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TO: Village President and Board of Trustees
FROM: Michael S. Garrigan, AICP, CNU-A, Community Development Director
DATE: December 9, 2020
SUBJECT: Façade Grant
Station 51
883 Main Street

Discussion

The applicant is proposing to open a new restaurant in Downtown Antioch at the former location of “David’s Bistro”. Currently, the site is vacant. A Village Façade Program was created in 2016 by the Village Board. As adopted, the façade program is a 50/50 matching program for commercial users. In the program., applicants are eligible for a matching grant in the maximum amount of \$100,000.00. The purpose of the program is to renovate the exterior facades of buildings within the district. Concurrent with the adoption of the program, a set of “Downtown Façade Design Guidelines” was also adopted by the Village Board.

Analysis

The applicant is proposing to invest over \$392,000.00 in the exterior and interior renovations of David’s Bistro and this includes approximately \$204,902.00 on the exterior. To allow this project to proceed, the applicant is seeking a façade grant in the amount of \$100,000.00 which would constitute approximately 25% of the total estimated costs of this project. Specifically, the applicant is only seeking the \$100,000.00 to be used for exterior materials, which have been estimated at \$123,694.00.

Below is a breakdown of the costs:

- | | |
|-----------------------|--------------|
| 1) Exterior Labor | \$81,100.00 |
| 2) Exterior Materials | \$123,694.00 |
| 3) Interior Labor | \$87,400.00 |
| 4) Interior Materials | \$100,228.00 |

Total Costs \$392,422.00

Under this grant, the Village would be reimbursing the applicant for the exterior materials alone. As required by State law, any project that receives Village funds, must pay “prevailing wages” and Village grant funds used for labor shall comply with the state law and the regulations of this façade program.



Figure 1: 883 Main Street

Historical Restoration Analysis

Based on the Village's "Downtown Façade Guidelines", every effort should be made to restore the historic façade of the building. The policy question is whether the applicant's proposed exterior renovation is consistent with the original character of this building? Based on Staff's analysis, the following improvements appear to be consistent with the original façade:

- The applicant is removing the existing metal window system and replacing it with new face brick that will match the second floor:
- The applicant is reintroducing the "store bays" that can be observed in the above captioned picture and the historical store front rhythm that was original to the building.
- The applicant is replacing the contemporary glass doors with doors that reflect the historical character of the building.
- The applicant is removing the handicapped ramp located in front of the building which detracts from the historical character of this building.
- The applicant is using historically sensitive materials, including brick and wood in lieu of the contemporary steel window system that dominates the façade now.
- The applicant is restoring the steel lintel that divides the first floor from the second floor of this building.

One unique aspect of this concept is the introduction of traditional bay doors that will be able to be opened during the warm months of the year. While not mirroring the historical appearance of the original façade, Staff believes the design of these bays compliment the original historic appearance of the structure. This slight variation from the historical appearance makes the re-use of this building more functional and constitutes a good example of re-adaptive use of a historic structure.

Based on Staff's review, we believe that the exterior renovations proposed are consistent with the Village's Downtown Façade Guidelines.

Economic Impact Analysis

While the applicant's facades request is significant, the overall grant request is consistent with Staff's economic development strategy of attracting major new investment into Downtown Antioch. As reflected in projects like the "Antioch Theatre, PM&L Theatre, Lovin Oven, and the Rivalry Alehouse, Staff's economic development goal is to attract major commercial anchors to the Downtown. These commercial anchors require significant capital and the Village has historically been a partner in these larger projects.

Based on the applicant's proposal, over \$400,000.00 would be invested in the subject space to bring the existing restaurant up to date and to renovate the existing façade. In addition to the facade renovation, the applicant would be making the following investment in the subject space:

- New dining configuration
- New kitchen
- New bar area
- New interior and finishes
- New flooring

The applicant's concept, along with the anticipated opening of the "Rivalry Alehouse" in 2021 would provide new economic energy to the Downtown next year. This fact would be especially important in the Village's business recovery plan from Covid-19. As outlined in the Village's "Business Plan", it is critical that more visitors be attracted to the Downtown and Staff believes that the applicant's concept would help achieve this goal.

Currently, there is approximately a \$80,000.00 balance in remaining "Façade and Business Incentive Grant" funds for the fiscal year of 2020-21. If the Village Board supports this grant request, the balance of the funds would be potentially drawn from the "Business District" fund. As previously outlined, the intent of the Business District was to facilitate new development and businesses in the Downtown and along Main Street. Using a portion of the existing "Business District" funds would be appropriate in view of the potential economic development impact that this concept would have in Downtown.

Based on the foregoing analysis, Staff would make the following motion:

We move that the Village Board approve the herewith attached Façade Resolution approving \$100,000.00 for Station 51 located at 883 Main Street.