



Façade Advisory Committee Agenda

Erickson Conference Room

September 1, 2026

9:30 a.m.

	Approve	Minutes of the July 7, 2026 meeting
	Receive	General Citizen Comment
FAC-26-0901	Consider	Downtown Façade Grant - 237-251 E Main St.
FAC-26-0902	Consider	Downtown Façade Grant - 25 S Cedar St.

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

MINUTES
FACADE ADVISORY COMMITTEE
ERICKSON CONFERENCE ROOM OF GALESBURG CITY HALL
July 7, 2026 at 9:30 a.m.

MEMBERS PRESENT: Jay Bullis (virtual), Mike Holloway, Carla Markwart, Mark Martin, Ralph Scott, 5.
MEMBERS ABSENT: Steve Gerstenberger, 1.
OTHERS PRESENT: Lucas Brooks, Tim Cramer.

The meeting was called to order at 9:30 am.

Approve Minutes of the May 5, 2026 meeting
Member Scott moved to approve the minutes, seconded by Member Holloway.
Minutes were approved by voice vote.

Consider Citizen Comment
No citizen comments.

FAC-26-0701 Consider Downtown Facade Grant – 10 W Main St

Staff provided an overview of the application, and the applicant Tim Cramer provided additional details. Cramer appreciates staff efforts to schedule this meeting as soon as possible, as he is working on the tuckpointer's schedule.

Member Martin asked a few clarifying questions about the doors and window replacements, which would be on the south elevation. The windows on the north elevation are in good condition.

Member Markwart asked if the applicant could go with a lighter paint color than the dark charcoal. Cramer stated that he prefers a darker color to better showcase the red brick of the neighboring property and hide any water spots, but can go with a happy medium. Member Bullis likes each building to be distinguishable, so is in favor of the darker color.

Member Holloway made a motion to recommend approval of the façade grant, seconded by Member Scott.

Roll Call #1

Ayes: Holloway, Markwart, Martin, Scott, 4.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved.

Staff provided the committee members with the color scheme for the previously approved application FAC-26-0501 for 221-223 E Main St.

Staff also briefed members on two potential upcoming items for 251 E Main St and Carl Sandburg College's 518 Collective at 209 E Main St. For the Sandburg project, Member Holloway raised the issue of a taxing body asking for TIF assistance, especially as they do not pay property taxes and received a large grant for the 518 Collective. Bullis appreciates the college making an effort to improve the property and stay in downtown. Markwart is concerned that the awning looks too industrial, and Member Scott says the awning helps with rain.

There being no further business, Member Scott made a motion to adjourn, seconded by Member Markwart, the meeting adjourned at 10:01 a.m.

A handwritten signature in cursive script that reads "Lucas Brooks".

Lucas Brooks



Façade Advisory Committee Meeting

Agenda Item Overview

September 1, 2026

AGENDA ITEM: FAC-26-0901 Downtown Façade Grant for 237-251 E Main St.

BACKGROUND: Attached for the Committee's review is a façade grant application from Mike Martin for proposed façade improvements at 237-251 E Main St.

Mike Martin is proposing to renovate the north, south, and east façades of 237-251 E Main St. Façade renovation includes repainting all three facades, replacing 10 upper-story windows, removing the awnings in poor condition, and replacing the wooden window coverings that have rotted. The repainting will be in the same color scheme. It is anticipated that 4 jobs will be retained as a result of this project.

If approved, the owner anticipates beginning work in September 2026, with an estimated completion in November 2026. The estimated total façade project cost is \$40,002.44 and Martin is eligible to request up to \$20,001.22 through the façade grant program.

We have received the following information:

- Proof of Ownership
- Proof the property taxes are current
- Proof of insurance from the building owner
- Two bids for the repainting
- Two bids for the window replacements
- One bid for the awning disposal and wooden window cover replacements

SUPPORTING DOCUMENTS:

1. Aerial - General location
2. Application
3. Photos of the north, south, and east facades
4. Bids

cc: File Copy

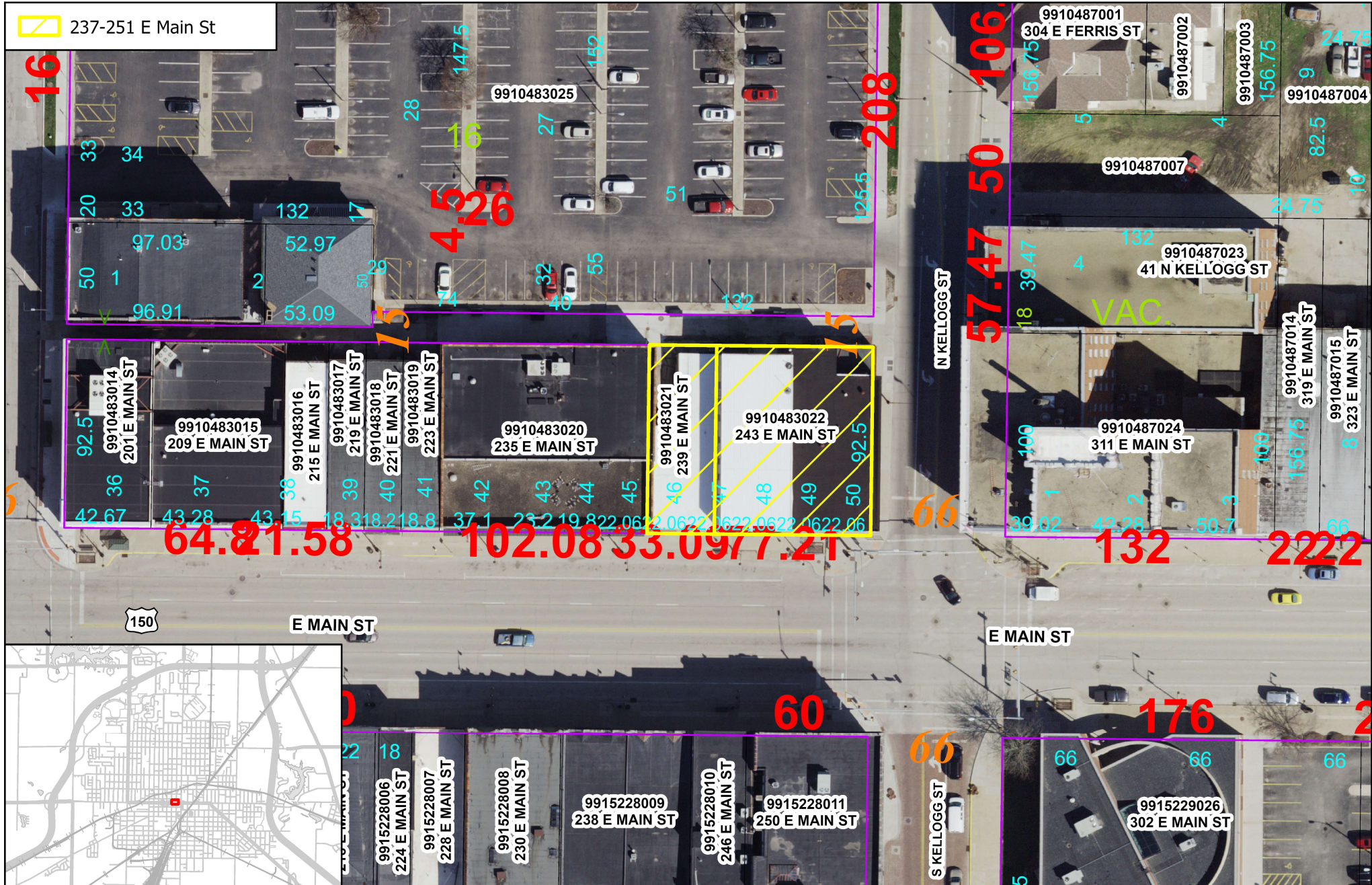


Community Development Department
Community Development Department

Mike Martin

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 12, 2026

FACADE APPLICATION

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.

Last modified 12/20/22

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	26,290.00		
WINDOW REPAIR/REPLACEMENT	10,762.44		
DOOR REPAIR/REPLACEMENT			
SIGNAGE			
AWNING			
EXTERIOR LIGHTING			
OTHER CONSTRUCTION COSTS:			
remove awning + Disposal			
+ repair 8 Wooden window			
CONTINGENCIES covers, Wood	2,950.00		
SOFT COSTS			
ARCHITECT/ENGINEERING FEES			
CONSTRUCTION PERMITS			
OTHER SOFT COSTS:			
TOTAL FACADE PROJECT COSTS			
*Minimum of \$20,000 to be eligible for Facade Grant funding			

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.

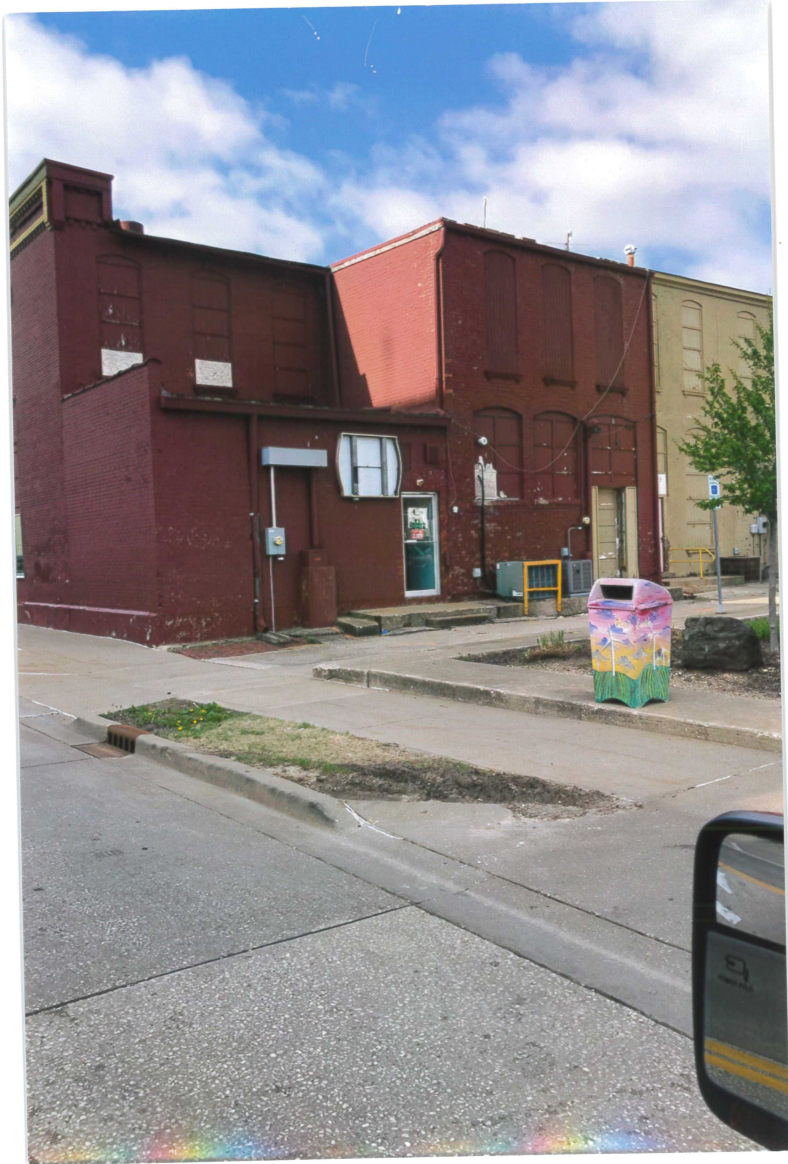
Mike Martin
Applicant/Owner Signature

Aug 10, 2026
Date

Narrative Project Description

237 – 251 E Main St

Repaint all buildings, all sides near as same color as is possible. 10 new replacement windows on 2nd floor. Replace rotted wooden window covers. Remove old awnings in poor condition.











JOB SITE

247-251 E Main St Galesburg - Comm-Ext - JOB-1433-7804

247 & 251 East Main St
Galesburg, IL 61401
(309) 335-2727

PREPARED BY

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



CLIENT

To be confirmed with SA

247 & 251 East Main St
Galesburg, IL 61401
(309) 335-2727

CLIENT CONTACTS

Mike Martin
M: (309) 335-2727

PRICING:

Base Price:	\$29,850.00
Subtotal:	\$29,850.00
Total:	\$29,850.00
Deposits Due	\$7,462.50
Balance	\$22,387.50

GENERAL SCOPE OF WORK

This proposal is for the prep and painting of the exterior of 239-251 E Main St in Galesburg, IL. The prep process will include pressure washing all surfaces to be painted, scrape any failing or peeling paint, priming, and tape and mask off where necessary. After prep is complete CertaPro will apply two coats of paint to the exterior walls. All materials are included in the price above. The estimate is based on a matching color scheme. Lift rental is included in the pricing above.

INCLUDED

Buildings 239-251 (Spurgeon Insurance to corner)

- All Brick Siding
- Concrete Siding (Tan Building all sides)
- Wood Sections (front and where they are covering windows)
- Fascia and Corbels
- Storefront Ceilings, Front Hallway walls and ceilings
- Window Cornice/Crown Molding and Sills
- Pipes and conduit to match
- Painted back door (Excluding Dark Brown on back of Spurgeon)

EXCLUDED

Tuck Pointing

Windows (customer plans to replace)

Carpentry

Storefronts -- Windows, doors and door frames, tile, concrete repairs, any other surface not mentioned above

Any building beyond Joy Garden going west. Jimmy John's side brick not included

Overtime

Union Labor

NOTES

- Estimate is based on the job being completed during normal working hours
- If permits are required, customer should secure them prior to painters' arrival

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.



JB PAINTING

169 Cedar Ave Galesburg ,IL 61401

+13092971146

jbpainting365@gmail.com

Lead certified. 26yrs of experience doing
the highest of quality residential and
commercial projects.

Estimate

Estimate No: 304

Date: 03/18/2026

For: Mike Martin
karenkmartin@hotmail.com
251 E Main St
Galesburg, IL, 61401-4716
(309) 335-2727

Options

Exterior from 251-239 E Main St



Exterior	1	\$26,290.00	\$26,290.00
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Protection for public, vehicles and windows

- drape 3 mil plastic over all glass windows and signs.
- lay 10 ft of 3 mil plastic to catch paint chips (85%) on the ground
- close off sidewalks from corner to corner where work is being done
- while working on the front block off parking spaces from Jimmy John's to Kellogg St

Old peeling paint removal

- pressure wash with roto tip using customers water source to remove all loose flaking
- paint allow 24 hrs to dry before coating

Priming

- all masonry substrates will be primed with Loxon waterproofing masonry primer
- all metal surfaces to be primed with Procril rust inhibitor primer
- all wood to be primed with oil base exterior wood primer

Prepping for paint

- cover all signage windows and anything else not being painted to protect from over spray or paint drips

- lay drops on sidewalk areas
- caulk all gaps for water protection and cosmetics

(Customer to have tuck pointing done where needed and replacing a few areas of rotting wood and windows on rear of building)

Finish painting

- customer to keep same or similar color scheme as present currently
- apply 2 coats of High quality Latitude Rain Refresh from Sherwin Williams (self washing in rain) paint on all surfaces
- spraying up close and back rolling method to be used
- accents to be brushed/ rolled in as necessary

Areas to be worked on as follows

- : South side front fascades of buildings 251- 239 including entrances to buildings in customers desired colors
- : Upper wall on the roof of 239-241 from Main St corner to back corner by parking lot
- : East Side from Kellogg/Main street to parking lot
- : North side from Kellogg St to back wall of building 251

We will provide 40 ft JLG boom lift , safety harness and PPE and diesel ... included in the price

Labor and all materials and paint products included in price

Payment schedule

- an approx 40% deposit for lift fee and materials due 1 week prior to start date in amount of \$10,520.00

Approx start date July 15th

- remaining balance of \$15,770.00 due upon satisfactory completion

** 2 yr no peel guarantee on all substrates

** Allow 2-3 weeks completion

** Work area to remain cleaned up and opened to public where danger isn't an issue for pedestrians during and after work daily

** Trailer will materials and tools to be left in back lot

JB PAINTING - Estimate 304 - 03/18/2026

Description	Quantity	Rate	Amount
Subtotal			\$26,290.00
Total			\$26,290.00
Total			\$26,290.00



East Moline Glass Company

1033 7th Street, Suite 100

East Moline, IL

Ph - 309-755-1422 Fax - 309-755-4912

Date: May 5, 2026
Re: 251 East Main Street Galesburg IL
Upper Windows

Scope of Work

Demo and install 10 new storefront fixed windows into existing openings on the 2nd floor of 251 East Mian Street in Galesburg IL. Framing finish to be dark bronze anodized, glass supplied to be 1" OA clear with a low E #2. Break metal wrap around existing wood is included as needed. Alternate routing for pedestrian traffic will need to be addressed and established prior to any demo work commencing. All barricades and foot traffic is to be the responsibility of the building owner and not EMG.

No repairs to existing openings

No Interior finish work

No Permits

No Protection

No Temporary Enclosures

No Abatement and or Asbestos Removal and or Testing - by building Owner

Quote Valid for 14 Days - Materials to be ordered within 90 days of award or escalation could apply.

Base Bid: \$ 42,665.00 Sales Tax Included

Thank you,

Ken Linder

Ken Linder

GLASS SPECIALTY WLC, INC.
723 E MAIN ST
GALESBURG, IL 61401

Customer Copy

PH:(309) 343-6139 FAX:(309) 343-3958

Federal Tax ID: 320181500

P/O#:	Cust State Tax ID:	Quote: 01008364
Taken By: Chad	Cust Fed Tax ID:	Date: 8/5/2026
Installer:	Ship Via:	Time: 03:32 PM
SalesRep: 02	Adv. Code:	
Bill To: 400613	Sold To: 400613	
MARTIN, MIKE 1302 FRANK STREET GALESBURG, IL 61401	MARTIN, MIKE 1302 FRANK STREET GALESBURG, IL 61401	

(309) 343-1404 Mobile: (309) 335-2727

Qty	Part Number	Description	List	Disc%	Sell	Total
1	MISC	EST ON 2ND FLOOR WINDOWS-FIXED	\$0.00	0.00	\$0.00	\$0.00
10	MISC	34 5/8" x 80" Black/White Vinyl 2-Fixed Windows Muller w/ Clear Glass	\$612.15	0.00	\$612.15	\$6,121.50
10	MISC	Panel, Glue, Screws, Disposal, & Misc Items	\$100.00	0.00	\$100.00	\$1,000.00
1	LABOR	LABOR TO REMOVE OLD & INSTALL NEW WINDOWS	\$3,000.00	0.00	\$3,000.00	\$3,000.00
1	MISC	DOES NOT INCLUDE NEW LUMBER, TRIM, OUTSIDE WRAP, OR LIFT RENTAL	\$0.00	0.00	\$0.00	\$0.00

QUOTE GOOD FOR 30 DAYS

THERE WILL BE A 3% FEE WHEN PAYING BY CREDIT CARD
AT 251 E MAIN ST

NET 30

Sub Total: \$10,121.50

Tax: \$640.94

Total: \$10,762.44

May 09, 2023

To: City of Galesburg

Proposal for Removal of Awnings/Window Wood Replacements

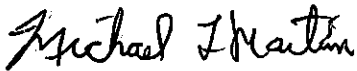
The old awnings need to be taken down. The windows that are covered with wood have become rotted which will need replaced. The painting Contractors bid does not cover this. I will replace and remove myself.

Awning removal and Disposal \$700.00

Remove and Replace Rotted Wood 8 Total \$2,250.00

Total Job Cost \$2,950.00

Authorized Signature

A handwritten signature in black ink that reads "Michael L Martin". The signature is written in a cursive style with a large, stylized 'M' and 'L'.

Michael L Martin

Martin Rentals



Façade Advisory Committee Meeting

Agenda Item Overview

September 1, 2026

AGENDA ITEM: FAC-26-0902 Downtown Façade Grant for 25 S Cedar St.

BACKGROUND: Attached for the Committee's review is a façade grant application from Tim Cramer for proposed façade improvements at 25 S Cedar St.

Tim Cramer is proposing to extensively renovate the south, east, and west elevations of the building. 1 existing door, 1 existing garage door, and 5 existing windows would be replaced. The south, east, and west elevations would be tuckpointed. A new metal awning would be installed above the storefront and garage door area, as well as 6 new exterior lights. It is anticipated that 8 full-time jobs will be retained as a result of this project.

If approved, the owner anticipates beginning work in October 2026, with an estimated completion in February 2027. The estimate total façade project cost is \$63,000 and Cramer is eligible to request up to \$31,500 through the façade grant program.

We have received the following information:

- Proof of Ownership
- Proof the property taxes are current
- Proof of insurance from the building owner
- A letter of commitment for the owner's equity portion of the project
- Two bids for the tuckpointing
- Two bids for the garage door replacement
- One bid for the window replacement
- One bid for the door replacement
- One bid for the awning installation
- One bid for the exterior light installation

SUPPORTING DOCUMENTS:

1. Aerial - General location
2. Application
3. Photo of the west facade
4. Bids

cc: File Copy

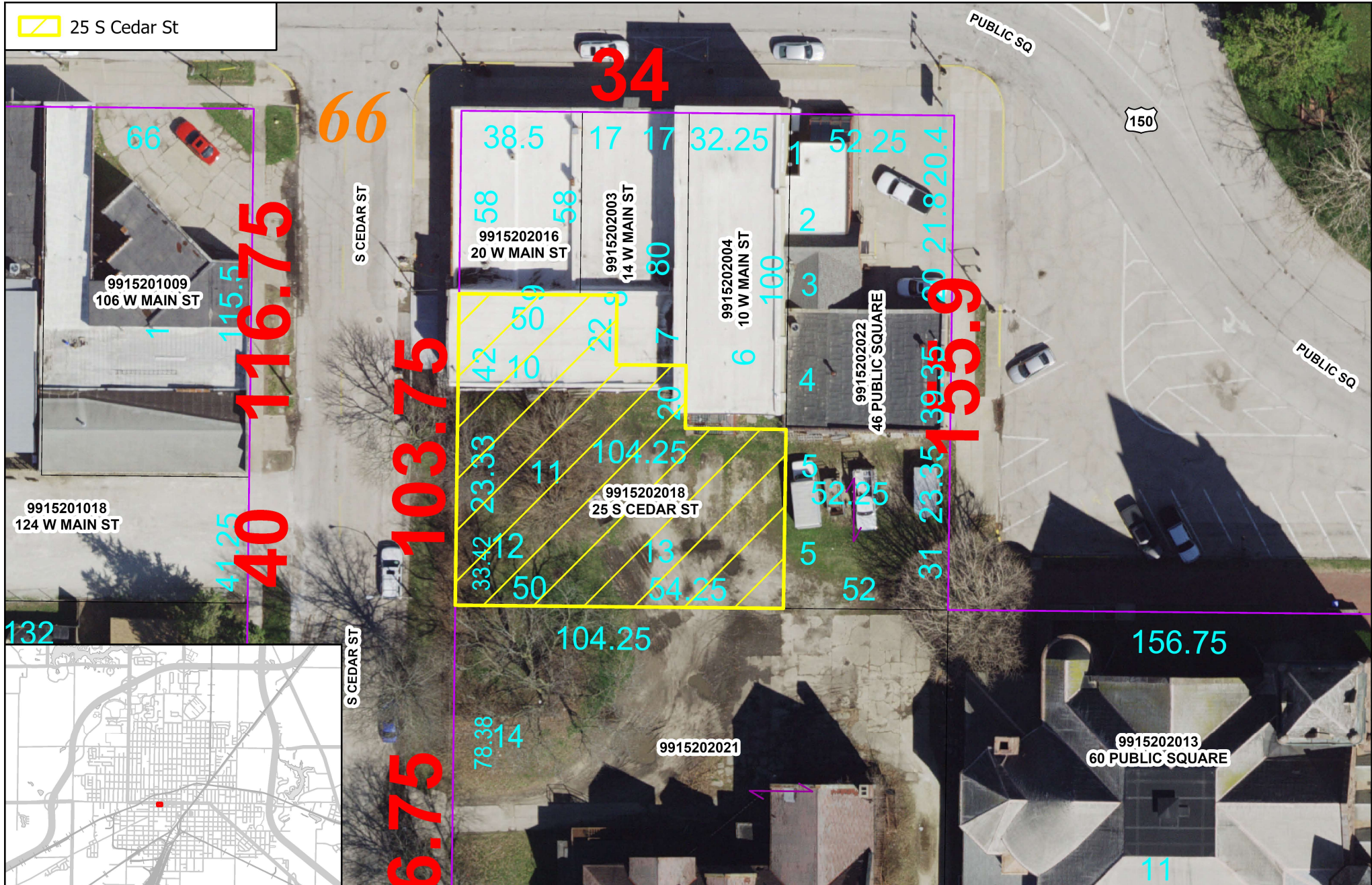


Community Development Department
Community Development Department

Tim Cramer

Proposed Facade grant project

0 4.5 9 18 27
Yards



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August 14, 2026

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: 10/1/26 (PROJECT MUST START WITHIN 180 DAYS OF SIGNING FACADE GRANT AGREEMENT)
ANTICIPATED PROJECT COMPLETION DATE: 2/1/27 (PROJECT MUST BE COMPLETE WITHIN 1 YEAR OF SIGNING FACADE GRANT AGREEMENT)
PROJECT ADDRESS: 25 S. Cedar St PARCEL IDENTIFICATION NUMBER: 99- 15-202-018
BUSINESS TO BE AFFECTED BY THIS PROJECT: None
HAVE YOU RECEIVED A FACADE GRANT IN THE PAST? YES ☐ NO ☒ WHAT YEAR?
CONTACT NAME: Tim Cramel DAY PHONE #: 309-297-0638
MAILING ADDRESS: 1600 N. Henderson EMAIL: timc@firstglass.com
IS THE BUILDING LOCATED IN A LOCAL HISTORIC DISTRICT OR A LOCAL LANDMARK? YES ☐ NO ☒
TOTAL ESTIMATED PROJECT COST: \$ 63,000
OWNERS EQUITY (MUST BE AT LEAST 10% OF PROJECT COST): \$ 7,000 GRANT REQUEST: \$ 31,500

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
Glazer	100K	2			
Garage Door	50K	2			

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	1	7,700	7,700
PAINTING			
WINDOW REPAIR/REPLACEMENT	5	3,200	16,000
DOOR REPAIR/REPLACEMENT	1	7,500	7,500
SIGNAGE			
AWNING	1	21,500	21,500
EXTERIOR LIGHTING	1	5,000	5,000
<i>OTHER CONSTRUCTION COSTS:</i>			
Garage Door	1	5,300	5,300
CONTINGENCIES			
SOFT COSTS			
ARCHITECT/ENGINEERING FEES			
CONSTRUCTION PERMITS			
<i>OTHER SOFT COSTS:</i>			
TOTAL FACADE PROJECT COSTS			63,000
<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

8/13/26

Date

Downtown Facade Redevelopment Grant Application

Project Narrative and Scope of Work

Project Location	25 South Cedar Street, Galesburg, Illinois
Date	August 13, 2026

Project Description

The purpose of this project is to revitalize and preserve the exterior facade of the building at 25 South Cedar Street through coordinated masonry repairs and replacement of deteriorated exterior components. The improvements will enhance public safety, weather resistance, energy efficiency, and the overall appearance of the property while complementing the historic character of downtown Galesburg.

Scope of Work

1. Masonry Repair and Sill Replacement

Repair and tuckpoint deteriorated masonry and mortar joints where needed. Repair or replace damaged wood or brick window sills as conditions require, including associated materials, preparation, flashing, sealants, and cleanup.

2. Garage Door Upgrade

Remove or modify the existing garage door and install an updated commercial garage door with vision-light glazing. The new door will be black or dark bronze, with the final color selected to coordinate with the windows, entry door, and overall facade design.

3. Storefront Window Replacement

Remove the five existing windows and install five new commercial storefront-style windows with divided-light framing. New insulated glazing, perimeter flashing, sealants, trim, and all related installation materials are included.

4. New Commercial Entry Door

Remove the existing entry door and install a new commercial-grade entry door and frame coordinated with the storefront windows and garage door, including glazing, weather seals, threshold, hardware, and related finishing work.

5. New Exterior Awning

Fabricate and install a new exterior awning above the storefront and garage-door area. The awning will be properly supported, flashed, weather-sealed, and finished to coordinate with the updated facade.

6. Dawn-to-Dark Exterior Lighting

Install new commercial-grade exterior lighting controlled by photocells for automatic dawn-to-dark operation. Fixtures will illuminate the storefront, garage-door area, and entry for improved safety, visibility, and appearance.

Project Benefits

These improvements will preserve the building envelope, correct deteriorated exterior conditions, improve safety and energy efficiency, enhance the downtown streetscape, reduce long-term maintenance, and encourage continued investment in the downtown business district.

Final colors, divided-light layout, fixture styles, and installation details will be selected to comply with applicable City of Galesburg facade-program and building-code requirements.



FRONT ELEVATION – LIGHTING PLAN (TO SCALE)

30'-0" TOTAL BUILDING WIDTH



OPTION 1 – THREE HORIZONTAL BARS

SWING DOOR LIGHT FIXTURE



TYPE:
OUTDOOR WALL LIGHT

SIZE:
14" HIGH
× 5.5" WIDE
× 6.5" DEEP

FINISH:
MATTE BLACK

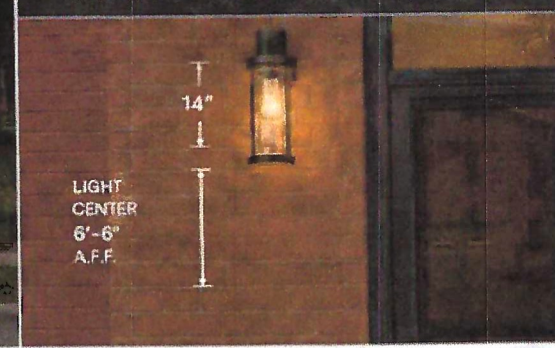
LAMP:
INTEGRATED LED

COLOR TEMP:
3000K (WARM WHITE)

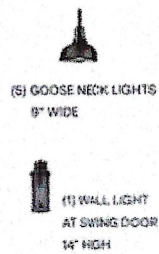
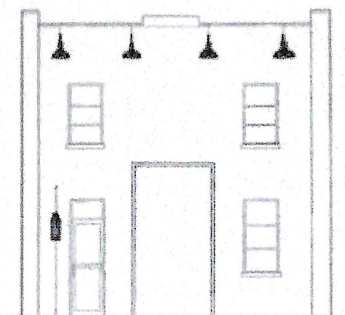
LUMENS:
800-1000

FEATURES:
DUSK TO DAWN
PHOTOCELL
CLEAR SEEDED GLASS

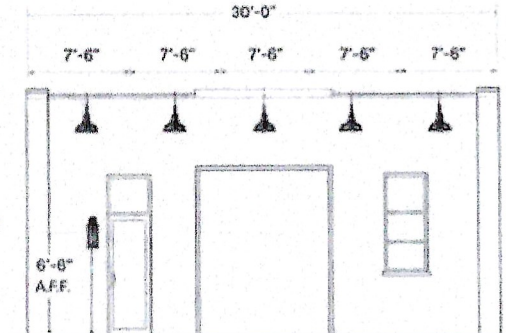
SWING DOOR LIGHTING DETAIL (TO SCALE)



LIGHTING PLAN – FRONT VIEW (TO SCALE)



DIMENSION PLAN (TO SCALE)



LIGHTING NOTES

- FIVE (5) 9" WIDE GOOSE NECK LIGHTS EQUALLY SPACED ACROSS FRONT.
- ONE (1) WALL LIGHT MOUNTED NEXT TO SWING DOOR.
- ALL FIXTURES EQUIPPED WITH INTEGRATED DUSK TO DAWN PHOTOCELLS.
- COLOR TEMPERATURE: 3000K WARM WHITE FOR A WELCOMING APPEARANCE.



FOX TUCKPOINTING

Sean Fox
Professional Masonry Restoration & Tuckpointing Services
618 Knox Rd 900 E
Gilson, IL 61436

ESTIMATE / PROPOSAL

Date:	August 12, 2026
Prepared For:	Tim Cramer / First Class
Project Location:	25 South Cedar

Scope of Work

Fox Tuckpointing proposes to furnish all labor, equipment, and materials necessary to complete tuckpointing and masonry restoration on the south, east, and west elevations of the commercial building located at 25 South Cedar.

Description	Amount
Tuckpoint South, East & West Elevations	\$7,700.00

Total Proposal Amount: Seven Thousand Seven Hundred Dollars and No/100 (\$7,700.00)

Respectfully Submitted,

Sean Fox
Fox Tuckpointing

**PO Box 183
Oneida, IL 61467
483-2843 or 221-2843**

Name: Tim Cramer

Date: 8/10/2026

Address: 25 South Cedar St.
Galesburg, IL 61401

Proposal: 6038

Phone: 297-0638

PROPOSAL

Tuckpoint South Cedar Building

All necessary repairs and windowsill fixes.

Labor and Material: \$8,500.00

Work area will be kept as clean as possible each day.

Proposal signed by: _____

Date: _____

Payable to: Jeremy Gerard

Proposal No. 6038

Howe Overhead Doors Inc.

2192 Grand Avenue
Galesburg, IL 61401
309-289-2211
howedoors@gmail.com



Quote

ADDRESS

Tim Cramer
794 Swedenburg Rd
Knoxville, IL 61448

QUOTE # QCD3915900**DATE** 08/05/2026**EXPIRATION DATE** 09/04/2026

SERVICE / ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	Location: 25 S. Cedar Galesburg, IL			
Door	10'2"x12'0" CHI 3285 with 24" of High Lift, Clip-On Door Stop, Extended Shaft, Spring Bumpers, Top Seal and Full View Section in 5th Row	1	5,300.00	5,300.00

Commercial Terms and Conditions

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum listed below. Please be advised, Howe Overhead Doors are not Electricians, and due to Local and State Regulations, we are UNABLE to run electric to operators for Doors and Gates., nor can we repair Electrical issues from the Operator to the Circuit Breaker / Fuse box.

Quote Prepared by Travis J. Howe

Terms and Conditions:

Buyer will provide a Purchase Order or Signed Quote to Overhead Doors, Inc.

Payment to be made as follows:

\$2,650.00 down at time of order.

Remaining \$2,650.00 due at completion of job.

Over the counter sales must be paid for at pick-up, or prior to delivery. Sales Tax will be added to ALL Over the Counter Sales. If Sales Tax is not specified in the Quote, it WILL be added at time of purchase.

Materials will NOT be ordered until the Deposit & PO or Signed Quote are received.

Prices subject to change if not accepted in 30 days.

Expired Quotes will have to be re-quoted.

Purchaser agrees that all door(s) shall remain in Seller's possession until paid in full.

Any Doors, Fences, etc. that have not been installed within

An Approved or Signed Quote and the Required Deposit must be received prior to any materials being ordered.

Changes after Quote is signed must be requested in writing and approved by Management at Howe Overhead Doors, and additional payment may be required.

SERVICE / ITEM	DESCRIPTION	QTY	RATE	AMOUNT
----------------	-------------	-----	------	--------

6 months of receipt at Howe Doors due to Customer issues or problems, and by no fault of Howe Doors, will be PAYABLE in FULL. If not installed within 9 months of receipt, due to no fault of Howe Overhead Doors, a monthly storage fee will start being assessed at a rate of \$20 per month.

If terms are not met, after 1 year any materials, doors, fence, operators, etc. that have not been paid in full will be forfeited along with any deposits or payments toward said job & materials, and become the sole property of Howe Overhead Doors, Inc. unless contact and arrangements are made, and a written waiver is granted from Howe Doors.

In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the cost of collection, including reasonable attorney's fees. There shall be 2% service charge per month for all payments due and owing after thirty (30) days. (All material is guaranteed to be as specified.)

All work is to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Agreements are contingent upon strikes, accidents, or delays beyond our control.)

THERE WILL BE A 3.5% CONVENIENCE FEE ADDED TO ANY DEBIT/CREDIT CARD TRANSACTION OF \$250.00 OR MORE.

Acknowledge and Accept

Please Sign and Date Below for Acceptance of Quote:

My signature verifies that I have read, fully understand and will abide by these terms and conditions set forth above.

Please find your Quote details here. If everything is acceptable to you, either Approve it through the link in the Quote, in which case I will automatically send you a Deposit Invoice, or you can Sign & Date the Quote for Approval and return it to Howe Doors along with the Required Deposit. Once we have received Approval / Signed Quote & the Required Deposit, we can order the materials for your project. We accept Cash, Checks & Credit / Debit Cards and ACH. Payments are available in the Invoices, with NO additional fee. Thank you for your Business, we look forward to working with you.
Have a Great Day!!

SUBTOTAL	5,300.00
TAX	0.00
TOTAL	\$5,300.00

Accepted By

Accepted Date

An Approved or Signed Quote and the Required Deposit must be received prior to any materials being ordered.

Changes after Quote is signed must be requested in writing and approved by Management at Howe Overhead Doors, and additional payment may be required.



MIDWEST GARAGE DOOR

— BUILT STRONG. BUILT LOCAL. —

4120 Industrial Drive
Peoria, IL 61615
(309) 555-8200
info@midwestgaragedoor.com
www.midwestgaragedoor.com

COMMERCIAL DOOR SOLUTIONS

SALES • SERVICE • INSTALLATION

UNOFFICIAL BUDGET ESTIMATE

This document is for budgeting purposes only and is not issued by or affiliated with Sullivan Door Company.

QUOTE

#MGD-250525-01

DATE: July 31, 2026

CUSTOMER INFORMATION

Name: Tim Cramer
Address: 25 South Cedar Street
Galesburg, IL 61401
Phone: (309) 335-9336

PROJECT INFORMATION

Project: 25 South Cedar Street
Location: Galesburg, IL 61401
Door Opening Size: 10' Wide x 12' Tall
Notes: Supply and install new overhead door in existing opening.

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Overhead Sectional Garage Door System 10' Wide x 12' Tall - Black sectional overhead door - One (1) vision lite in door (second panel from bottom) - Vision lite to be bronze-tinted Low-E insulated glass - Heavy-duty commercial grade construction - All necessary hardware and components	1	\$7,500.00	\$7,500.00
INSTALLATION Complete installation, adjustment, and testing	1	Included	Included
SUBTOTAL			\$7,500.00
TAX			\$0.00
TOTAL INVESTMENT			\$7,500.00

EXCLUSIONS:

- Permits and inspection fees (if required)
- Electrical work beyond standard operator connection
- Any structural modifications or repairs
- All items not specifically listed above

TERMS & CONDITIONS:

- This is an unofficial budget estimate for planning purposes only.
- Pricing valid for 30 days from the date above.
- Actual pricing may vary based on final specifications and site conditions.
- This document is not a contract and does not obligate either party.
- A formal quote will be provided upon request.

PREPARED BY:

Jake Reynolds

Jake Reynolds
Estimator / Project Sales
Midwest Garage Door

ACCEPTED BY:

Signature

Date



QUALITY PRODUCTS
We use industry-leading products built to last.



EXPERT INSTALLATION
Certified technicians with years of experience.



RELIABLE SERVICE
We stand behind our work and your satisfaction.



LOCALLY OWNED
Proudly serving Central Illinois since 2005.

1600 N HENDERSON ST
PO BOX 1514
GALESBURG, IL 61402
PHONE 309-342-2001
FAX 309-342-2765
FED ID 37-1094931



Quote: 20814
Date: 8/02/26

Customer:

TIM CRAMER
25 CEDAR ST
GALESBURG, IL 61401

CSR	Tech	PO	Terms	Job #	Job Type
TC			C.O.D		COMMERCIAL

Rep
JIM M

Qty	Dimension	Part/Description	Total
5.00		BRONZE STOREFRONT	\$16,000.00
		2" x 4 1/2" with tinted lowe glass 6 lite	

Taxes	
STATE TAX	\$720.00

Signature _____

Taxes	WWW.FIRSTGLASS.COM	Payments	Balance
\$720.00	Total "The clear choice for all your glass needs." \$16,720.00	\$0.00	\$16,720.00

1600 N HENDERSON ST
PO BOX 1514
GALESBURG, IL 61402
PHONE 309-342-2001
FAX 309-342-2765
FED ID 37-1094931



Quote: 20815
Date: 8/02/26

Customer:

TIM CRAMER
25 S CEDAR ST
GALESBURG, IL 61401

CSR	Tech	PO	Terms	Job #	Job Type
TC			C.O.D		COMMERCIAL

Rep
JIM M

Qty	Dimension	Part/Description	Total
1.00		MEDIUM STYLE DOOR	\$7,500.00
		medium style door with transom grids to match windows with 12:" bottom rail threshold closer rim panic bronze lowe glass	

Taxes	
STATE TAX	\$337.50

Signature _____

Taxes	WWW.FIRSTGLASS.COM	Payments	Balance
\$337.50	The clear choice for all your glass needs	\$0.00	\$7,837.50

