

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 2, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Façade Improvement Grant for 994 Warren Avenue	Resolution Ordinance ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A motion is requested awarding a Façade Improvement Grant to 994 Warren Avenue.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2008-2013 identified *Authentic Downtown – The Heart of the Community*.

FISCAL IMPACT

The Downtown TIF Fund has \$100,000 budgeted for the Façade Improvement Program. To date, one grant of \$9,999 has been awarded to 935 Curtiss Street. The funds have not been dispensed, but they are committed. The table below details the approved, requested and remaining funds:

Property Address	Requested Funds	Recommended Grant	Committed Funds
935 Curtiss Street	\$9,999.00	\$9,999.00	\$9,999.00
5123 Main Street	\$55,000.00	\$0	\$0
994 Warren Avenue	\$18,000.00	\$11,500.00	\$0
Totals	\$82,999.00	\$21,499.00	\$9,999.00

There is currently \$90,001 remaining in the 2009 Façade Improvement Program.

UPDATE & RECOMMENDATION

This item was discussed at the May 26, 2009 workshop. Staff recommends approval of a grant in the amount of \$11,500 on the June 2, 2009 active agenda.

BACKGROUND

In January 2009, the Village Council adopted a Façade Improvement Program for Downtown Downers Grove. The program is a dollar for dollar matching grant program and requires that a project comply with the Downtown Design Guidelines to receive funding from the Village. A total of \$15,000 is available for a façade-only project. An additional \$40,000 is available for façade projects that include life safety and accessibility improvements. If an owner is requesting less than \$10,000 from the Village and complying with the Design Guidelines, the Village Manager may approve the grant. If a project is requesting more than \$10,000 from the Village, ADRB review and Council approval are required.

The petitioner is requesting an \$18,000 grant through the Village’s Façade Improvement Grant Program for an outdoor seating and interior renovation project at 994 Warren Avenue. The petitioner received a permit

for these improvements in March 2009. The petitioner is requesting the \$15,000 for façade improvements and \$3,000 for additional improvements, which includes life safety and ADA accessibility improvements.

The petitioner constructed a 256 square foot outdoor seating area to the south of the existing building along Warren Avenue. To accommodate the proposed seating area, an existing planting bed was reduced in length. The seating area is delineated by planter boxes. The planting boxes and seating areas will be removed during the winter months. All patrons will access the seating area through the main restaurant. To accommodate the outdoor seating area, a new door was installed in the south façade that provides access to only the seating area.

A 144 square foot outdoor seating area was constructed along the west side of the building, adjacent to Main Street, and replaced an existing planting bed. The outdoor seating area service, a new Italian take-out restaurant, Toscana's, is located in the northwest corner of the existing Rocca's restaurant. A portion of the existing concrete masonry unit wall was removed to provide access to the seating area and the new door will be installed along the buildings west façade. Adjacent to the existing masonry wall, landscaping and an aluminum guardrail with flower boxes will be installed. New awnings for Toscana's were installed along the western façade.

The ADRB and staff found that the proposed improvements comply with the Design Guidelines. The ADRB recommended approval of a grant. Staff concurs with this recommendation.

Staff believes the project's permanent components – primarily the improvements on the west side of the building – are the only eligible expenses. The total amount for these improvements is estimated at \$23,000. As such, staff is recommending a grant of \$11,500.

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Dir. of Community Development **DATE:** June 6, 2009
(Name)

RECOMMENDATION FROM: ADRB **FILE REF:** _____
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to authorize approval of the award of a Facade Improvement Grant for 994 Warren Avenue in the amount of \$11,500.00.

SUMMARY OF ITEM:

This motion shall authorize the award of a Facade Improvement Grant in the amount of \$11,500.00 for 994 Warren Avenue.

RECORD OF ACTION TAKEN:
