

**VILLAGE OF HOMEWOOD
BUSINESS INCENTIVE PROGRAM APPLICATION
GO GREEN/RETAIL ENHANCEMENT/
FAÇADE & PROPERTY IMPROVEMENT**

Description of Property for Improvement	
Street Address: 18063 Dixie Hwy., Homewood, IL 60430	
Property Index Number(s): 29-31-408-002-0000	
General Description of Project	
INSTALLATION OF NEW ADA BATHROOM AND INTERIOR REMODELING FOR BOOKSTORE	
TENIA DAVIS - BEYOND BOOKS. A LITERARY EXPERIENCE	
Estimated project cost: \$40,000	
Anticipated Start Date: AUGUST 15, 2025	Anticipated Completion Date: SEPTEMBER 30, 2025
Program requested:	
<input type="checkbox"/> Go Green Rewards <input type="checkbox"/> Retail Enhancement <input checked="" type="checkbox"/> XX Façade & Property Improvement	
History of Previous Funding	
Have you previously received funds from the Village: YES	
If yes, when and what was the scope of work? IN 2014 WE RECEIVED ASSISTANCE WITH A NEW STOREFRONT	
FOR THE 18063 UNIT	
Applicant	
Name: MIN GUIN ZHENG - KLZ INVESTMENTS LLC	Telephone: [REDACTED]
Address: [REDACTED]	
City, State: KATY, TX	Zip Code: 77494
Email Address: [REDACTED]	
Property Owner (IF DIFFERENT THAN APPLICANT - WRITTEN CONSENT REQUIRED)	
Name:	Telephone:
Address:	
City, State:	Zip Code:
Email Address:	
Statement of Understanding/Applicant's Signature	
Participation in the Business Assistance Programs implies that the applicant agrees to meet all Federal, State and local codes and ordinances including, but not limited to, Americans with Disabilities Act, Illinois State Plumbing Code, Village of Homewood building and property maintenance codes, and Village of Homewood zoning ordinance.	
Applicant's signature: [Signature]	Date: 7/29/25

**ADDITIONAL DOCUMENTATION IS REQUIRED FOR SUBMITTAL; PLEASE SEE ATTACHED LIST
FOR REQUIREMENTS FOR THE APPLICABLE PROGRAM**

	Retail Enhancement (\$10k max) 50%	Go Green? (\$2,500 max)	Property Improvement (\$25k max) 50%			
	ADA Bathroom Only	Demo Walls, Electrical, Framing	Drywall, Paint, Doors, Trim , Flooring	Fixtures	Out of Scope	Total
JNC Design Renovation Remodeling	\$15,275.00				\$1,700.00	\$15,275.00
JNC Design Renovation Remodeling		\$6,800.00	\$18,000.00		\$2,325.00	\$24,800.00
The Ideation Factory	\$12,000.00	\$6,250.00	\$15,000.00	\$2,500.00		35,750.00
Henry	\$20,000.00	\$10,000.00	\$15,000.00			45,000.00

ESTIMATE



Prepared For

Tenia Davis
18063 Dixie HW
Homewood, IL
[REDACTED]

JNC Design Renovation Remodeling

Phone: (708) 724-7771

Email: jncdesignandrenovation@gmail.com

Estimate # 663

Date 07/22/2025

Description	Total
Phase one	\$6,800.00
Demo	\$2,600.00
Remove shelving on north wall	
Remove everything in the back podcast room (take walls to brick)	
Remove partition wall	
Remove brackets in the new phone closet	
Framing	\$1,500.00
Frame wall and doorway to Utility room	
*Labor and materials	
Electrical	\$2,700.00
New outlets to meet new store layout	
Install new light fixture	
*Labor and all rough materials outlets and switches	
Fixtures provided by client	
Sub Contract	
Phase 2	\$18,000.00
Drywall	\$2,100.00
Install Tape and finish drywall on the north wall where shelves were removed	
Install drywall on new utility room wall	
Repair drywall throughout to ensure paint ready	
*Labor and materials included	

Paint	\$13,200.00
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Painting the entire unit one color walls and ceiling (White)
Prep the floor for paint finish (scrape blue paint clean floor)
Paint the floor one color with concrete floor paint
*Labor and material

Doors	\$1,500.00
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Replace the Entry door to "pod cast" room
Install new door for Utility room
Install glass door on new "phone room"
*Labor only

Trim carpentry	\$1,200.00
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Install/repair trim around ceiling where needed
Install vinyl baseboard around perimeter of space
*Labor and materials

Additional	\$0.00
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Separate Materials	\$0.00
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2 Fire Rated Doors- \$1250
1 Glass framed door- \$700
1 Utility room door- \$375

Estimate-\$2325

Material Estimate final selection to be determined by customer.

Subtotal	\$24,800.00
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Total	\$24,800.00
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Payment Schedule

1st Payment (55%)	\$13,640.00
2nd Payment (30%)	\$7,440.00
3rd Payment (15%)	\$3,720.00

Client agrees to pay all costs arising from unforeseen issues such as unsafe or illegal conditions, rot or mold, inspector requirements, overlooked conditions, identifying and removing hazardous materials (lead paint, solvents, asbestos, etc.) after the project has begun. If such circumstances arise, Contractor will determine with the scope of extra work, costs involved with remedying the unforeseeable conditions, and a date for payment through a written Change Order.

Arbitration

If any dispute concerning this contract shall arise, the dispute may be submitted to a private arbitration service approved by State of Illinois.

Limited Warranty

Contractor provides a guarantee against defects in workmanship and materials used in the construction process for a period of 1 year upon completion of the project and receipt of full payment from Customer.

This Limited Warranty does not cover:

Normal wear and tear, warping of material, natural grain and texture variations of wood

Defects in equipment or appliances covered by the manufacturer

Damage due to sunlight

Any defects arising from work done after completion of the project

Loss or injury due to natural disaster or general weather elements

This Limited Warranty takes effect after completion of the project and full payment.

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on the day of delivery if delivered by hand during receiving party's regular business hours or by email.

Contractor assumes sole ownership over excess materials used on the job site during the project, and assumes responsibility for leaving the property clean and free of construction materials and debris upon completion of the project.

Contractors will make every effort to ensure new materials match up with existing materials, but Customer understands that this is not always possible.

Safe and sanitary bathroom facilities will be provided to the construction crew during the project.

It is the sole responsibility of Customer to secure personal property and/or pets during work hours. Contractor is not responsible for damage to personal property that was left in the work area or the well being of pets.

Contractor will have full use of electrical power

and lighting to perform work, and access to the service panel.

The trash receptacle used during the project is solely for the purpose of collecting construction-related refuse and is NOT to be used by any other party.

By signing this document, the customer agrees to the services and conditions outlined in this document. All Change orders will be made in writing and signed by Contractor and Customer.

Tenia Davis

ESTIMATE



Prepared For

Tenia Davis
18063 Dixie HW
Homewood, IL
[REDACTED]

JNC Design Renovation Remodeling

Phone: (708) 724-7771

Email: jncdesignandrenovation@gmail.com

Estimate # 664

Date 07/22/2025

Description	Total
ADA Bathroom	\$15,275.00
Electrical	\$1,800.00
Rough in electrical for new ADA Bathroom	
*Labor and all rough materials outlets and switches	
Fixtures separate	
Sub Contract	
Framing	\$2,500.00
Frame in ADA bathroom	
Labor and material	
Drywall	\$2,800.00
Installl drywall tape and finish to paint ready new bathroom	
Plumbing	\$4,000.00
New rough plumbing supply and DWV for bathroom	
Install finish fixtures	
Labor and rough included	
Fixtures separate cost	

Demo	\$950.00
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Remove the buildout where the new bathroom is being built

Material	\$0.00
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Toilet- \$300

Sink- \$200

Door-\$625

Door hardware -\$50

Light / Fan combo fixture-\$375

Faucet-\$150

Material estimate - \$1700

Actual cost depends on client selection-client will provide and pay for these are not included in contractor quote.

Paint	\$2,600.00
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Paint the new bathroom and paint the bathroom floor

One color walls and ceiling one color floor

Requires concrete floor prep

Labor and material

Door install	\$625.00
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Install new 36x80 door and hardware

Labor only

Phase 2	\$0.00
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Additional	\$0.00
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Permits	\$0.00
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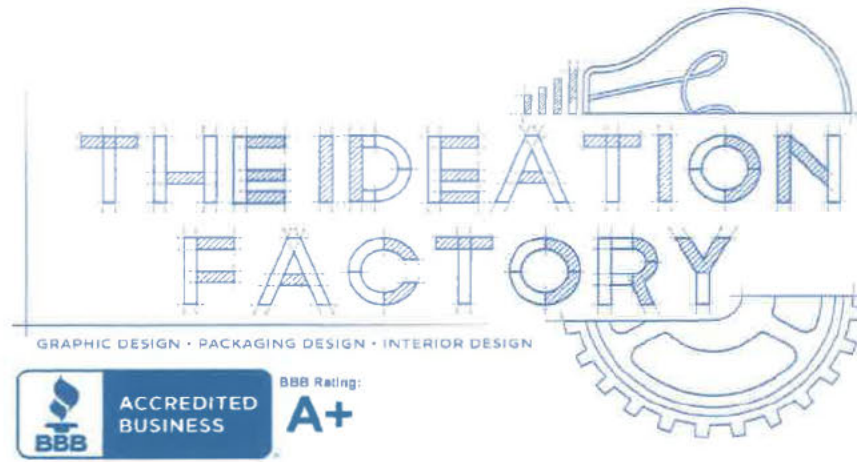
Homewood Permits and inspections estimate \$550

Subtotal	\$15,275.00
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Total	\$15,275.00
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Payment Schedule

1st Payment (50%)	\$7,637.50
2nd Payment (30%)	\$4,582.50
3rd Payment (20%)	\$3,055.00



CLIENT: #3294 DENISE RAINES

DATE:

PROJECT# COMMERCIAL REMODEL
/DESC:

7/29/25

ADDRESS: 18063 DIXIE HIGHWAY
HOMewood, IL 60430

REVISION #

1

PHONE: [REDACTED]
EMAIL: deniseraines@kw.com
EMAIL:LICENSED • BONDED • INSURED
ESTIMATE VALID FROM DATE ABOVE**INTERIOR COMMERCIAL REMODEL**

Approximate square feet:

1400

QTY /DESC.

OPTION
PRICE

INCLUDED

REMOVALS:	SEE QUOTE TOTAL BELOW		
• REMOVE ALL DEBRIS FROM FLOOR, CEILING, WALLS (PREP FOR INSTALLATION). REMOVE DAMAGED STRUCTURAL COMPONENTS, DRYWALL, ANY AND ALL MILLWORK OR DAMAGED ELECTRICAL & PLUMBING.	YES		INCLUDED
• REMOVE EXISTING PLUMBING & DRYWALL ALONG NORTH FACING WALL.	YES		INCLUDED
• REMOVE EXISTING PIT & FILL IN FOR FOUNDATION POUR.	YES		INCLUDED
FRAMING:			
• FURNISH & INSTALL FRAMING USING CONSTRUCTION GRADE PERIMETER FRAMING: 2 X 4 STUDS OR STEEL STUDS. TREATED LUMBER FLOOR BOARDS OR STEEL BOTTOM & TOP PLATES. (DISCRETIONARY BY THE IDEATION FACTORY, LLC.)	YES		INCLUDED
• FRAME NEW BATHROOM WALLS.	YES		INCLUDED
CABINETS/COUNTERTOPS:			
• FURNISH & INSTALL WHITE PORCELAIN WALL-MOUNT SINK, 21" WIDE X 18-3/4 DEEP X 10-1/4" HIGH	YES		INCLUDED
ELECTRICAL:			
• INSTALL NEW GFCI OUTLETS IN BATHROOMS.	YES		INCLUDED

• INSTALL (1) NEW LOW SOAN EXHAUST FAN IN BATHROOM VENT TO EXTERIOR	YES		INCLUDED
• FURNISH & INSTALL TWO (2) RECESSED DOWN LIGHTS W/LED BR30 BULBS	YES		INCLUDED
PLUMBING:			
• FURNISH & INSTALL NEW PLUMBING HOOKUPS FOR TOILET AND LAV FAUCET.	YES		INCLUDED
• REWORK EXSITING VENT.	YES		INCLUDED
• FURNISH & INSTALL NEW (1) LAV FAUCET IN BATHROOM.	YES		INCLUDED
• FURNISH & INSTALL NEW COMFORT HEIGHT TOILET IN WHITE.	YES		INCLUDED

DRYWALL/PAINT:			
• FURNISH & INSTALL NEW DRYWALL ON NORTH WALL. MUD SAND & TAPE PREP FOR PAINT.	YES		INCLUDED
• PAINT CEILING - FLAT WHITE	YES		INCLUDED
• PAINT WALLS W/SHERWIN WILLIAMS PROMAR 200 IN SINGLE COLOR - EGGSHELL FINISH	YES		INCLUDED
FLOORING:			
• FURNISH & INSTALL STANDARD LVT PLANK FLOORING THROUGHOUT. @ \$2 PER SQFT.	YES		INCLUDED
MILLWORK:			INCLUDED
• FURNISH & INSTALL 3"H BASE TRIM & 3/4"H SHOE - STANDARD COLONIAL (PAINTED WHITE OR STAINED LT. OAK)	YES		INCLUDED
• FURNISH & INSTALL 2 1/2" CASING AND DOOR TRIM IN BATHROOM AREA.	YES		INCLUDED
• FURNISH & INSTALL 36" HALLOW CORE 6 PANEL DOOR IN BATHROOM AREA.	YES		INCLUDED
• FURNISH & INSTALL GRAB BARS IN BATHROOM AREA.	YES		INCLUDED
* ALL PRICING RELATED TO FIXTURES, FINISHES, ACCESSORIES OR APPLIANCES ARE SUBJECTED TO A PARTICULAR PRICE ALLOWANCE. ANY UPGRADES OR CHANGES TO THE FURNISHED & SUPPLIED PRICE ARE SUBJECT TO THE DIFFERENCE EITHER BEING REFUNDED OR PAID BY EITHER A GIVEN ALLOWANCE OR THE ISSUANCE OF A CHANGE ORDER WHICH IS DUE UPON RECEIPT.			
9'-10' Ceilings: additional 5%	NA		
PERMITS, INSPECTION & PLAN REVIEW FEES (NOT INCLUDED IN THIS ESTIMATE)		TBD	TBD
Clean Up/ Waste Disposal		YES	INCLUDED
Total Cost of Labor and Materials		YES	INCLUDED

	QUOTE	\$35,750
DEPOSIT TO INITIATE PROJECT*		NA

WORKERS/SUBCONTRACTORS- The Ideation Factory LLC uses only quality tradesmen and subcontractors. All tradesmen, subcontractors and other workers on this project are covered under the Contractor's surety bond and insurance. Unforeseen issues may arise during the completion of the work. If the issues arise The Ideation Factory LLC technicians will inform the customer of the issues and potential solutions. The customer can decide on a solution, inform the technician, and sign an addendum authorizing the additional work or deletion of work. Rough-in of plumbing by original builder must be in good working condition, existing plumbing to be in good working condition. This estimate is based on available breaker space in electrical panel, existing electric in good working order, no changes to existing electric is included. Tile installation is based on standard 12"x12" size porcelain or ceramic tile, installed square unless otherwise specified. Tile listellos including mosaics, accents, and cut-ins can be supplied at an extra charge unless otherwise specified. All final payments are due upon completion of the job, unless other arrangements have been made prior to starting the job, **a down-payment of 35% is required before work can be started (DOES NOT INCLUDE CABNETRY or BUILDING MATERIALS)**. If payment is not made upon completion of the job and payment is not tendered within 30 days, interest will accrue at the rate of 2% per month or \$35.00 per month, whichever fee is greater from the date work was completed. Deposit Payments are not refundable, unless deposit is more than 20% of total project price, deposit amounts above 20% can be refunded. Material allowances such as flooring are subject to in store selection. Do to the inherent nature of the drywall installation process you may get some dust throughout your space. We will do what we can to prevent this dust from It is recommended on the day of hanging (drywall day #1) that you do not run your furnace until work has been completed for that day as well as the final day where sanding will be done. Weee will do as much as possible to cntain dust and debris on this project. All premium stones such as quartz and silestone will be priced at the premium stone rate, all secondary stones such as some granite will be priced at the secondary stone rate. Inherent to grout manufacturers are natural variations of grout color that are considered normal depending on color, batch and air conditions. Pictures taken during or after project completion are considered our work product and may be used on our website, advertising our work or other forms of media. If either party to this Contract breaches or attempts to breach any of the terms hereof or if either party fails to make any payments when due under this Contract or any Payment Plan associated with this contract, that party shall pay to the non-defaulting party as part of a judgment all of the non-defaulting party's costs and expenses, including reasonable legal fees, incurred by that party in enforcing the terms of this Agreement or collecting any payment due under this Contract. Acceptable forms of payment include: cash, personal check, cashier's check, certified check,

