

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
NOVEMBER 3, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Façade Improvement Grant for 5128 - 5130 Main Street	Resolution Ordinance ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A motion has been prepared awarding a Façade Improvement Grant for 5128 - 5130 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 \$100,000 budgeted in the Downtown TIF Fund for the Façade Improvement Program. To date, eight grants totaling \$77,623.50 have been awarded. A total of \$58,352.12 has been dispensed, with another \$15,000.00 committed and awaiting payment. There is currently \$26,647.88 remaining in the 2009 Façade Improvement Program. The petitioner has requested a grant of \$26,000 for this project. The maximum amount of the grant available is \$15,000. If a grant of \$15,000 were approved, there would be \$11,647.88 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	\$ 235.00	\$ -	\$ 46,434.88
5126 Main	\$ 4,787.00	\$ 4,787.00	\$ 4,787.00	\$ -	\$ 41,647.88
5150 Main	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 26,647.88
5128-5130 Main	\$ 26,000.00	\$ -	\$ -	\$ -	\$ 26,647.88
TOTALS	\$ 135,106.00	\$ 77,623.50	\$ 58,352.12	\$ 15,000.00	\$ 26,647.88

UPDATE & RECOMMENDATION

This item was discussed at the October 27, 2009 workshop. As was discussed at the meeting, the petitioner is requesting a grant of \$26,000 for the proposed façade renovation. It is the petitioner’s opinion the project involves two separate properties and parcel identification numbers and should therefore be eligible for a maximum grant of \$15,000 per property.

Staff believes that while there are two buildings associated with this petition, it is in fact a single façade project which will improve only one façade that belongs exclusively to Dali’s Café. Ordinance 5036, which

authorized the Façade Improvement Program, states the maximum façade improvement reimbursement is \$15,000 per *project*. Thus, awarding a façade improvement grant to the petitioner for the project in the amount of \$26,000 would require a formal revision to the language of Ordinance 5036 by the Village Council.

Additionally, the Village Council requested that staff provide a summary of the pending façade improvement applications. A summary of the three pending façade improvement applications is provided below:

- Lemon Tree – This application includes exterior work including a sliding glass door, French café doors, signage, accent lighting, awnings and a sandwich board sign. The petitioner has not provided staff with a cost estimate for this work.
- 5227 Main Street – This work includes tuck-pointing the 2nd and 3rd stories of the Main Street façade. The petitioner is requesting \$3,050 for this work.
- Crystal House at 5116 Main Street – This work includes a new sign and two awnings. The petitioner is requesting \$2,000 for this work

Staff recommends approval of the motion to award of a \$15,000 façade improvement grant to the petitioner on the November 3, 2009 active agenda.

BACKGROUND

The petitioner is requesting a \$26,000 grant through the Village's Façade Improvement Grant Program for a comprehensive façade improvement at 5128 - 5130 Main Street. The project entails a comprehensive renovation of the east façade but no additional improvements as defined in the Façade Improvement Policy. The petitioner has not yet begun the proposed project.

The existing first floor facade consists of wood paneling with transparent glass windows and entry doors. The existing parapet at 5130 Main Street is brick with a wood sign. The second floor at 5128 Main Street is clad with brick and stone.

The petitioner is proposing to remove the entire existing wood and brick façade and replace the entire façade with a new brick facade. The existing sign will be removed and replaced with new signage. The existing entry doors will remain while both the existing first floor and second floor windows will be replaced. Two new canvas awnings will be installed above the glass storefronts.

The petitioner is requesting a \$26,000 grant for the proposed façade renovation. The petitioner's opinion is that the façade improves two buildings with separate addresses and parcel identification numbers and should therefore be eligible for a maximum of \$15,000 per building.

Staff believes that while there are two buildings associated with this petition, it is a single façade project. The single project will improve one facade that is exclusively Dali's Café. Additionally, Ordinance 5036, which authorized the façade program, states that the maximum façade improvement reimbursement is \$15,000 with additional funding available for additional specified improvements. Based on the Village Ordinance, the proposed façade improvements and the petitioner's estimate, staff believes the project would be eligible for a \$15,000 façade improvement grant.

The ADRB considered the petition at their October 8, 2009 meeting. The Board found that the request met the Design Guidelines. The Board discussed the potential to award a \$26,000 grant versus a \$15,000 grant.

After a review of the façade policy the Board's opinion was that the policy limited the grant amount to \$15,000 but felt that the project could warrant additional funding due to the extensive scope and cost of the project. The Board felt it was not in their purview to determine the level of funding and if additional funding were to be approved, it would have to be Council's determination. By a vote of 4:0, the Board recommended the Council approve and fund the project to the maximum amount allowable. Staff concurs with the Board's positive recommendation and believes the maximum amount available is \$15,000 per the Façade Improvement Policy adopted by Council.

ATTACHMENT

Motion

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Dir. of Community Development **DATE:** November 3, 2009
(Name)

RECOMMENDATION FROM: ADRB **FILE REF:** 11-09
(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 5128-5130 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 5128-5130 Main Street.

RECORD OF ACTION TAKEN:
