Refinish and repair the existing parking lot. Redesign the landscaping of the lot, front and back.
10. **Estimated total project cost:** \$100,405
11. **Estimated Start Date:** September 1, 2025
12. **Zoning:** C-2

Applicant signature

Date: June 16, 2025

Property owner signature (if different from applicant)

Date: June 16, 2025

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
Property Use		
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	2
The business(es) are locally-owned and not chain-affiliated	0-2	1
Financial		
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	2
Location		
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**

Washington Commercial Grant Program			
Ben Franklin - 1503 Washington Rd.			
Project Components	Quote 1	Quote 2	Quote 3
Parking Lot Overlay/Striping	\$38,000		
Entrance Doors Repairs			
Exterior Painting*	\$24,000	\$18,250	\$36,982
Wall Signage	\$4,680		
Awnings Replacement	\$26,475		
Landscaping	\$7,250		
TOTAL	\$100,405		
* Owner plans on using the \$24,000 quote, as the low estimate does not include the painting of the warehouse.			



2025 Commercial Grant Program

1503 Washington Rd

Proposed Improvements:

- Clean, prep and paint the entire exterior of the building
- Replace the hideous awnings and install signs for the store
- Refinish and repair the existing parking lot
- Redesign the landscaping of the lot front and back



Date: 7/11/2025

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



309 Concrete and Blacktop, LLC
86 Eichhorn Rd
Spring Bay IL 61611-9765 USA

BILL TO
Frank Bray
1503 Washington Road
Washington Illinois 61571
United States

SHIP TO

ESTIMATE

DATE EXPIRATION ESTIMATE #
6/2/2025

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

Asphalt Paving
Overlay Existing Asphalt

*Mill where needed to reach proper elevations with concrete.			
*Trim trees in back corner on east side to allow working room			
*Clean lot thoroughly	1.00	38,000.00	38,000.00
*Apply primer/tack coat for adhesion of new blacktop			
*Lay 2" of compacted, surface mix asphalt			
*Stripe using yellow traffic paint			

SUBTOTAL 38,000.00

TOTAL USD 38,000.00

New Horizon HVAC.

Rick Gonzalez

318 S. Barnewolt Dr.

Peoria, IL 61604

Cell: 309-253-9314

hoy4444@yahoo.com

Estimate

Date	Estimate #
06/19/2025	155C

Franklin

1503 Washington Rd

Washington, IL

61571

Description

-This estimate related to power wash, scrape, spot prime, fix some flaws on walls, paint exterior of building described with address described above.

Scope

- Power wash all walls around building to remove algae, mildew, dust, grime and peeling paint.
- Scrape left loose peeling paint that wasn't removed by power wash using, spatulas and wire brush.
- Fix some areas with cement to do tuck pointing, corner around loading area, and some wood filling.
- Spot priming and paint around the walls building.
- Area to be treated and painted is: 9600 SqFt including concrete and metal walls and loading docks.

Estimate

-My estimate to get this project done is 40 Gallons of paint, about 5 gallons of primer. Labor is \$22000,00 plus \$2000 for material. Thank you for the opportunity.

Painting & More Inc

Date

Ben Franklin

Date



CertaPro Painters of Central IL
1613 Commercial Pkwy, Unit E
Suite E
Bloomington, IL 61704
(309) 808-3980

<https://certapro.com/certapro/>
Full Worker's Compensation Coverage
\$2,000,000 General Liability Coverage

COMMERCIAL EXTERIOR
Job #: JOB-1428-7265
Date: 06/14/2025

JOB SITE

Ben Franklin - Comm-Ext - JOB-1428-7265

1503 Washington Rd
Washington, IL 61571
(218) 255-1718
rediscoverbenfranklin@gmail.com

PREPARED BY

Brendan O'Neill
Commercial Sales Associate
(309) 826-7966
boneill@certapro.com



CLIENT

Ben Franklin

1503 Washington Rd
Washington, IL 61571
(218) 255-1718
rediscoverbenfranklin@gmail.com

CLIENT CONTACTS

Frank Bray
M: (218) 255-1718
E: rediscoverbenfranklin@gmail.com
1503 washington rd
Washington, IL 61571

PRICING:

Base Price:	\$0.00
Exterior Painting	\$18,250.00
Subtotal:	\$18,250.00
Total:	\$18,250.00
Deposits Due	\$4,562.50
Balance	\$13,687.50

GENERAL SCOPE OF WORK

This proposal is for the prep and painting of the exterior of the Ben Franklin building in Washington, IL. The prep process will include pressure washing all surfaces to be painted, caulk gaps where necessary, scrape any failing or peeling paint, prime areas where the bare substrate has been exposed if needed, and tape and mask off where necessary. After prep is complete CertaPro will apply two coats of paint to the exterior walls. All labor and materials are included in the price above.

INCLUDED

Block and Brick Siding, Wood Siding and Fascia, Soffits, Downspouts

EXCLUDED

Metal Siding, Windows, Light Fixtures, Doors, Door Frames, Wood Shingles, Foundation, Bollards, Line Striping
Any other surface not mentioned above
Carpentry*
Union Labor
Overtime

NOTES

- ***CARPENTRY:** We can perform carpentry (wood replacement) on an hourly basis of \$80/manhour. Any material receipts will get added together with 25% added to it and billed along with the hours.
- **POWER WASHING:** Power washing (water only) is a preparation step that we perform to remove dirt and debris. This will not always result in a uniform cleanliness but will make the structure ready for painting. This proposal is based on water being accessible by standard hose bib, supply of water as well as access to the hose bib is to be provided by the customer. If water is not accessible through the customer, additional charges will apply.

THIS PROPOSAL SERVES AS A DEPOSIT INVOICE: 25% of the total job cost is due prior to scheduling. Remaining balance will be billed separately.
PAYMENT TERMS: All final payments are due upon job completion. Any outstanding balance after 30 days will be subject to a 1.5% monthly finance fee.
PAYMENT OPTIONS: We accept cash, check, or credit card. If a credit card is used a 3.00% convenience fee will be added for processing.

INCLUDES AND EXCLUDES

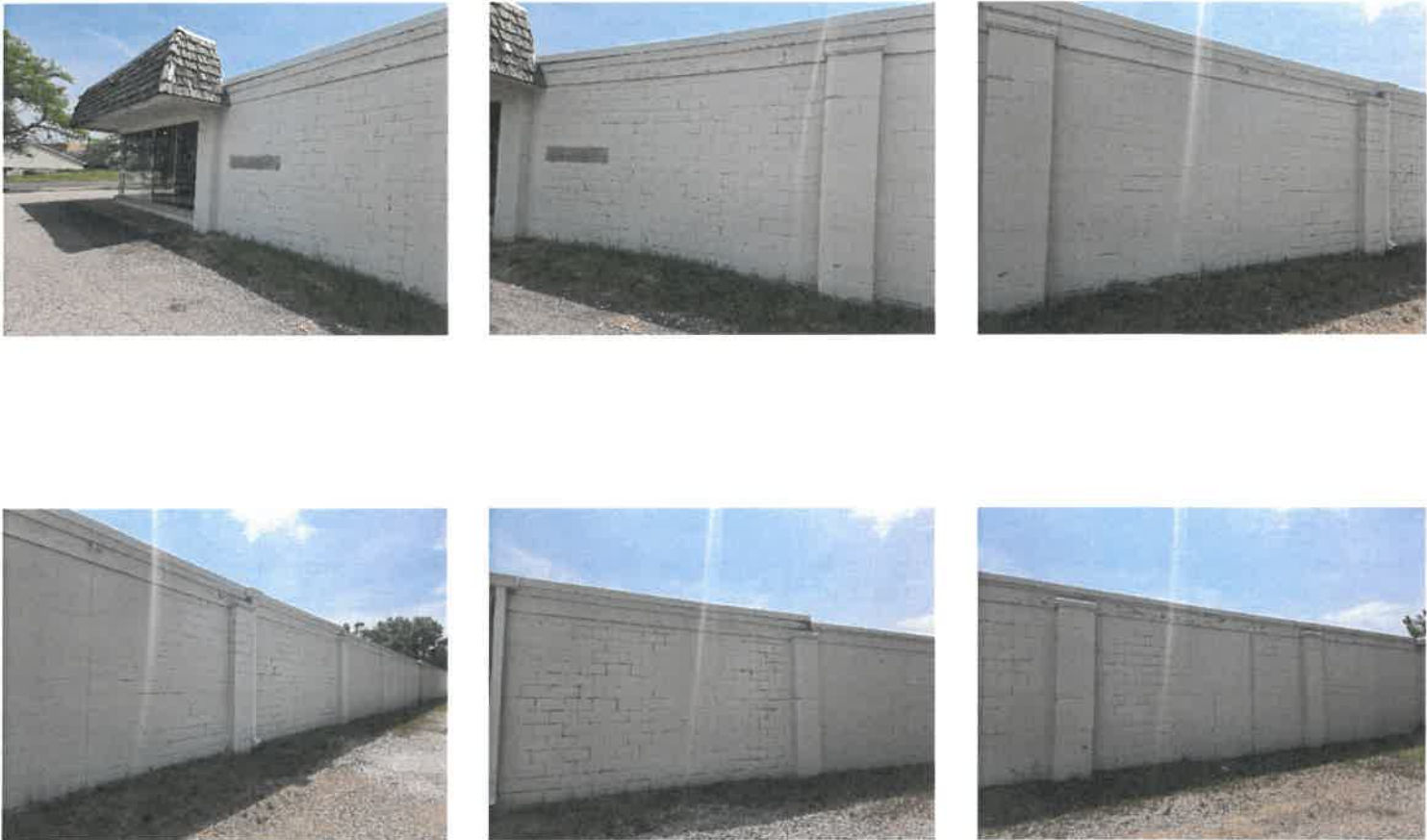
EXCLUDES:

- Any surface, item or substrates not specified in this proposal

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Product	Paint / Primer Coats	Color
Included Details			
Exterior Painting	SuperPaint-Acrylic Latex-Satin Fast Drying Primer	2 / 1	

ADDENDUM - ALL PICTURES









NOTES

CUSTOMER SERVICE COMMITMENT: The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the customer feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property. **WARRANTY ON ALL WORK:** We warranty all of our work for 2 years against blistering and peeling. This is not just a "handshake" warranty, this is a legal document.

SIGN: We typically place a sign on the property. Please notify us if for some reason we should not put up a sign.

PICTURES: We may take before, during and/or after pictures as the project progresses to be used for marketing. We do not use names or addresses on the pictures. Please let us know if you would rather not have us use pictures of your project.

JOB COMPLETION SURVEY: We would appreciate your feedback and strive to be the best at what we do! You will be contacted by an independent survey company, asking one question (so its a quick one!). It's very important to us, that we receive a 10 out of 10 rating. If for some reason, during your project, you feel that we are performing at less then a 10 out of 10, please let us know, so we can give you the best service you deserve! Thank you and we appreciate you honoring us with your business.

