

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development

DATE: May 3, 2007

SUBJECT: Downtown Improvement & Renovation Grant; 15-19 W. St. Charles Road

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, approved in July, 1998, is intended to support the Village's plans to maintain a quality downtown.

Approved applications for the Downtown Improvement and Renovation Grant Program are eligible to receive 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

On February 4, 2003, the Economic and Community Development Committee approved a proposal for a 50% grant, 50% zero-interest loan to cover the cost of improving the parking lot on the subject property. The loan would not be payable until the property is sold. The property owner has now agreed to move forward with this project. This work, which is estimated to cost \$69,029.14, would be performed in conjunction with the Orchard Terrace public parking improvements scheduled to begin this spring. The \$34,514.57 zero-interest loan is reduced by \$5,000 to compensate the property owner for an easement previously granted along Michael McGuire Drive.

RECOMMENDATION

Staff recommends that the Village Board approve an ordinance authorizing a Downtown Facade Improvement Grant in the amount of \$34,514.57 and an interest-free loan in the amount of \$29,514.57 for the property located at 15-19 W. St. Charles Road.