1600 N HENDERSON ST
PO BOX 1514
GALESBURG, IL 61402
PHONE 309-342-2001
FAX 309-342-2765
FED ID 37-1094931



Quote: 20828
Date: 8/11/26

Customer:

TIM CRAMER
25 S CEDAR ST
GALESBURG, IL 61401

CSR	Tech	PO	Terms	Job #	Job Type
TC			C.O.D		COMMERCIAL

Rep
JIM M

Qty	Dimension	Part/Description	Total
1.00		MAPES AWNNING	\$21,500.00
		3' deep 26'0" wide installed standard color includes install model super lumideck	

Taxes	
STATE TAX	\$945.00

Signature _____

Taxes		www.FIRSTGLASS.COM	Payments	Balance
\$945.00		"The clear choice for all your glass needs"	\$0.00	\$22,445.00

Quotation

Quote # 128752-0 Date 08-10-2026

Job 25 Cedar

Jobsite Address:



Customer # 10006

FIRST GLASS

1600 N. HENDERSON

GALESBURG

IL 61401

USA

Contact TIM CRAMER

Phone # (309) 342-2001

Email TIMCRAMERGLASSMAN@GMAIL.COM

Shipping Information

Will confirm address when job ships.

Estimated freight included in quote.

Client responsible for broker costs on shipments outside of the USA, or needing a port.

Terms Per Mapes Credit Approval

Salesperson Jassen Adamson

Email jadamson@mapes.com

Qty	Description	Amount
-----	-------------	--------

- | | | |
|---|---|--|
| 1 | Size : 3' 0" Projection by 26' 0" Wide
Canopy Type : Super Lumideck
Support : 1" Hanger rods w/ Thru-bolts for attachment
Deck : 2.75" X 6" Flat Soffit Extrusions
Fascia : 8" 4 Sided
Drainage : Drain Stub | |
|---|---|--|

Lead Times:

Shop drawings for approval: 2-3 weeks.

Production: 6-8 weeks.

Assembly: (if selected or included) Will increase production lead times based on backlog.

Custom colors extend production lead times pending matching process. Sample required for matching ASAP.

Total Cost Delivered

2 Coat Kynar Finish :

Choose From Mapes Color Chart - 25 Options.

Alternate - Standard Stock Colors :

Choice Of Class II Clear Anodized, White Baked Enamel

Or Bronze Baked Enamel.

Add For Stamped Calcs :

Add for Roll Formed 2.5" x 3" Downspouts

Add for Cantilever Brackets

If a custom color outside of Mapes' color chart is needed, a physical sample will be required.

Lead times to match are significant and vary with each color. A matched sample will be sent to the client for approval. Clear anodized canopies will have a finish variance deemed acceptable by the anodizing vendor - different extrusions may vary (decking/fascia/etc.). Mapes Canopies are warranted for a period of five years on materials and workmanship. Finish warranties vary based on finish selected. Mapes standard finishes are warranted for 1 year, and Mapes Kynar finishes are warranted for 10 years.

Quote # 128752-0 Page : 1 of 2 Prices valid for 30 days All Costs are in USD Circle desired option(s)

MAPES ARCHITECTURAL CANOPIES

7748 North 56th Street, Lincoln, NE 68514 Phone: 888-273-1132 Fax: 877-455-6572 Email: canopy@mapes.com
mapes.com

Quotation

Quote # 128752-0 Date 08-10-2026

Job 25 Cedar

Jobsite Address:



Qty	Description	Amount
-----	-------------	--------

This quote is for material only, we do not offer installation. Please contact our project management department for general installation information. Mapes will supply the material as called out on our quote. It is the client's responsibility to make sure the specifications of all Mapes materials are acceptable for the job. All materials specs can be found on our website. Terms and specifications on Mapes quote supersede those of any purchase order from the client.

A structural element in the wall will be required to support the canopy. The structure bearing the canopy loads will need to be designed, engineered, and supplied by the general contractor or Engineer of Record for the job. Mapes does not comment on or detail the wall. Mapes will supply through bolts with hardware to anchor the canopy to the structure. No special attachment hardware is included unless otherwise noted in the quote.

Free standing units come with posts to be embedded in the ground. Embedment depth is per local code, and determined by the GC or EOR of the job. Surface mounting brackets are available for an additional cost.

Mapes Canopies are shipped knocked down, requiring field assembly, unless otherwise noted in quote. Depending on size/product, your canopies could ship assembled for an added cost. Mapes Canopies are mechanically assembled with stainless steel fasteners and aluminum rivets. No welding is needed for assembly.

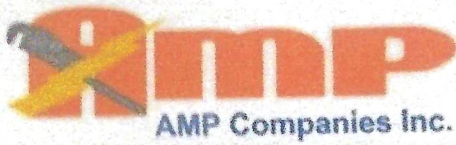
Sales tax is not included in any Mapes quote. Mapes only collects sales tax for Nebraska and California. Cancellation fees vary per job for shop drawings, and engineering where applicable.

Mapes does not use a third party billing system. Mapes does not allow for retainage - Payment terms must be agreed upon prior to ship date.

NAME

SIGNATURE

DATE



QUOTE

Date: August 12, 2026

FROM

AMP Companies, Inc.

DBA AMP Electrical Services, Inc.

3075 Grand Avenue

Galesburg, IL 61401

office@ampelectrical.biz

www.ampelectrical.biz

PREPARED FOR

Tim Cramer / First Class

Project location:

25 South Cedar

Galesburg, IL 61401

PROJECT SCOPE

Exterior Lighting Installation

Install five light fixtures approximately 20 feet high at the 25 South Cedar building in Galesburg, Illinois.

Install one additional fixture next to the swing door, for six lights total.

INCLUDED MATERIALS AND WORK

- Six light fixtures total
- Conduit and wire
- Wire connectors
- Switches
- Labor and installation

TOTAL FOR ALL WORK

\$5,000.00

All work described above will be completed for the stated total.

Accepted by

Date