

# Request For Board Action

**REFERRED TO BOARD:** May 10, 2021

**AGENDA ITEM NO:** 8

**ORIGINATING DEPARTMENT:** Community Development

**SUBJECT:**

Seeking approval of a Resolution for an Amended Façade Grant for Vegas Restaurant in the amount of \$35,750.00.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The applicant's original façade grant was approved by the Village Board in September 2019 in the amount of \$20,250.00. Due to Covid and the economic downturn, the project was delayed. Construction of the façade renovation started last month and after the stucco was removed, it was discovered that the original second floor in both buildings were largely intact.

The goal of the applicant is to restore both buildings to their historic appearance as closely as possible. Based on this fact, the applicant is seeking additional funds to restore the second-floor windows. The applicant has identified a total additional cost of \$31,000.00 for the new windows, new front door, and installation cost. The Village's share of this additional cost would be \$15,500.00.

The applicant's proposed façade renovation is consistent with the previously approved "Downtown Façade Guidelines".

Based on the additional cost, the applicant is seeking an amended façade grant in the amount of \$35,750.00.

Enclosed

- 1) Village Board Staff Report
- 2) Resolution

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

***We move that the Village Board approve the herewith attached Façade Grant Resolution for Vegas Restaurant located at 914 Main Street from the original \$20,250.00 to \$35,750.00.***

**RESOLUTION NO. 21-**

**A RESOLUTION APPROVING AN AMENDED FAÇADE GRANT FOR VEGAS RESTAURANT IN THE AMOUNT OF \$35,750.00.**

WHEREAS, the Village approved the Business Incentive Grant program in 2019 to provide matching funds to business owners who make new investment in their exteriors or interiors.

WHEREAS, the purpose of the Business Incentive Grant Program is to promote new investment into existing and new businesses and improve the character of the Village's downtown and commercial corridors.

WHEREAS, the applicant operates Vegas Restaurant and an original façade grant for the two buildings renovations were approved by the Village Board in September 2019 in the amount of \$20,250.00.

WHEREAS, the applicant's façade renovation was delayed due to Covid-19 and the economic downturn.

WHEREAS, renovations of the two historic buildings have started and after removing the stucco from the existing buildings, it was discovered that the historic second floors for both structures are largely intact;

WHEREAS, to comply with the Village's Downtown Façade Guidelines and to restore the buildings to their historic appearance, the applicant is seeking an additional \$15,500.00 to restore the second-floor windows, repair a damaged window on first floor and replace the entrance doors with new historically sensitive doors.

WHEREAS the proposed improvements will assist in the historic renovations of the two buildings and improve the existing character of Main Street.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve an Amended Façade Grant for Vegas Restaurant in the amount of \$35,750.00.

APPROVED this \_\_\_\_\_ day of May 2021.

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Scott J. Gartner  
Mayor

ATTEST:

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Lori K. Romine  
Village Clerk

Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Ed Macek



Trustees  
Mary J. Pedersen  
Scott A. Pierce  
Ted P. Poulos

**Lawrence M. Hanson, Mayor**  
Lori K. Romine, Village Clerk

**MEMO TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES**  
**FROM: Michael S. Garrigan, AICP, CNU-A, Community Development Director**  
**DATE: May 6, 2021**  
**SUBJECT : Vegas Façade Grant -**

**DISCUSSION**

The applicant, Vegas Restaurant’s façade grant in the amount of \$20,250.00 was approved by the Village Board in September 2019. As the Village Board will recall, the projects’ goal was to restore the two building that make up the restaurant to their historic appearance. Due to Covid crisis and the economic downturn, the façade project was delayed throughout 2020.

The restoration project was started last month and consistent with Staff’s and the applicants hope, when the stucco was removed from the buildings, it was discovered that the original historic structures contained a large degree of historical integrity. As outlined above, the goal was to restore the buildings as closely as possible to their historic appearance. At one time, 914 Main Street was “Brooks State Bank” before it became the “State Bank of the Lakes”. The buildings date back to the 1890’s. and 1902.



As the illustration to the left shows, the historic windows were modified when the buildings were remodeled. The double row of windows on the second floor of the old “Brooks Bank Building” are intact. Based on this fact, the applicant is seeking to restore 16 windows in both buildings. The historic window openings were filled in with insensitive materials and the applicant is seeking assistance to fabricate windows that will restore the historic character of the second floors for both buildings.

The illustration to the right shows the historic appearance of both buildings and the appearance of the original windows on the second floor. As outlined above, the applicant is seeking to fabricate double sash windows that would mirror the historic character of the original facades. This goal is consistent with the Village’s Façade Design Guidelines which encourages window restoration.



In addition, the applicant as part of the continued renovation of the historic facades is seeking additional funding for the following:

- New storefront door that mirrors historic character
- Replacing damaged window on first floor

The applicant's contractor has submitted an estimated cost for material and installation of a total of \$31,000.00 and the Village's 50% contribution would be \$15,500.00. With this additional amount, the total façade grant for the façade renovations of these two historic buildings would come to a total of \$35,750.00.

### Façade Design Guidelines

Based on the previously approved "Downtown Façade Guidelines", the applicant's proposed façade restoration would conform with the following criteria:

- Original historic materials should be used on façade renovations.
- If possible, the original historic appearance of structures should be restored.
- Secretary of Interior Standards should be followed to the best of the applicant's ability.
- Any window replacement should be consistent in character with the original windows.
- Historically insensitive materials and modifications should be removed.

The façade restoration of these historic buildings is ongoing, and the applicant is seeking approval of this additional façade grant so they can proceed with the completion of this exterior renovation by early this summer. Based on the current funding in the Village's 2021-2022 budget, funds are available for this additional façade request. As previously identified, funds for the façade program are being drawn from the revenue of the Central Business District which was created to assist in the renovation of the historic fabric of Downtown Antioch.

### Recommendation

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

**We move that the Village Board approve the herewith attached Façade Grant Resolution for Vegas Restaurant located at 914 Main Street from the original \$20,250.00 to \$35,750.00.**