GREENERY/VEGETATION: Our crews take every effort to maintain the integrity of your landscaping as they work around your structure. If there is greenery directly against paintable surfaces or in the vicinity in which ladders need to be placed we cannot guarantee that no damage will occur. Please have all greenery trimmed back 12-18 inches from any paintable surfaces prior to our arrival. CertaPro will not be liable for damaged greenery that is directly adjacent to the areas being painted.

CAULKING: We include caulking areas that were previously caulked only. We will remove loose/failing caulking and replace. Full recaulk is not included in the price.

EXISTING PAINT: If the existing paint is currently failing, we will remove as much of that loose paint off as we can, but more than likely, some of the paint will still be bonded to the substrate. We are not responsible if any of that existing paint comes off in the future and takes our new paint with it. This is not a warranty issue. Also, area's that have been scraped down to bare wood might sometime have more of a wood texture once painted than the surrounding previously painted area's.

CHARGE RATE: Our hourly charge rate is \$80 per manhour.

SCHEDULING: To schedule your project, please sign a copy of this proposal and email/mail back to our office. We will call you directly to discuss potential start dates. If you have any special considerations or deadlines that you need us to assist you with, please let us know and we will make the necessary special accommodations. To be fair to all our customers, all projects are scheduled in the order in which they are booked, defined as receipt of a signed contract. Currently we could start within weeks. We would expect this project to take approximately days.

COLOR MATCHING: If you are choosing to have us match an existing color, we cannot ensure 100% accuracy without having the previously used can of paint. Color matching is not an exact science, and human/mechanical error can come into play. If additional coats are necessary to ensure your satisfaction, we can complete this for an additional charge.

SIGNATURES

CertaPro Painters Authorized Signature	Date	Authorized Client Signature	Date
		Authorized Client Representative Name & Title	
		Client	

PROPERTY PHOTO AND VIDEO RELEASE

☒ By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

PAYMENT DETAILS

Payment is due: In full upon job completion

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE, IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED, IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE OR SEND A TELEGRAM TO:

Name of Seller **CertaPro Painters of Central IL**

DATE OF TRANSACTION _____
NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)	(Date)
---------------------	--------

ESTIMATE

Bravo Painting LLC
208 1st Ave
Morton, IL 61550

Bravopainting309@gmail.com
+1 (309) 642-4755



BRAVO

PAINTING LLC

Bill to

Frank Bray
1503 Washington Rd
Washington, IL 61571

Estimate details

Estimate no.: 1652
Estimate date: 05/30/2025
Expiration date: 07/15/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Prep Work	Scape, sand, and clean areas being painted as needed prior to painting	1	\$0.00	\$0.00
2.	Power Wash	Power wash all exterior siding being painted	1	\$0.00	\$0.00
3.	Spot Prime	One coat SW Loxon Masonry Primer on any bare block areas after scraping One coat SW Extreme Block Oil Based Primer on any bare wood areas after scraping	1	\$0.00	\$0.00
4.	Prime & 2 Coats	One Coat SW Pro Industrial Pro-Cryl Universal Acrylic Primer Two Coats SW Sher-Cryl HPA - Gloss - White on: All metal exterior siding All metal gutters and downspouts	1	\$0.00	\$0.00
5.	2 Coats Paint	Two coats SW Latitude - Satin - White (additional accent color on front of building TBD) on: All exterior block Interior vestibule green wood siding All wood fascia and soffit around entire building exterior	1	\$0.00	\$0.00

6.	Total Project Cost	Total project cost of above mentioned work	1	\$36,982.00	\$36,982.00
----	---------------------------	--	---	-------------	-------------

Total

\$36,982.00

Note to customer

All labor, materials, and lift fees included in estimate

Expiry date07/15/2025

5% Down payment required before start of work
 Remainder due at completion

Water and electrical hook ups to be provided by customer for Bravo
 Painting's use at customer's expense

Excluded from estimate:
 Wood repair
 Metal repair
 Block repair
 Cedar Shake Painting

Accepted date

Accepted by

Honegger Sign Co

6107 Washington St.
Bartonville, IL 61607
+13096974667



Estimate

ADDRESS

Ben Franklin
Ben Franklin
1503 Washington Rd
Washington, IL 61571

ESTIMATE 3730
DATE 06/04/2025
EXPIRATION DATE 08/04/2025

ACTIVITY	QTY	RATE	AMOUNT
Install Ben Franklin sign - building and install on angle iron frame. Ben Franklin Books sign Final Frontiers Sign All signs provided by customer.	1	4,680.00	4,680.00
Permit acquisition - <i>Not eligible</i>	1	350.00	350.00
Permit - billed at cost	1	0.00	0.00
50% down payment required. Balance due upon installation.			

TOTAL

~~\$5,030.00~~
\$4,680

Accepted By

Accepted Date



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: **Frank Bray**
PROJECT: **1503 Washington Rd. – Mansard Reroof**
JOB LOCATION: **1503 Washinton Rd. – Washington, IL 61571**
WORK AREAS: **Mansard roof - Approximately 1,600 sqft**
MAILING ADDRESS: **1503 Washinton Rd. – Washington, IL 61571**
PHONE NUMBER: **(218) 255-1718**
EMAIL ADDRESS: **frank@finalfrontiertoy.com**

DATE: **May 22nd, 2025**

SCOPE OF WORK:

- 1) Remove existing cedar shakes and underlayment to the substrate and dispose of. Remove all flashings and dispose of.
- 2) Inspect all wood decking. Remove and replace rotted deck at time and materials costs.
- 3) Dry in with synthetic underlayment to all decking (no ice and water shield is needed per code/manufacturer).
- 4) Install 26ga snap-seam standing seam metal roofing panels (striated profile). Install in manufacturer full color set.
- 5) Install all metal trim components to match (peak wall, offset cleat, gable / rake trim, valley pans, hip trim).
- 6) Clean up all job related debris.

WARRANTY:

- 1) Furnish customer with Messing 3-year Contractor warranty.
- 2) Furnish customer with manufacturer 40-year limited paint warranty.

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

\$26,475.00

NOTES:

- 1) Any carpentry done at Time & Material costs.
- 2) Pricing good for 60 days.
- 3) Messing to provide all disposal costs.
- 4) 20% down with remaining balance due on completion.

EXCLUSIONS:

- 1) Carpentry, masonry, or other work not described in scope of work.
- 2) All other roof areas.
- 3) Prevailing wages.
- 4) Metal siding, cladding, or brick ledge.
- 5) Supply or installation of roof pipe chases/roof jacks, equipment and pipe supports.

Messing Estimator: BRENT STONG – brent@messagingroofing.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.



Zehr Property Maintenance LLC

29011 Lakeland Rd. | Deer Creek, IL 61733
309-253-1828 | zehrmaintenance@gmail.com |
www.zehrpropertymaintenance.com

RECIPIENT:

Frank Bray

1503 Washington Road
Washington, Illinois 61571

Quote #5215

Sent on 05/28/2025

Total \$10,750.00

Product/Service	Description	Qty.	Unit Price	Total
Landscape Maintenance	Cut down and spray the weeds around the building and parking lot.	1	\$3,500.00	\$3,500.00
	Cut a path to walk through to access the back grass area of the property			
	Cut back the brush vertically along the back wood line a few feet clean up the area a little			
	Spray the gravel parking for weeds			
	Remove the old wooden pallets along the back of the building			
Landscape Project	Remove the old landscape materials and debris from the landscape beds along the north and west sides of the front of the building. This is approx 180 linear feet	1	\$7,250.00	\$7,250.00
	Install new weed fabric, decorative stone and plants per the design that we draw up for you and install accordingly			

Not eligible

Total ~~\$10,750.00~~

\$7,250

This quote is valid for the next 60 days, after which values may be subject to change.

Signature: _____ Date: _____

FRONT - NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



HONEGGERSIGN.COM

Job name **Ben Franklin - Washington IL**

- ☐ Further revisions are required.
- ☐ I verify that this design is exactly how I would like it to be produced.

Please Examine Your Proof Closely!

Your project will be produced from the original of the artwork provided. We rely solely on your approval of the proof as final verification and acceptance of the project. We cannot accept financial responsibility for items approved by you that may be later found in error.

Customer/Tenant Name _____	Landlord/Owner Name _____
Address _____	Address _____
Email _____	Email _____
Phone _____	Phone _____
Approval Signature/date _____	Approval Signature/date _____



6107 Washington St
Bartonville, IL 61607
309-697-4667
info@honeggersign.com

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



Applicant name: American Commercial Realty, Corp.
Mailing address: 300 Avenue of the Champions #140, Palm Beach Gardens, FL 33418

Daytime Phone: (561) 775-1300

Email Address: jpaul@amcomrealty.com

Correspondence Method: Email

1. **Applicant interest in property:** Owner/Mortgagor
 - **Third-Party (name):**
2. **Property owner name:** Cherry Tree Plaza, LLC
3. **Business name(s):** Cherry Tree Shopping Center
4. **Project address or location:** 20 Cherry Tree Shopping Center Washington, IL 61571
5. **Property tax ID number(s):** 02-02-16-400-036
6. **Current use of property:** Commercial
7. **Proposed use of property:** Commercial
8. **Choose the applicable project:** Façade improvements (existing buildings), Window/door replacements, Stairs/porches/ railings improvements
9. **Describe the nature of work proposed for the property:** Storefront Expansion- We plan to expand the storefront of our

largest vacancy, located just right of Get Yourself Motivated, by approximately 30 linear feet. We believe this improvement will significantly increase the marketability of the space and attract higher-quality leasing prospects. Replacement of Spalling Brick- Our second project is replacing the deteriorating, spalling bricks on front-facing areas with new materials to refresh the property's appearance and improve first impressions for potential tenants. We expect to spend approximately \$10k more than the initial proposal. Rear Stairs and Elevated Walkway Repairs- Finally, we will focus on critical structural maintenance at the rear of the property. We will sandblast, reinforce, and repaint the rear metal stairs, and waterproof the elevated walkway. These updates will extend structural life, prevent corrosion, and improve the rear-facing view from N Cummings Lane.

10. Estimated total project cost: \$104,475

11. Estimated Start Date: August 1, 2025

12. Zoning: C-2

Applicant signature

Date: June 26, 2025

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	2
Property Use		
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	1
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	0
Financial		
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	2
Location		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	4

Total Points: 19/24

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**

Washington Commercial Grant Program				
Cherry Tree Shopping Center - 20 Cherry Tree Shopping Center				
Project Components	Quote 1	Quote 2		
Storefront Expansion	\$58,350			
Brick Replacement	\$26,125			
Rear Stairs/Walkway Repairs	\$20,000			
TOTAL	\$104,475			



2025 Commercial Grant Program

20 Cherry Tree
Shopping Center

Proposed Improvements:

- Storefront expansion
- Replacement of spalling brick
- Rear stairs and elevated walkways repair



Date: 7/10/2025

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



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

Proposal

MAINTENANCE | INDUSTRIAL | COMMERCIAL
CONSTRUCTION SERVICES
UL Qualified Firestop Contractor

SUBMITTED TO:	American Commercial Realty Company	JOB NAME:	Cherry Tree-New Storefront
ATTENTION:	Brock Seidel	LOCATION:	Washington, IL.
JOB NUMBER:	25398	DATE:	6/12/2025

New Storefront-Approximately is 30' wide x 8' tall

- Remove existing wood siding, drywall & wall framing
- Remove & salvage existing aluminum soffit, ceiling grid & ceiling tile as needed
 - o Must be removed to install new steel beam
- Demo masonry opening in wall
- Lay brick pier on side of door and tooth in brick on opposite side
- Install new steel beam lintel
 - o Beam needed because bar joists are bearing on exterior CMU wall
- Temporary board up of new opening
- Install new dark bronze 451T storefront framing glazed with 1" Guardian SN68 argon filled insulated glass
 - o Opening divided into equal width lites
 - o Includes all flashings and sealants
- Repair interior drywall & framing
- Finish tape drywall and install all necessary beads
- Latex primer new drywall. Finish paint not figured
- Acrylic semi-gloss coating on exposed bottom of steel beam
- Install salvaged aluminum soffit & acoustical ceiling
- Clean up and dispose of debris in dumpster provided by Mid-Illinois Companies
- Reworking structural framing at the canopy not figured. Unknow if needed to install steel beam
- Permit & Electrical not included. See option #1 if minor electrical is encountered during project
- All work to be performed during first shift, Monday through Friday weather permitting

Proposed Cost	\$ 58,350
Option #1- Electrical ADD	\$ 500

Payment to be made as follows: **Progress Payments/Net 30 Days From 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 _____



**CALIBER
COATINGS
PLUS**



**VETERAN
OWNED BUSINESS**

**Caliber Coatings Plus LLC
303 Zinser Place
P.O. Box 333
Washington, IL 61571**

American Commercial Realty

Attention: **Ada Sierra**
Reference: **Cherry Tree Shopping Center Brick Replacement – Washington, IL**

We propose to provide labor, material, equipment, and standard insurance to do the following scope of work:

To replace salt damaged brick at base of store fronts and brick piers. In some areas we will need to remove good brick below sidewalk. After brick has been replaced apply a flood coat of water repellent 2' up on brick. We will either use a wet saw or dustless grinder to keep dust to a minimum.

Including:

1. Replace 585 brick, there will be a \$30.00 credit if less brick is used and a \$30.00 charge per brick over 585 bricks.
2. Water Repellent applied after bricks have cured.
3. Cleanup of all masonry debris and haul away.

Excluding:

1. Any work on Northwest wall behind the electrical meter.

Note – All brick work will be subcontracted to M.R. Mason.

ALL WORK FOR THE BUDGETARY PRICE OF: \$26,125.00

This proposal will be withdrawn if not accepted in 30 days.

Should you have any questions or require additional information please contact me at 309-294-9557 or email chad@calibercoatingsplus.com

Sincerely,

Caliber Coatings Plus LLC
Chad Turpen
Estimating & Project Management



Caliber Coatings Plus LLC
303 Zinser Place
P.O. Box 333
Washington, IL 61571



VETERAN
OWNED BUSINESS

June 7, 2024

American Commercial Realty

Attention: **Ada Sierra**

Reference: **Cherry Tree Center – Rear Stair Structure Sandblasting and Painting**

We propose to provide labor, material, equipment, and standard insurance to do the following scope of work:

- We will prepare the steel structure of the rear set of stairs with a nematic needle gun to remove as much rust as possible and then sand blast the remaining existing to a SSPC-SP6 Commercial Blast.
- We will dispose of all blast debris properly.
- We will complete welding repair work as needed up to \$8,550.00.
- We will apply a full prime coat of high solids epoxy at 4 to 6 mils dft.
- We will apply an intermediate coat of high solids epoxy at 4 to 6 mils dft for added extra protection.
- We will apply a single finish coat of Aliphatic Urethane at 3 to 4 mils dft.
- All finish colors will match the existing.
- All work was figured to be completed during regular business hours.

Note: Our pricing includes budgetary steel repair work that may be exposed with our aggressive preparation. If any more structural work is needed over the budget pricing provided after sandblasting, we will contact the owner and discuss pricing for approval on any repairs needed before any more welding is completed.

ALL WORK FOR THE SUM OF: \$20,000.00

Cost Breakdown:

Blasting and Painting \$11,450.00

Welding Budget Pricing \$8,550.00

This proposal will be withdrawn if not accepted in 30 days.

