

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
AUGUST 18, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Façade Improvement Grant for 5150 Main Street	Resolution Ordinance ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A motion is requested to award a Façade Improvement Grant for 5150 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 FY09 Budget has allocated \$100,000 in the Downtown TIF Fund for the Façade Improvement Program. To date, seven grants totaling \$62,623.50 have been awarded. A total of \$53,330.12 has been dispensed, with another \$5,134.00 committed and awaiting payment. There is currently \$41,535.88 remaining in the 2009 Façade Improvement Program. If this grant proposal were approved, there would be \$26,535.88 remaining in the 2009 Façade Improvement Program. The table below details the approved, requested and remaining funds:

Property Address	Requested Funds	Grants Awarded	Grant Payments	Committed	Remaining Funds
935 Curtiss	\$ 9,999.00	\$ 9,999.00	\$ 6,250.00	\$ -	\$ 93,750.00
5123 Main	\$ 55,000.00	\$ 30,017.50	\$ 30,017.50	\$ -	\$ 63,732.50
994 Warren	\$ 18,000.00	\$ 11,500.00	\$ 11,270.62	\$ -	\$ 52,461.88
947 Burlington	\$ 3,723.00	\$ 3,723.00	\$ 3,723.00	\$ -	\$ 48,738.88
5223 Main	\$ 2,250.00	\$ 2,250.00	\$ 2,069.00	\$ -	\$ 46,669.88
5224 Main	\$ 347.00	\$ 347.00	\$ -	\$ 347.00	\$ 46,322.88
5126 Main	\$ 4,787.00	\$ 4,787.00	\$ -	\$ 4,787.00	\$ 41,535.88
5150 Main	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 41,535.88
TOTALS	\$ 109,106.00	\$ 62,623.50	\$ 53,330.12	\$ 5,134.00	\$ 41,535.88

UPDATE & RECOMMENDATION

This item was discussed at the August 11, 2009 workshop. Staff recommends approval on the August 18, 2009 active agenda.

BACKGROUND

The petitioner is requesting a \$15,000 grant through the Village’s Façade Improvement Grant Program for a comprehensive façade improvement at 5150 Main Street. The petitioner has not yet begun the proposed project. The petitioner proposes undertaking a comprehensive façade renovation of the entire east façade

and a small section of the south façade. The petitioner is proposing to maintain all existing glass windows on both the east and south facades. Existing cedar knee walls will be replaced with cut stone and brick. The existing non-descript Cellar Door columns will be clad with cut stone. The existing cedar parapet, which is currently covering brick, will be removed and replaced with an Exterior Insulation Finishing System (EIFS). Aluminum standing seam, copper standing seam and backlit cloth awnings are proposed for the façade as well.

As shown, the proposed signage and backlit cloth awning does not meet the Village's Sign Ordinance. The proposed signage on the south façade is not allowed and the total square footage for each tenant exceeds the allowable amount. Staff believes these items can be addressed during permitting and smaller signs will not take away from the overall design intent of the façade improvement.

The Architectural Design Review Board (ADRB) discussed this item at the June 25, 2009 meeting and found the proposed improvements comply with the Design Guidelines. The ADRB recommended approval of a grant by a 5-1 vote. The dissenting Board Member was concerned about the precedent being set by allowing EIFS to be installed over brick when the condition of the existing brick is not known. Staff concurs with the ADRB recommendation for approval. Both the ADRB and staff are recommending award of a Façade Improvement Grant in the amount of \$15,000.00 based on the proposed improvements and cost estimate.

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Dir. of Community Development **DATE:** August 18, 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 5150 Main Street in the amount of \$15,000.00.

SUMMARY OF ITEM:

This motion shall authorize the award of a Facade Improvement Grant in the amount of \$15,000.00 for 5150 Main Street.

RECORD OF ACTION TAKEN:
