

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 3, CHAPTER 36
AMENDING SECTIONS 36.40 THROUGH 36.44
TO THE LOMBARD VILLAGE CODE IN REGARD TO A
DOWNTOWN LOMBARD RELOCATION GRANT PROGRAM**

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: That Title 3, Chapter 36, Sections 36.40 through 36.44 be amended to the Lombard Village Code to read in their entirety as follows:

Downtown Relocation Grant Program

36.40 DEFINITION

A. Establishment:

There shall be established in the Village of Lombard a Downtown Relocation Grant Program (the "Relocation Program") which shall be administered by the Director of Community Development (the "Director") in accordance with the standards set forth in this Chapter.

B. Purpose:

The purpose of the Relocation Program is to provide for retention of business impacted by Redevelopment Agreements within the downtown tax increment financing district ("TIF District") adopted by the Village Board and future redevelopment of the affected property. This is intended to complement and support the Village's plans to maintain a quality TIF District. The redevelopment of particular parcels of land and the retention of viable merchants is crucial to maintaining an economically strong TIF District area; a commercial area where the image, appearance and environment encourage the attraction of shoppers. The intention of this program is to provide financial resources to assist impacted business owners re-establish their business within the Village of Lombard and in an area which is appropriate to that use.

§36.41 ELIGIBILITY

A. Eligible Applicants:

Eligible applicants for a Relocation Program grant must own a commercial business that is located in a property in which a Village Redevelopment Agreement in the TIF District has been executed. Notwithstanding the foregoing, no owner of a commercial business located in a property in which a Village Redevelopment Agreement in the TIF District has been executed shall be eligible for a Relocation Program grant if that owner currently holds title, or is the holder of a beneficial interest in a trust that holds title, to the property that is the subject of the Redevelopment Agreement, or was the titleholder, or holder of a beneficial interest in a trust that conveyed the property to the current title holder. Program eligibility may be limited based upon the individual Redevelopment Agreement for the affected property. The Redevelopment Agreement terms and conditions shall supersede the terms of the Relocation Program.

B. Eligible Costs:

Eligible costs may include: rent differential for a like or similar location (square footage, quality, location, visibility) for either six months or the balance of the lease whichever is greater, moving costs (truck rental or professional mover), initiation and hook up of new utility services, set up costs of equipment, new equipment required by a governmental body, interior remodeling of new location, exterior signs, stationery and business cards, and other moving incidentals. Professional, legal, architectural and permit fees may be included in the relocation costs.

C. Determination of Eligibility:

The Director shall determine whether applications and costs are eligible for consideration for a Relocation Program grant.

§36.42 GRANT AMOUNTS

A. Amount:

Once approved, applications for the Relocation Program are eligible to receive grants as follows:

1. For business utilizing under 1,000 sq.ft., 100 percent reimbursement for eligible costs of the first \$5,600. The Relocation Program provides for 60 percent reimbursement of eligible costs between \$5,600 and \$16,800.

2. For business utilizing 1,000 sq.ft. or more, 100 percent reimbursement for eligible costs of the first \$10,000. The Relocation Program provides for 60 percent reimbursement of eligible costs between \$10,001 and \$15,000.

B. Approval:

Grants under \$10,000 may be approved by the Director. Grants \$10,000 and over require approval of the Lombard Board of Trustees.

§36.43 CONFORMANCE

All improvements must conform to all building and zoning codes of the Village of Lombard and to criteria developed for the Relocation Program. The business owner must comply with all local, state and federal ordinances, laws, rules and regulations.

§36.44 PROCEDURAL REQUIREMENTS

A. Procedures:

An applicant must first meet with the Director for advice and technical assistance. A checklist is to be followed when applying for the Relocation Program. The applicant will submit a preapplication accompanied by any remodeling, signage or façade plans, including sample materials, color samples and detailed cost estimates of the eligible expenses. All plans must follow appropriate design guidelines and code requirements. Improvements made prior to the approval of the application and execution of an agreement may be ineligible. The business owner must complete the preapplication, and be prepared to comply with all federal, state and local regulations.

B. Other Programs:

Participation in the Relocation program does not limit additional participation in other programs such as the Downtown Improvement and Façade Program or the Village of Lombard Low Interest Loan Program.

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2003.

Ordinance No. _____
Page 4

First reading waived by action of the Board of Trustees this ____ day of _____, 2003.

Passed on second reading this ____ day of _____, 2003.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____, day of _____, 2002.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk