

## **MEMORANDUM**

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP,  
Assistant Village Manager/Director of Community Development

**DATE:** October 16, 2006

**SUBJECT: Downtown Improvement and Renovation Grant Program; The Grove Restaurant, 2 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, originally 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 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**

The new owners of The Grove submitted an application for the Downtown Restaurant Forgivable Loan Program which was reviewed at the September 5, 2006 meeting of the Economic and Community Development Committee (ECDC). At that meeting, the ECDC recommended that the requested be loan be denied absent a proposal for improving the adjacent parking lot.

The property owner has now submitted a proposal for improving the parking lot and allowing cross access between the private lot and adjacent public lot. The proposed work includes removing and replacing the asphalt surface, adjusting and re-ringing two catch basins, re-stripping the pavement for 24 standard stalls and one ADA-compliant stall, and installing four wheel stops.

The property owner has obtained three estimates for this work ranging from \$63,995 to \$68,700. Based upon this estimate, the applicant is eligible to receive up to \$31,998 from the Program. Because the request is over \$10,000, it will require approval from the Board of Trustees.

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**RECOMMENDATION**

Staff recommends that the requested Downtown Improvement and Renovation Grant be approved in an amount not to exceed \$31,998, subject to the following condition:

1. The property owner shall enter into a cross access agreement with the Village of Lombard.

Due to the date on which this proposal was received, the ECDC did not have the opportunity to vote on this issue. However, staff was able to contact four of the six members to verify their support for the new request, subject to the conditions noted above.

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