

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

| SUBJECT: | TYPE: | SUBMITTED BY: |
|---|---|--|
| <p>Façade Improvement Grants for 5123 Main Street</p> | <p align="center">Resolution Ordinance ✓ Motion Discussion Only</p> | <p>Tom Dabareiner, AICP Community Development Director</p> |

SYNOPSIS

A motion is requested for awarding a Façade Improvement Grant for 5123 Main Street.

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. 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. Based on Village Council discussions during the workshop, staff has drafted the attached motion for a Façade Improvement Grant award of \$30,017.50 for approval on the June 2, 2009 active agenda. The breakdown of the Façade Improvement Grant award is as follows:

Below are the actual costs of the eligible improvements to 5123 Main Street:

- Façade Improvements = \$55,151
- Life Safety Improvements = \$30,035

Below is the recommended Façade Improvement Grant funding amounts:

- Façade = \$15,000.00 (maximum amount)
- Life safety = \$15,017.50 (50% or dollar for dollar match)
- **Total = \$30,017.50**

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 complies 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 Village recently awarded a grant amount not to exceed \$9,999 to the owners of 935 Curtiss Street for repairs to the limestone façade. As such \$90,001 of the originally allotted \$100,000 for the Façade Improvement Grant Program remains uncommitted.

In this particular case, the property owner is requesting a \$55,000 grant for the work that was completed at 5123 Main Street last year. The request is the maximum amount that can be requested under the grant program. The petitioner is requesting the \$15,000 for façade improvements and \$40,000 for additional improvements, which includes life safety and ADA accessibility improvements.

The property owner completed the façade and building improvements in November 2008 and applied for the grant in January 2009 following Village Council approval of the Design Guidelines and Façade Improvement Grant Program. The renovation included the conversion of a men's clothing store into a full-service restaurant. The interior improvements included new kitchen facilities, accessible restrooms, bar, seating area, fire alarms and sprinklers. The exterior improvements included new facades, including the primary west façade along Main Street. The west facade is primarily an Exterior Insulation Finishing System (EIFS) with flagstone accents. The façade is detailed with flagstone accents, awnings, protruding lights and a new sign.

Staff believes the request does not comply with the Village's Design Guidelines. Specifically, the project incorporated the use of a discouraged material, EIFS, as the primary façade material. Staff also believes the use of the tinted windows is not consistent with the Design Guidelines.

The ADRB disagreed with staff's analysis and recommendation. The Board received the petition and made the following findings:

- The tinted windows allow pedestrians to see inside the building and are consistent with the Design Guidelines.
- The requirement for knee walls did not apply to this application due to the open-air dining doors.
- The project is consistent with the surrounding buildings.
- The original façade materials were not historic and did not merit preservation.

Based on these findings, the ADRB believes the project complies with the Design Guidelines.

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 5123 Main Street in the amount of \$30,175.50.

SUMMARY OF ITEM:

This motion shall authorize the award of a Facade Improvement Grant in the amount of \$30,175.50 for 5123 Main Street.

RECORD OF ACTION TAKEN:
