



Facade Advisory Committee Agenda
Meeting – 9:30 a.m.
Erickson Conference Room
September 2, 2025

AGENDA

Approve Minutes of October 1, 2024 meeting
Receive General Citizen Comment
FAC-25-0901 Consider Downtown Facade Grant – 331-337 E Main St
Adjournment

COMMITTEE MEMBERS: PLEASE NOTIFY ME IF YOU ARE UNABLE TO ATTEND AT 309-345-3619.

cc:

City Manager
Executive Secretary
Deputy City Clerk
Code Compliance Supervisor
Construction Inspectors (3)
Account Clerk
Buildings & Grounds
File Copy

MINUTES

**FACADE ADVISORY COMMITTEE
ADMINISTRATION CONFERENCE ROOM OF GALESBURG CITY HALL
October 1, 2024 at 9:30 a.m.**

MEMBERS PRESENT: Jay Bullis, Steve Gerstenberger, Mike Holloway Carla Markwart, 4.
MEMBERS ABSENT: Mark Martin, Ralph Scott, 2.
OTHERS PRESENT: Steve Gugliotta, AICP.

The meeting was called to order at 9:32 a.m.

Approve Minutes of the December 5, 2023 meeting

Member Gerstenberger moved to approve the minutes, seconded by Member Markwart.

Minutes were approved by voice vote.

Consider Citizen Comment

No citizen comments.

FAC-24-1001 Consider Downtown Facade Grant – 149 N Broad St

Members discussed the scope of work within the various bids. A question was also raised about the source funds to complete the project, the applicant stated it has been worked out with their accountant but was unsure of the specifics. They will speak with the owner and let the city staff know.

Member Holloway made a motion to recommend approval of the facade grant, seconded by Member Gerstenberger.

Roll Call #1

Ayes: Bullis, Gerstenberger, Holloway Markwart, 4.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

There being no further business, Member Markwart made a motion to adjourn, seconded by Member Gerstenberger, the meeting adjourned at 9:45 a.m.


Stephen Gugliotta, AICP



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Facade Advisory Committee Letter August 26, 2025

AGENDA ITEM: FAC-25-0901 Downtown Façade Grant for 331-337 E Main Street.

BACKGROUND: Attached for the Committee's review is a facade grant application from One Percent Better, LLC, for proposed facade improvements at 331-337 E Main St.

One Percent Better, LLC is proposing to renovate the façade of 331-337 E Main St and open Orange Cup Side Car in the vacant retail space. Façade renovation includes painting the metal façade, installing a circular perpendicular sign, and replacing the existing awning with one that extends the full width of the sidewalk frontage. It is anticipated 3 full-time and 7-10 part-time jobs will be created as a result of this project.

If approved, the owner anticipates beginning work on September 17, 2025, with an estimated completion by October 15, 2025. The estimated total façade project cost is \$31,731.48 and they are eligible to request up to \$15,865.74 through the facade grant program.

We have received the following information:

- Proof of Owner consent to apply and building ownership
- Proof the taxes are current
- Proof of insurance from the building owner
- One bid each for painting and signage, and two bids for the awning

SUPPORTING DOCUMENTS:

1. Aerial – General location
2. Application
3. Façade Photos
4. Estimates

cc: File Copy



Community Development Department
Community Development Department

One Percent Better, LLC - Orange Cup Side Car

Proposed Facade Grant project

0 5 10 20 30
Yards



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

August 21, 2025

Downtown Facade Redevelopment Grant Program

FORM - A

FACADE APPLICATION

Please print or type requested information and submit it to the Community Development Department. **Please be aware, once information is submitted, it is considered public information.**

ATTACHMENTS (READ CAREFULLY — ALL ITEMS ARE REQUIRED AND MUST BE ATTACHED)