Should you have any questions or require additional information please contact me at 309-294-9557 or email chad@calibercoatingsplus.com

Sincerely,

Caliber Coatings Plus LLC
Chad Turpen
Estimating & Project Management

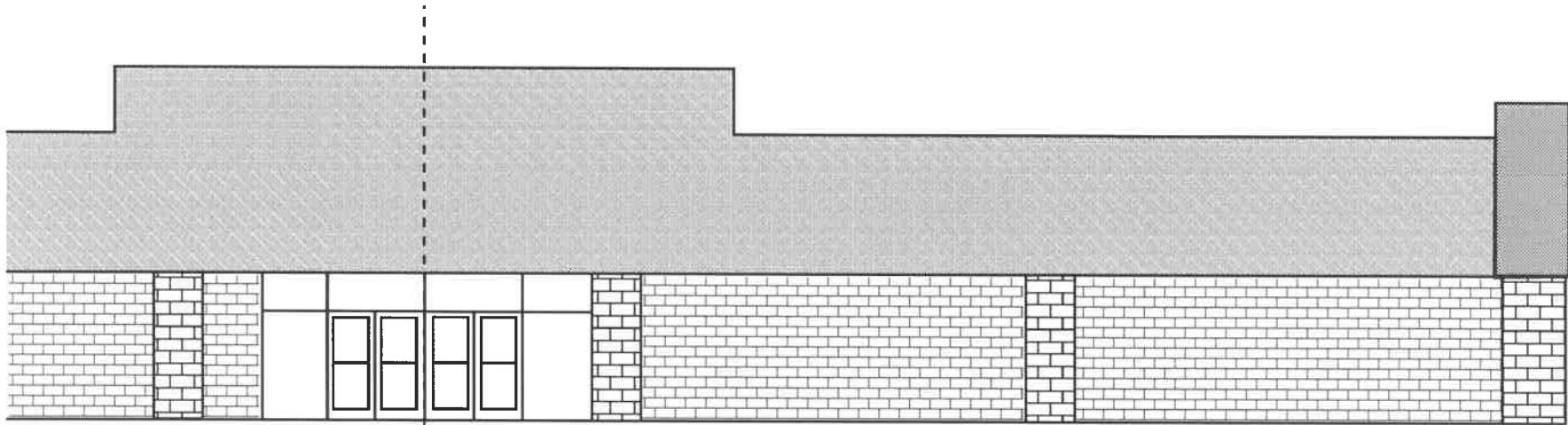
Cherry Tree Plaza, LLC
American Commercial Realty Corp as Agent


Brock T. Seidel
Construction Manager



Existing

Lease Line



Facade Tier Elevation
+/- 26'-6"

Facade Tier Elevation
+/- 21'-6"

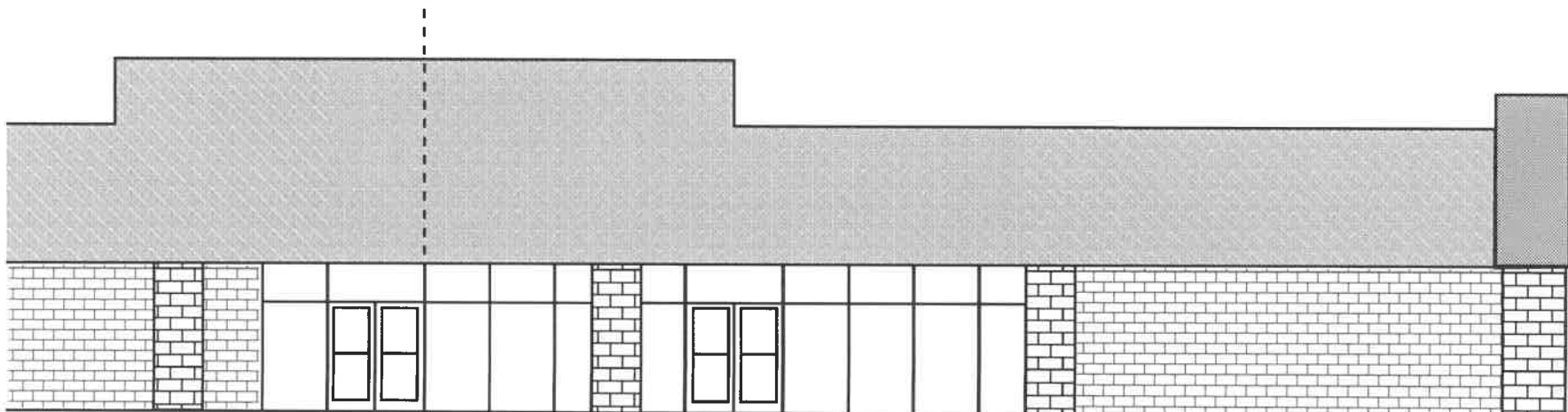
Existing Facade

Ceiling Elevation
+/- 9'-0"

Sidewalk Elevation
0'-0"

Proposed

Lease Line



Facade Tier Elevation
+/- 26'-6"

Facade Tier Elevation
+/- 21'-6"

Existing Facade

Ceiling Elevation
+/- 9'-0"

Sidewalk Elevation
0'-0"

*Drawings not to scale
**All dimensions are to be verified in field





CITY OF WASHINGTON, ILLINOIS

APPLICATION FOR COMMERCIAL BUILDING/PROPERTY IMPROVEMENT GRANT PROGRAM

PRIVATE REDEVELOPMENT INCENTIVE APPLICANTS



Applicant name: Kristi LaHood Cape

Mailing address: 659 School Street

Daytime Phone: (309) 745-5032

Email Address: klahood@comcast.net

Correspondence Method: Email

1. **Applicant interest in property:** Owner/Mortgagor
 - **Third-Party (name):**
2. **Property owner name:** Kristi LaHood Cape
3. **Business name(s):** Countryside Banquet & Catering
4. **Project address or location:** 659 School Street
5. **Property tax ID number(s):** 02-02-20-400-014
6. **Current use of property:** Catering and venue
7. **Proposed use of property:** catering and venue
8. **Choose the applicable project:** Window/door replacements
9. **Describe the nature of work proposed for the property:**
replace the front exterior doors and the two sets of side exterior doors.
10. **Estimated total project cost:** \$41,620
11. **Estimated Start Date:** September 15, 2025
12. **Zoning:** C-3

Applicant signature

Date: June 27, 2025

Property owner signature (if different from applicant)

Date: June 27, 2025

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	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
Property Use		
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
Financial		
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
Location		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	4

Total Points: 14/24

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**

Washington Commercial Grant Program			
Countryside Banquet & Catering - 659 School St.			
Project Components	Quote 1	Quote 2	
Main Entry Doors Replacement	\$15,650		
Kitchen Entry Doors Replacement	\$25,970		
TOTAL	\$41,620		



2025 Commercial Grant Program

659 School Street

Proposed Improvements:

- Replace the front exterior doors
- Replace the two sets of side exterior doors.



Date: 7/10/2025

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



2400 SW Adams Street
Peoria, IL 61602
Phone: 309-676-3573
www.kellyglass.com

PROPOSAL SUBMITTED TO:
ATTENTION:
JOB NAME:
JOB LOCATION:

Countryside Banquet
Kristi LaHood
Kitchen Entry Door Replacement
659 School St, Washington

We propose to furnish and install the following per your request and our jobsite meeting:

Kitchen Entry Door Replacement - Rim Panics

- (1) Pair of steel flush doors with half glass vision lites, 6'0" x 7'0"
- (1) Immediate steel storefront frame, approx. 6'4" x 7'2"
- Door hardware to be provided as follows:
 - 1 ½ pair ball bearing butt hinges
 - Rim panic exit devices with (1) center removable mullion
 - Keyed cylinder at exterior
 - 1" Diameter pull handles
 - ADA compliant low-rise threshold
 - Weatherstripping and sweeps
- Finish to be black painted finish
- Glazing to be 1" clear tempered insulated safety glass with low-e coating and Argon
- Perimeter sealants adjacent to our systems are included
- Removal and disposal of existing doors are included
- Owner is responsible for reworking the interior wood trim and exterior metal siding trim as may be required
- A 50% deposit will be required prior to ordering materials

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

\$12,985.00

PROPOSAL SUBMITTED BY: *Rod Antrim* DATE: 5/16/25

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED ON PROPOSAL. ALL WORK IS TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. NO WARRANTY FOR GLASS BREAKAGE UNLESS DIRECTLY CAUSED BY KGI. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDER AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE AMOUNT QUOTED. GLASS LABELS AND FABRICATION MARKINGS WILL BE REMOVED BY KGI. FINAL CLEANING OF GLASS AND ALUMINUM ARE NOT INCLUDED. COMPLETION DATES ARE NOT GUARANTEED AND ARE CONTINGENT UPON STRIKES, ACCIDENTS, OR ANY OTHER DELAYS BEYOND OUR CONTROL. KGI IS NOT RESPONSIBLE FOR ANY PERMITS OR BUILDER'S RISK INSURANCE THAT MAY BE REQUIRED. KGI WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE.

NOTE: WE RESERVE THE RIGHT TO WITHDRAW THIS PROPOSAL IF NOT ACCEPTED WITHIN 30 DAYS.

ACCEPTANCE OF PROPOSAL - THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. THE UNDERSIGNED AUTHORIZES KGI TO DO THE WORK AS SPECIFIED ON PROPOSAL. PAYMENT FOR MATERIALS IS REQUIRED UPON DELIVERY TO KGI. PAYMENT FOR SERVICES IS REQUIRED AT TIME OF COMPLETION OF SAID SERVICES. UNLESS OTHERWISE STIPULATED BELOW, THE UNDERSIGNED AGREES TO PAY ALL LEGAL FEES AND EXPENSES NECESSARY TO COLLECT ANY BALANCE DUE ON THIS ACCOUNT AND TO PAY A SERVICE FEE OF 1.5% PER MONTH ON ALL PAST DUE BALANCES.

SIGNATURE: _____

DATE: _____



2400 SW Adams Street
Peoria, IL 61602
Phone: 309-676-3573
www.kellyglass.com

PROPOSAL SUBMITTED TO:
ATTENTION:
JOB NAME:
JOB LOCATION:

Countryside Banquet
Kristi LaHood
Main Entry Door Replacement
659 School St, Washington

We propose to furnish and install the following per your request and our jobsite meeting:

Main Entry Door Replacement – Rim Panics

- (1) Pair of Kawneer #190 narrow stile aluminum doors, 6'0" x 7'0"
- (1) Kawneer #450 immediate aluminum storefront frame, approx. 6'4" x 7'2"
- Aluminum door hardware to be provided as follows:
 - 1 ½ pair Kawneer ball bearing butt hinges
 - Kawneer 1786 rim panic exit devices with (1) center removable mullion
 - Kawneer keyed cylinder at exterior
 - Precision 615RWPA surface mounted closers
 - Kawneer 1" diameter pull handles
 - ADA compliant low-rise aluminum threshold
 - Kawneer Sealair weatherstripping
- Aluminum finish to be Kawneer #22 black painted finish
- Glazing to be 1" clear tempered insulated safety glass with low-e coating and Argon
- Perimeter sealants adjacent to our aluminum systems are included
- Removal and disposal of existing doors are included
- Owner is responsible for reworking the interior wood trim and exterior metal siding trim as may be required
- New doors will meet all current life-safety, energy, and ADA codes
- A 50% deposit will be required prior to ordering materials

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

\$7,950.00 Each
Total for (2): \$15,650.00

PROPOSAL SUBMITTED BY: *Rod Antrim*

DATE: 5/16/25

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED ON PROPOSAL. ALL WORK IS TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. NO WARRANTY FOR GLASS BREAKAGE UNLESS DIRECTLY CAUSED BY KGI. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDER AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE AMOUNT QUOTED. GLASS LABELS AND FABRICATION MARKINGS WILL BE REMOVED BY KGI. FINAL CLEANING OF GLASS AND ALUMINUM ARE NOT INCLUDED. COMPLETION DATES ARE NOT GUARANTEED AND ARE CONTINGENT UPON STRIKES, ACCIDENTS, OR ANY OTHER DELAYS BEYOND OUR CONTROL. KGI IS NOT RESPONSIBLE FOR ANY PERMITS OR BUILDER'S RISK INSURANCE THAT MAY BE REQUIRED. KGI WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE.

NOTE: WE RESERVE THE RIGHT TO WITHDRAW THIS PROPOSAL, IF NOT ACCEPTED WITHIN 30 DAYS.

ACCEPTANCE OF PROPOSAL - THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. THE UNDERSIGNED AUTHORIZES KGI TO DO THE WORK AS SPECIFIED ON PROPOSAL. PAYMENT FOR MATERIALS IS REQUIRED UPON DELIVERY TO KGI. PAYMENT FOR SERVICES IS REQUIRED AT TIME OF COMPLETION OF SAID SERVICES, UNLESS OTHERWISE STIPULATED BELOW. THE UNDERSIGNED AGREES TO PAY ALL LEGAL FEES AND EXPENSES NECESSARY TO COLLECT ANY BALANCE DUE ON THIS ACCOUNT AND TO PAY A SERVICE FEE OF 1.5% PER MONTH ON ALL PAST DUE BALANCES.

SIGNATURE: _____

DATE: _____





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) 360-1131

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

1. **Applicant interest in property:** Tenant
 - **Third-Party (name):**
2. **Property owner name:** R. L. and Deanna Anderson
3. **Business name(s):** Russell's Cycling & Fitness
4. **Project address or location:** 10 Valley Forge Plaza, Washington, IL
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, Parking lot improvements
9. **Describe the nature of work proposed for the property:**
 Sand, scrape and paint South block wall to continue renovation of new exterior look. Improving entrance into store. Making it ADA compliant.
10. **Estimated total project cost:** \$14,530
11. **Estimated Start Date:** September 1, 2025
12. **Zoning:** C-3

Applicant signature

Date: June 27, 2025

Property owner signature (if different from applicant)

Date: June 27, 2025

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	2
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	2
Property Use		
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
Financial		
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
Location		
The property is located adjacent to a prominent traffic corridor or is highly visible	0-4	4

Total Points: 16/24

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**

Washington Commercial Grant Program			
Russell's Cycling & Fitness - 10 Valley Forge Plaza			
Project Components	Quote 1	Quote 2	
Front Sidewalk Replacement	\$12,980		
South Wall Sand/Scrape/Paint	\$1,550		
TOTAL	\$14,530		



2025 Commercial Grant Program

10 Valley Forge Plaza

Proposed Improvements:

- Sand, scrape and paint South block wall to continue renovation of new exterior look
- Improving entrance into store, making it ADA compliant



Date: 7/10/2025

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



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

June 27, 2025

Joe Russell
Russell's Cycling & Fitness

Re: Replacement of Front Elevated Walks

Below is the cost and scope for the above referenced project.

Scope

- Supervision
- Sawcut Asphalt Pavement for future form work.
- Sawcut & Remove Concrete Pavement
- Make minor corrections to subgrade including up to 1" of new CA-6.
- Form & Pour new 6" PCC concrete Sidewalk.
- Tool Joints in similar layout to existing conditions.
- Finish Slab on grade & Strip forms.
- Seal Concrete & SL-1 Seal Joints.
- Patch Asphalt.
- Clean up

TOTAL FOR WALKDOOR APPROACH ONLY (110 SF)	\$	12,980
TOTAL REPLACEMENT (510 SF)	\$	21,270

Notable Assumptions:

- The work will be conducted during regular working hours, 7:00AM to 3:30PM, Monday through Friday.
- This proposal includes an allowance of \$1,500 for new underslab downspout extensions, anything beyond included allowance will be handled on a T&M basis. Anything under \$1,500 will be a credit to the owner
- This proposal does not include identification, testing, abatement or remediation of lead, asbestos or mold.
- This proposal does not include sales tax, permit fees, design fees or specialty testing & inspections.
- This proposal does not include a Performance & Payment or Bid Bond.
- This proposal reflects our standard insurance coverages.
- This proposal assumes all soils are suitable.
- This proposal does not include removal or relocation of unforeseen utilities or foundations.
- This proposal excludes building permits / engineered plans.
- Excludes Painting, Plumbing Mechanical & Electrical work outside of listed scope.
- This proposal excludes rebar in the the sidewalk
- Assumes one mobilization.

If you have any questions about the above information do not hesitate to contact our office.

Sincerely,



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

P.J. Hoerr Inc.



July 10, 2025

DESCRIPTION	AMOUNT
<u>South block wall</u>	
*Scrape	
*Sand	
*Prime	
*Paint	
Labor and Material	\$ 1,550.00



