



Village of Downers Grove

Official Village Policy Approved by Village Council

Description:	Façade Improvement	
Res. or Ord. #:	Ord.	Effective Date: January 20, 2009
Category:	Planning & Community Development	
	<input checked="" type="checkbox"/> New Council Policy	
	Amends Previous Policy Dated: _____	
	Description of Previous Policy (if different from above): _____	

ORDINANCE NO. _____

AN ORDINANCE ADOPTING A FAÇADE IMPROVEMENT POLICY

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of the Village and its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with third parties for the purpose of achieving these purposes.

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the “TIF Act”), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act.

WHEREAS, to stimulate and induce redevelopment pursuant to the TIF Act, the Village has, after giving all notices required by law and after conducting all public hearings required by law, adopted the following ordinances:

1. Ordinance No. 3997, adopted December 22, 1997, titled “*An Ordinance Approving the Village of Downers Grove Tax Increment Downtown Redevelopment Plan and Project*” (the “Redevelopment Plan”), as amended by Ordinance No. 4455 on November 5, 2002;
2. Ordinance No. 3998 adopted December 22, 1997, titled “*An Ordinance Designating the Village of Downers Grove Tax Increment Downtown Redevelopment Project Area*” (“Downtown Redevelopment Project Area”), as amended by Ordinance No. 4456 on November 5, 2002;
3. Ordinance No. 3999, adopted December 22, 1997, titled “*An Ordinance Adopting Tax Increment Financing for the Village of Downers Grove*”.

WHEREAS, in an effort to promote revitalization of the Downtown Business District the Village wishes to establish the Façade Improvement Assistance Program;

WHEREAS, the Façade Improvement Assistance Program is made available to provide a significant impact on the exterior of buildings, thus improving the marketing of the Downtown Business District;

WHEREAS, the Façade Improvement Assistance Program is established to provide financial and architectural assistance to building and business owners for improvements made to existing commercial buildings, or for demolition of existing buildings and new construction of commercial buildings;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

1. Financial Assistance: Building owners and business owners (“Owners”) with buildings located in the Downtown Business District and the TIF District may be eligible for financial assistance from the Village for certain improvements to their building in accordance with the following guidelines:

a) Improvements to Façade Only – reimbursement of 50% of the total costs of the improvements up to a maximum reimbursement of \$15,000. Façade improvements include but are not limited to the following: maintenance (i.e. tuck pointing, windows, repairing of historic features, not including painting), canopies, awnings, signage, exterior lighting, etc.

b) Improvements to Façade plus Additional Improvements – reimbursement of 50% of the total cost of the improvement up to a maximum reimbursement of \$40,000. For purposes of this section “additional improvements” include but are not limited to life safety code improvements (i.e. fire sprinklers, fire alarms, etc.), ADA accessibility improvements, and demolition of structures identified in the Downers Grove Pattern Book as having no value. In order to qualify for reimbursement for any “additional improvements” all work in connection with the façade improvements must be completed.

2. Procedures:

A) Owners shall submit a completed application, detailed cost estimate and preliminary architectural plans to the Community Development Department.

B) Upon review of the initial submission, the Community Development Department shall schedule a meeting with the Owner to determine whether the project qualifies for the Façade Improvement Assistance Program. Specifically, staff shall determine whether the project complies with the Downers Grove Design Guidelines for the Downtown Business District and the Downers Grove Pattern Book and what, if any, the next steps according to Section C below in the process shall be.

C) If a project qualifies for Façade Improvement Assistance Program:

- i) Applications for reimbursement for \$10,000 or more shall be forwarded to the Architectural Review Design Board for recommendation to the Village Council for approval.
- ii) Applications for reimbursement for less than \$10,000 shall be forwarded to the Village Manager for approval.

3. Project Completion: All project improvements shall comply with all Village Ordinances, building codes and permit processing. In addition, all projects approved pursuant to the Façade Improvement Assistance Program shall be completed within one-year of project approval. Reimbursement shall only occur upon submission of copies of the original detailed invoices and proof of payment.

Ronald L. Sandack, Mayor

Passed:

Attest:

April K. Holden, Village Clerk