

MEMORANDUM

To: William T. Lichter, Village Manager
From: David A. Hulseberg, AICP, Director of Community Development
Date: January 5, 2006
Subject: **Downtown Improvement and Renovation Grant Program**
506 E. St. Charles Place - Parcel Number: 06-05-427-001

The Village received a request for a grant in an amount not to exceed \$23,345 for facade improvements relative to the property mentioned above.

BACKGROUND

The purpose of the Downtown Improvement and Renovation Grant Program is to increase the economic viability of Downtown Lombard by improving the aesthetics of the buildings, improving signage, and increasing the availability and ease of parking. This Program, originally approved in July, 1998, is intended to support the Village’s plans to maintain a quality downtown. In 2004, this program was extended to the Lombard/St. Charles Road TIF 2 East District.

Approved applications for the Downtown Improvement and Renovation Grant Program are eligible to receive up to a fifty percent (50%) matching grant. Grants up to \$10,000 are approved administratively by the Director of Community Development. All grants above \$10,000 must be approved by the Village Board. The maximum grant amount is \$50,000. Requests for grants above \$50,000 will be considered on a case-by-case basis.

PROPOSAL

Michael Trombetta (owner of Poolside Dogs) and Jeffrey Weinberg (property owner) submitted an application to the Economic and Community Development Committee which was reviewed at their December 6, 2005 meeting. Improvements to the property included: installation of a standing seam mansard-style roof with matching screen on rear, 100 feet of fencing, asphalt paving in front of the building, new wall signage, and neon lighting on the building. Owners have already paid for and completed all of the eligible improvements. The applicant has submitted proposals listing the cost of these improvements at \$46,690 – see itemization below.

Illuminated cabinet sign
Illuminated channel letter sign
Refacing of freestanding sign
Neon on outside of building.....\$19,890

Preparation and installation of mansard roof
Installation of color-coordinated, seamless gutters
Installation of 100 feet of fencing around dining area
Repair and/or replacement of 500 sq. ft. of asphalt.....\$26,800

GRAND TOTAL \$46,690 (\$23,345 at 50%)

In accordance with the standards for the Downtown Improvement and Renovation Grant Program, the applicant will be required to submit a total of three cost estimates for the proposed improvements. The grant will be funded at 50% of the lowest responsible bid, after receipt of satisfactory evidence that the project has been completed and Owner has paid all invoices for labor and materials in connection therewith.

This property received a conditional use for two buildings on a lot of record and a front yard setback variation for an expansion to the 506 E. St. Charles Place building on October 6, 2005. One of the conditions contained within the approved Ordinance states:

7. That prior to final consideration of any Ordinances approving the requested actions on the subject property, the property owner shall provide the Village with a building elevation plan to improve the exterior of the Lombard Hobbies building so that it is compatible with the proposed Scoop's building. The Lombard Hobbies building improvements shall be completed within twelve (12) months from the date of approval of the aforementioned Ordinance.

The property at 506 E. St. Charles Place cannot be used as a restaurant unless all improvements to the Lombard Hobbies building are completed by October 6, 2006. To protect the Village's interests, staff recommends that a lien in the amount of the full grant disbursement be placed on the property so that all grant monies may be returned in the event that all conditions of approval have not been met by the deadline.

The Economic & Community Development Committee recommended approval of up to \$23,345 with a condition of approval stating that a lien be placed upon the property for the entire grant amount, and that lien payment must be due on a date certain.

RECOMMENDATION

Staff recommends that the Village Board approve an ordinance authorizing a Downtown Facade Improvement Grant in an amount not to exceed \$23,345 for the property located at 506 E. St. Charles Place pursuant to Village Ordinance 4509, with the condition that a lien be placed upon the property for an amount not to exceed \$23,345 and that lien shall be payable on October 26, 2007. Staff is also requesting a waiver of first reading.