

MEMORANDUM

TO: William J. Mueller, President and Board of Trustees

FROM: David A. Hulseberg, Director of Community Development

DATE: December 10, 2011

SUBJECT: Improvement and Renovation Grant Program for the new TIF Districts

On September 7th the Economic and Community Development Committee met to discuss the establishment of an Improvement and Renovation Grant Program for the new TIF Districts: Lombard/St. Charles TIF 1 West and Lombard/St. Charles TIF 2 East. The committee members agreed that the Downtown Improvement and Renovation grant program has been successful and a similar program should be established for the new TIF districts.

The Downtown Improvement and Renovation Grant Program has been in place for since 1998. Applicants must submit an application for the Downtown Improvement and Renovation Program to the Community Development Department. Eligible improvements for the Downtown Improvement and Renovation Grant Program include façade renovations, lights, signs, graphics, windows, doors, window displays, landscapes, and parking improvements. Eligible structures must be at least 20 years old. The grants provide for 50% matching for costs up to \$50,000. Any grant over \$10,000 must be approved by the Village Board. All projects must conform to Village of Lombard building and zoning codes and must meet the minimum design criteria developed for the Downtown Improvement and Renovation Grant Program as outlined in the “Downtown Lombard Improvement Plan” dated March 26, 1987.

Currently, there are no design standards outlined for the new TIF districts. The “Downtown Lombard Improvement Plan” would be used as guidance for TIF 1 West (that area west of Grace St.). Some flexibility would be needed to adopt design criteria appropriate for TIF 2 East (that area east of Grace St.) on a case by case basis.

The Economic and Community Development Committee forwards a recommendation to the Village Board of Trustees for a motion to establish an Improvement and Renovation Grant Program for the Lombard/St. Charles TIF 1 West and Lombard/St. Charles TIF 2 East TIF Districts.