- ☒ **PROOF OF BUILDING OWNERSHIP AND FULL LEGAL DESCRIPTION OF PROPERTY** - Such as a copy of the recorded deed
- ☒ **OWNER CONSENT FORM** - Required if the applicant/primary contact is not the owner of the project real estate
- ☒ **REAL ESTATE TAXES** - Statement from the County Clerk certifying there are no delinquent or unpaid taxes or special assessments, no unpaid forfeited taxes, and no redeemable tax sales are against the property
- ☒ **PROPERTY INSURANCE** - Proof of current property and casualty insurance
- ☒ **NARRATIVE PROJECT DESCRIPTION:** A typed statement of what the facade project will involve. Provide as much detail as possible, including what you are changing or replacing, type of new materials to be used, color, location on facade, etc.
- ☒ **PHOTOGRAPH(S) OF EXISTING FACADE** - Submit several photos of your building in its current condition. Be sure to label each photo and indicate what improvements you are proposing to make in each.
- ☒ **DRAWINGS OF PROPOSED FACADE IMPROVEMENTS** - Conceptual elevation plans and full construction drawings prepared by an Illinois licensed Architect who has conducted an on-site inspection and personal interviews with the applicant. Include product sample sheets showing colors, size, type of materials and finishes, etc. If a sign is proposed, graphically indicate sign lettering style, letter and sign dimensions.
- ☒ **DETAILED COST ESTIMATES/BIDS FOR PROPOSED FACADE IMPROVEMENTS** - A minimum of three (3) qualified bids for all exterior facade work to be performed, or a statement of non-availability of contractors or services. Indicate what contractors you are proposing to use on the project. Bids should provide enough detail to make the proposed scope of work clear (quantity, cost and type of work). If an applicant finds the submitted bids are not satisfactory, a new bid process may be required.
- ☒ **LETTER OF COMMITMENT.** A letter of commitment shall be provided from all entities providing funds. This includes verification the owner has the required 10% owner's equity available for the project.

PROJECT INFORMATION

ANTICIPATED PROJECT START DATE: 9-17-25 (PROJECT MUST START WITHIN 180 DAYS OF SIGNING FAÇADE GRANT AGREEMENT)

ANTICIPATED PROJECT COMPLETION DATE: 10-15-25 (PROJECT MUST BE COMPLETE WITHIN 1 YEAR OF SIGNING FAÇADE GRANT AGREEMENT)

PROJECT ADDRESS: 335-337 E. Main St. Galesburg, IL 61401 PARCEL IDENTIFICATION NUMBER: 99-10-407-020

BUSINESS TO BE AFFECTED BY THIS PROJECT: Orange Cup Sidelcar, Alternative, American Senior Benefits

HAVE YOU RECEIVED A FACADE GRANT IN THE PAST? YES ☐ NO ☒ WHAT YEAR? 2021

CONTACT NAME: Melzmy Baldwin DAY PHONE #: [REDACTED]

MAILING ADDRESS: 2701 E. Main St. Galesburg, IL 61401 EMAIL: [REDACTED]

IS THE BUILDING LOCATED IN A LOCAL HISTORIC DISTRICT OR A LOCAL LANDMARK? YES ☐ NO ☒

TOTAL ESTIMATED PROJECT COST: \$ 31,731.48

OWNERS EQUITY (MUST BE AT LEAST 10% OF PROJECT COST): \$ 15,865.74 GRANT REQUEST: \$ 15,865.74

JOBS CREATED OR RETAINED AS A RESULT OF THIS FACADE PROJECT (USE SEPARATE SHEET IF NECESSARY):

Job Classification	Salary Range	# Full-time		# Part-time	
		# Retained	# Created	# Retained	# Created
Manager/Team Lead	\$40-50K		3		
Baristas/Bakers	\$15/hr-20/hr + tips		2		7-10

PROJECT COST ESTIMATE

DESCRIPTION OF WORK AND/OR MATERIAL (PLEASE REFERENCE APPROPRIATE QUOTE)	QUANTITY	UNIT COST	EXTENSION
FACADE DEMOLITION			
FACADE RECONSTRUCTION (FRAMING/CARPENTRY)			
BRICK AND/OR STONE MASONRY			
PAINTING	1	6545	6545
WINDOW REPAIR/REPLACEMENT			
DOOR REPAIR/REPLACEMENT			
SIGNAGE	1	8145.90	8145.90
AWNING	1	10,553.87	10,553.87
EXTERIOR LIGHTING			
OTHER CONSTRUCTION COSTS:			
CONTINGENCIES 15% of above	1	3786.71	3786.71
SOFT COSTS			
ARCHITECT/ENGINEERING FEES	1	2700 ⁰⁰	2700 ⁰⁰
CONSTRUCTION PERMITS			
OTHER SOFT COSTS:			
TOTAL FACADE PROJECT COSTS			31,731.48
<i>*Minimum of \$20,000 to be eligible for Facade Grant funding</i>			

APPLICANT SIGNATURE

I UNDERSTAND THAT MY SUBMISSION OF AN APPLICATION DOES NOT CONSTITUTE A GUARANTEE FOR FUNDING UNDER THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM. I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND IF APPROVED, WORK WILL BE COMPLETED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM HANDBOOK.

BY SIGNING BELOW, THE APPLICANT ACKNOWLEDGES THAT HE/SHE HAS RECEIVED AND READ THE PROGRAM GUIDELINES FOR THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM. ALSO, THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS DULY AUTHORIZED TO ACT ON BEHALF OF THE COMPANY AND/OR EACH PRINCIPAL OF THE COMPANY AND THAT THE COMPANY IS PROPERLY ORGANIZED AND LICENSED TO CONDUCT BUSINESS IN THE STATE OF ILLINOIS.


Applicant/Owner Signature

8-24-25
Date

August 24, 2025

Project Narrative:

One Percent Better, LLC- Orange Cup SideCar

When we, the owners of Orange Cup Side Car decided to occupy the former space of the beloved Black Market Bagels at 337 E Main Street in Galesburg, we hoped to bring a fun, innovative and bright space to downtown. We've wanted to have a presence for some time downtown, so we could participate in many of the festivities that are limited to downtown businesses, and this seemed the perfect fit & time.

Our landlord and the building owner, Bob Bondi with Bondi Building Corp, told us of the Downtown Façade Redevelopment Grant Program, which excited us, and we began reaching out to Streamline Architects, our architectural design firm, who helped us design the popular Orange Cup Side Hustle. In collaborating with them and Bob, we realized we could make a happy, colorful & tasteful design statement, noticed & appreciated by passersby. We believe this will help elevate & unify the block, which was preferential to simply affixing a sign to the east façade of the building.

We propose to use a local painter/artist to do the entire front façade, including cleaning, power washing, repairing, priming and painting the two metal façades currently painted green, and also do the center mural work. For painting, I had trouble finding someone who would do the both the simple spray painting, but also the multicolor sunburst painting for the center of the facade. I reached out to Johnson Painting, who we've used previously, they could not fit the project into their scope of painting. Because the job needs lift rental and artistic/mural artist experience, we submitted the bid we received from Painting Pros, Doug Alderman, who did similar work at Orange Cup Side Hustle. We'd want to draw attention to downtown Galesburg when he begins the project- painting to that scale is newsworthy! We plan to enlist our social media partners to be actively filming from beginning to end of the exterior and interior renovations.

In an effort to stay local, for signs, I reached out to Allegra, who does printed exterior signs-not illuminated, and couldn't provide a bid. The other sign company, Sign Depot Express, also does printed signs, not the round illuminated sign the project required. We received a bid & will use Galesburg Signs to install a circular perpendicular sign, similar to the Jimmy John's sign further west on Main. Jeff Pickrell of Galesburg Signs is forwarding the sign schematic to the committee. See the design schematic provided by Streamline for the placement. I'm happy to reach out to others outside the Galesburg area if needed.

By incorporating an awning that spans the length of the building, rather than only the entryway, it would help with the afternoon sun in each business, making the businesses look more open & available without blinds or shades needing to be closed. The existing awning needs replacement, as it has many seam tears. For awnings, we received two bids, one from Midwest Awnings, and one from RA Awnings out of Metamora. I also reached out to Canvas Creations in Galesburg and learned they are no longer in business. RA Awnings was the bid winner, and they are prepared to begin as soon as they're notified.

In closing, we are hopeful to be successful with the Downtown Facade Redevelopment Grant, as it will allow us to move forward with a project of this scale. Orange Cup is a local Galesburg homegrown small business. We're proud of Galesburg and we give back to Galesburg. It's what we do.

Thank you for the consideration and we're available to discuss anytime.

Best regards,
Melany & Scott Baldwin
One Percent Better, LLC- Orange Cup
2701 East Main Street
Galesburg, IL 61401



Alternatives
the quality of life our passion

Jerry's
BARBER STYLIST SHOP

339



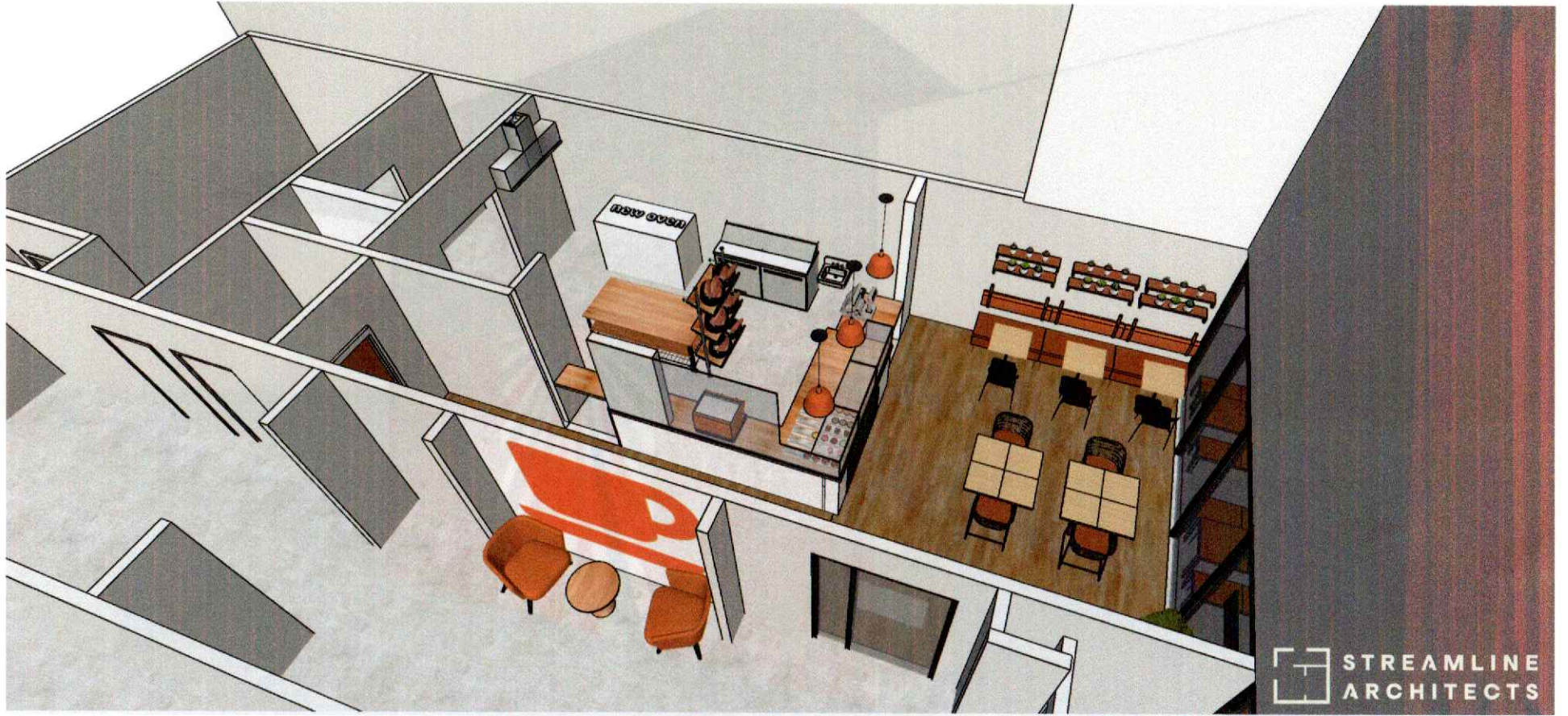
Medicare Supplements
Medicare Advantage Plans
Medicare Part D
Long Term Care
Life Insurance
Annuities • IRAs • Rollovers

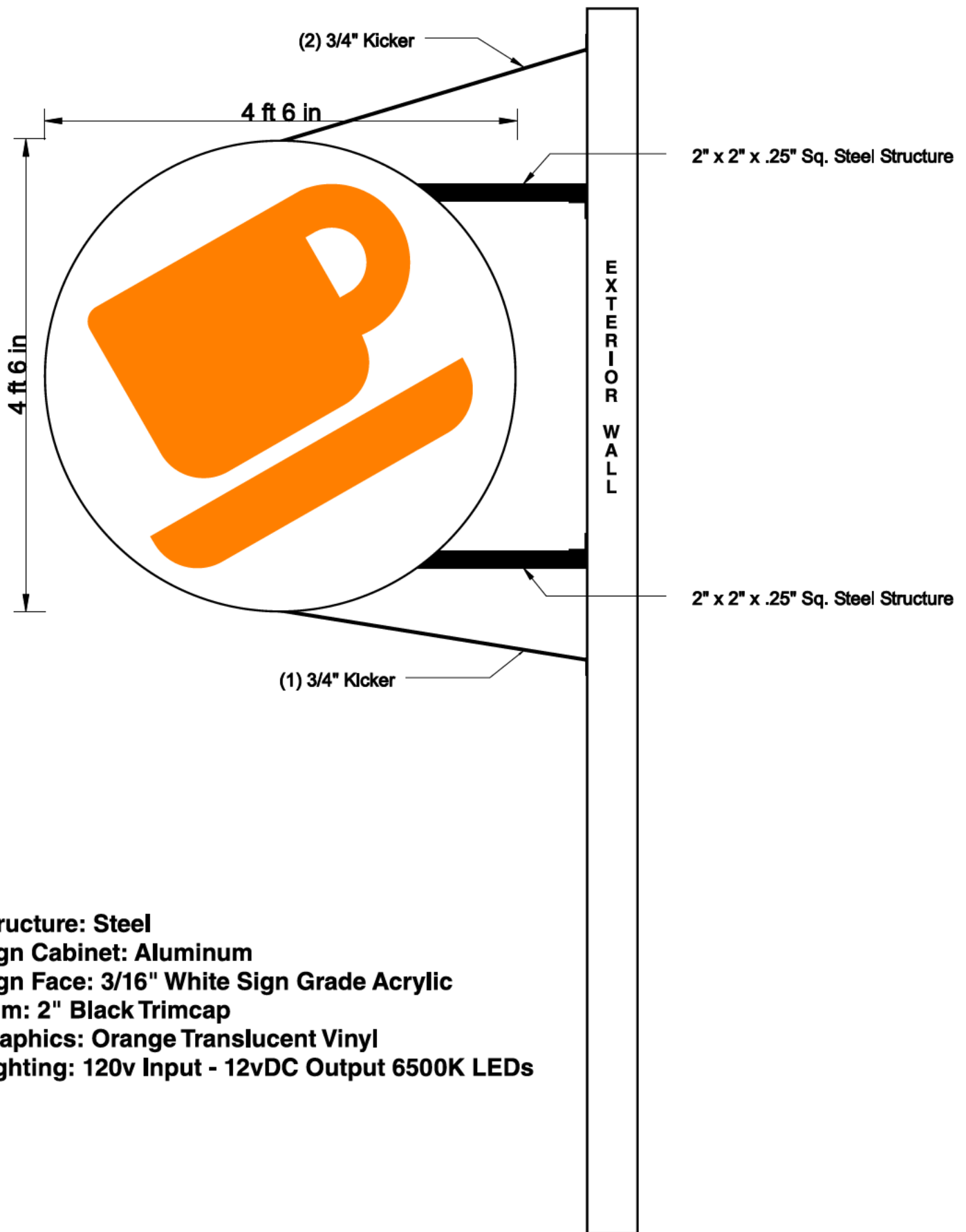
Gerry's
THE PAUSE BAR

Happy Beauty









Structure: Steel
Sign Cabinet: Aluminum
Sign Face: 3/16" White Sign Grade Acrylic
Trim: 2" Black Trimcap
Graphics: Orange Translucent Vinyl
Lighting: 120v Input - 12vDC Output 6500K LEDs

This drawing is an original. Unauthorized reproduction of this drawing / sketch in any manner is prohibited by law and remains the sole property of:
GALESBURG SIGN & LIGHTING, INC.

OKed BY:

DATE:

GALESBURG SIGN & LIGHTING
 Ph. (309)342-9798 FAX # (309)342-5799

SIGNS

1518 S. HENDERSON ST.
 GALESBURG, IL. 61401

GALESBURG
Sign
& LIGHTING INC.

1518 South Henderson St.
309-342-9798 Fax: 309-342-5799
E-Mail: ken@gslsigns.com

Galesburg, IL 61401

Aug. 13, 2025

Orange Cup Sidecar
Galesburg, IL

Manufacture and install 4'6" round double face, LED illuminated sign on front of building.

Sign Cost	_____	\$7,350.00
Knox County Prevailing Wage - Skilled Labor (Foreman)	_____ \$66.95 per hour x 6 hours =	\$401.70
Knox County Prevailing Wage - Skilled Labor	_____ \$65.70 per hour x 6 hours =	\$394.20
Total	_____	\$8,145.90

*A deposit of 50% to begin work, balance due day of install.

*Electric ran to sign done by other.

*Turnaround time 4-6 weeks

*Sign permits at cost

Accepted By: _____ Date: _____



INTERNATIONAL SIGN ASSOCIATION

*ELECTRICAL & NON-ELECTRICAL
MANUFACTURE, INSTALLATION, & SERVICE
ALL TYPES OF SIGNS*



Douglas Alderman
816 E Knox St
Galesburg, IL 61401 US
+13092996496
alderman1@mac.com



Estimate

ADDRESS

Melany Baldwin
Orange Cup Side Car
Main Street

ESTIMATE # 1401

DATE 08/07/2025

EXPIRATION DATE 09/07/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor Fencing- Peoples will deliver and set up barrier fencing.	1	150.00	150.00
Labor Exterior wall- metal facade will be pressure washed to remove dusting and flaking paint. Center white panels will be lightly washed to reduce risk of damage to panels.	1,440	0.50	720.00
Labor Metal facade- primer coat sprayed and two top coats sprayed. Color- Orange cup orange. Sheen - eg-shel (Need additional information of metal facade to see if primer is required. If not, price will be reduced.	960	2.50	2,400.00
Labor Center panels- Orange Cup Sun Burst. White undercoat- one coat. SW- SuperPaint eg-shel. Sunburst colors TBD by client.	480	4.50	2,160.00
Material Power Lift- 55 ft drivable lift. Charged weekly.	1	1,015.00	1,015.00
Labor Lower stucco around windows and base. Two coats	1	100.00	100.00

A deposit of 10% of the total (minimum \$100) is due upon acceptance of estimate and to secure a start date. Once a line item or items is complete a payment is due. If line item payments are not made, work will stop until payment is satisfied. Final payment (usually referring to the final line item and any additional fees, costs, upgrades, etc.) is due on the day of completion of work. Payment can be made in check, cash or credit card. Credit cards have an additional fee. Payment in

TOTAL

\$6,545.00



RA Awnings and More
PO Box 469
Metamora, Illinois 61548
309-573-8551
info@raawnings.com

August 14, 2025

AWNING PROPOSAL

#RA125082P

To:

Orange Cup SideCar
c/o Melany Baldwin
2701 E Main,
Galesburg IL 61401
831-238-3232

RE: Custom Awning - NEW

Description of work to be completed:

1. Perform a site visit to confirm Awning size.
2. New Awning to be approximately 3' drop x 3' Projection x 58' Wide with a 6" face truss.
3. Fabricate one new awning – Shed style – black Sunbrella® brand fabric.
4. Fabricate new aluminum Frame – Powder Coat aluminum frame Black (all hardware to be black)
5. Pattern, Sew and Stretch new Sunbrella® fabric onto awning.
6. Ship new custom awning to storefront in Galesburg, Illinois and install.

PRICE: \$10,553.87

Terms and Conditions:

- 30% down payment and signed proposal due at time of order.
- Please do not pay on site staff.
- Unless stated otherwise, vector files for graphics are to be provided by owner. We can create for additional cost.
- Unless stated otherwise awning framing will be mill finish aluminum framing. Painted frames are an added cost.
- Estimated time of delivery will be 3-5 weeks after reception of signed proposal and deposit. **(We will put a rush on this job!)**
- Balance due upon completion, 2% interest will be applied to the balance after 30 days.
- Prices quoted are good for 15 days from date of proposal. (Material Supply Prices are variable affect)
- Owner shall be responsible for obtaining any necessary permits.
- *(Adverse Weather Conditions) This job is weather dependent and may require start and stop sequence until weather cooperates. (This job may require weekend operations)

Accepted By: _____ Date: _____

Please sign and return original to us and make a copy for your records. (Email scan is acceptable)

All work to be completed in a professional workmanlike manner according to standard industry practices. Any unforeseen circumstances, necessary alterations or deviation from above specifications involving extra cost will require an approved change order before proceeding with the work.

RA Awnings & More will report any unforeseen conditions encountered with the existing fabrics or frames, building facade, relating masonry and or existing structural connections at the building or at footings prior to completing the job. Any unforeseen issues with antique or new building facades, structural, masonry or cosmetic details shall not be the responsibility of RA Awnings and More and will require a written change order before completing any additional scope of work. (e.g., necessary perforations at lintels or steel columns or studs unknown at necessary connection points) This includes connections to adjacent awnings on site. It is assumed that the appropriate internal support capable of withstanding the dead and live loads put upon them by the awning are existing within the building/home structure.

Existing or proposed connections at window mullions are at risk to owner for any damage to glass windows on storefronts. Unless stated otherwise, the owner is responsible for all painting and waterproofing, caulking of residential/commercial building facades, framing interfaces and roofing. Any scope of work that requires the work of an electrician, roofer or carpenter or mason shall be the responsibility of the owner. RA Awnings and more shall not be responsible for faulty awning framing that was not designed or fabricated by RA Awnings and more. This includes any inherited defects (e.g. corroded steel frames) or existing damages or missing parts discovered during the removal and stripping process. We offer a one-year guarantee on all craftsmanship and hardware materials and a 10 year manufactures warranty on Sunbrella fabrics.

By acceptance of this proposal the customer assumes responsibility of interest, collection fees and attorney fees associated with past due fees/accounts.

Presented By: _____ Date: _____

Sean Rennau

info@raawnings.com

RA Awnings & More, LLC



Thank you for the opportunity and please reach out if there are any questions.



PROPOSAL

MIDWEST AWNINGS, INC.

Post Office Box 1382 • Galesburg, Illinois 61402-1382

Galesburg - (309)343-5553 • Quad Cities - (309) 762-3339 • Alton - (618) 465-3969

Fax 309-343-6837 • www.midwestawningsinc.com

PROPOSAL SUBMITTED TO

Orange Pop Sidecar

DATE

Aug 11 2025

ADDRESS

337 E. Main Street

TELEPHONE

891 238 3232

JOB TELEPHONE

JOB NAME AND LOCATION

Galesburg Ill. 61401

FAX TELEPHONE

We hereby submit specifications and estimates, subject to all terms and conditions as set forth as follows:

PATTERN

SCALLOP

BRAID COLOR

Stationary canvas awning for the
South side of building. Solution dyed
acrylic weave fabric with aluminum welded
tubular frame. Lettering on valance.
Installation included.

18,625.00

Tax 1350.90

COD Terms: Down payments, balance paid in full upon pick up or prior to installation. If permits are required, it is the responsibility of the customer to make sure any required permits have been obtained and paid for prior to installation. Any cost incurred by not obtaining required permits will be charged to the customer.

WE PROPOSE hereby to furnish material and labor -
complete in accordance with above specifications, for the sum of:

dollars: (\$ 19,975.90)

Down Payment 10,000.00

Note: This proposal may be withdrawn by us if

not accepted with 30 days.

Authorized Signature

Michael L. Ham

ACCEPTED: 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

SIGNATURE

DATE

THANK YOU FOR YOUR BUSINESS

Monday, August 25, 2025 at 10:40:20 Central Daylight Time

Subject: Orange Cup SideCar - Proposal

Date: Monday, August 11, 2025 at 1:25:19 PM Central Daylight Time

From: Emily Storm

To: Melany Baldwin, Scott Baldwin

CC: Caleb Rogers, Sarah Baldwin

Good Afternoon Melany and Scott,

Streamline proposes a \$2,700 fee (20 est. hours) for the facade improvement design work.

Please let us know if you have any questions.

Thanks,