PERMITS- Village/ City/ County Permits may be required for this project. If you choose not to go through permits please sign below. Your signature indemnifies The Ideation Factory from any work, additional work, or fines associated w/any mandates carried forth by the permitting party. You, as the homeowner, are solely responsible.



18063 Dixie Highway Electric

18063 Dixie Highway
Homewood IL

Submitted By:

Serna Construcion Group

332 Aster Dr
Minooka IL 60447

Mobile: (815) 545-2096

dnlumbing23@gmail.com

sernaconstructiongroup1@gmail.com

Plumbing # 055-044760

Electrical # 24-00033680

Serna Construcion Group

332 Aster Dr
Minooka IL 60447

Mobile: (815) 545-2096

dnlumbing23@gmail.com
sernaconstructiongroup1@gmail.com

Plumbing # 055-044760
Electrical # 24-00033680

**Estimator**

Edgar Serna

Mobile: [REDACTED]

Customer

Errol
The Ideation Factory

Job Site

18063 Dixie Highway
18063 Dixie Highway
Homewood IL

Estimate

Job Name 18063 Dixie Highway Electric
Job Number 968
Issue Date August 8, 2025
Valid Until September 7, 2025

Item	Quantity	Amount
Electrical new panel upgrade <i>Includes labor and materials</i> <i>Remove old panel and disconnect</i> <i>Install new main panel with main disconnect</i> <i>100amp 30 space</i> <i>Reconnect sub panel to new panel.</i> <i>Install all new breakers for existing circuits.</i> <i>Bond and ground water heater</i> <i>Run new #3 wires from meter socket to new panel</i>	1 Ea	\$7,300.00
Meter socket upgrade <i>If requested by village</i> <i>Labor and materials</i> <i>Install new meter socket up to code</i> <i>Run new wires to main disconnect overhead</i> <i>Chance out piping above ground to weather head</i>	1 Ea	\$2,500.00
Exterior soffit lighting upgrade - 4 fixtures total <i>Labor and materials</i> <i>Replace 4 existing ballast fixtures with LED</i>	1 Ea	\$1,600.00
Price		\$11,400.00

fastsigns.com/2358

Payment Terms: Cash Customer

Created Date: 8/8/2025

DESCRIPTION: Decals

Bill To: Beyond The Book
18063 Dixie Hwy
Homewood, IL 60430
US

Installed: Beyond The Book
18063 dixie Hwy
Homewood, IL 60430
US

Requested By: Tonia Davis

Salesperson: Lauren Brazel

Email: fastsigns.2358@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Awning Decal	1	\$89.10	\$89.10
1.1	Vinyl STANDARD (GLOSS) - Vinyl Part Qty: 1 Width: 108.00" Height: 11.00"			
1.2	Laminate STANDARD (GLOSS) - Laminate Part Qty: 1 Width: 108.00" Height: 11.00"			
2	Window Decal	1	\$104.99	\$104.99
2.1	Vinyl STANDARD (GLOSS) - Vinyl Part Qty: 1 Width: 28.00" Height: 50.00"			
2.2	Laminate STANDARD (GLOSS) - Laminate Part Qty: 1 Width: 28.00" Height: 50.00"			
3	Installation	1	\$250.00	\$250.00
3.1	Services INSTALLATION - Installation - # of Hours: 2			
			Subtotal:	\$444.09
			Taxes:	\$18.93
			Grand Total:	\$463.02