

		AGENDA ITEM EXECUTIVE SUMMARY					
		Title:	Facade Improvement Agreement: 201 Cedar Avenue, Stonehouse				
		Presenter:	Russell Colby				
<i>Please check appropriate box:</i>							
	Government Operations				Government Services		
X	Planning & Development – 6/13/11				City Council		
Estimated Cost:	\$5,000			Budgeted:	YES	X	NO
If NO, please explain how item will be funded:							
Executive Summary:							
<p>Karen Lando, owner of Stonehouse, has applied for Façade Improvement Grant funding for repair work for the building located at 201 Cedar Avenue.</p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available first for buildings located in Special Service Area 1B (Downtown Revitalization) and secondarily for other properties located outside SSA 1B but within the Central Historic District. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project, up to \$10,000 for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period. The program budget for FY 11-12 is \$40,000.</p> <p>The project scope includes re-painting (strip, prime, and paint two coats on the building, outbuilding, 19 windows and wood storm windows. Color will match the existing)</p> <p>The proposed cost of work is \$10,000. The Façade Grant would fund a maximum \$5,000. The property has received a Façade Grant in the past, but not within the past 5 years.</p> <p>The Historic Preservation Commission has recommended approval of the grant.</p>							
Attachments: <i>(please list)</i>							
Façade Improvement Application and cost estimates Photos of the building Historic Preservation Commission Resolution							
Recommendation / Suggested Action <i>(briefly explain):</i>							
Staff recommends approval of the Façade Improvement Agreement.							
<i>For office use only:</i>		<i>Agenda Item Number:</i>					

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CDD
Planning Division

CITY OF ST. CHARLES
FACADE IMPROVEMENT PROGRAM
APPLICATION FORM

A non-refundable fee of \$50.00 must accompany this application. Checks should be made payable to the City of St. Charles.

1) Applicant: [Redacted] (Name)

Home Address: 107 W. Main St., St. Charles, IL 60174 [Redacted] (Phone)

Business Address: 201 Cedar Avenue, St. Charles, IL 60174 W 630-762-0762 (Phone)

Federal Tax ID Number: 36-4333647

2) Building or establishment for which the reimbursement grant is sought
201 Cedar Avenue, St. Charles, IL 60174
(Street Address)

Parcel number 09-27-387-001
(Property Identification Number)

4) Is this property listed on the National Registry or designated as a Local Landmark: Yes No

3) Proposed Improvements(Check all that apply):

- Canopy/Awning
- Windows/Doors
- Tuck pointing/Masonry Repair
- Masonry Cleaning
- Painting
- Other(Please Specify) _____
- Signage
- Exterior Lighting
- Restoration of Architectural Features
- Rear Entrance Improvements(Please specify below)

Describe the scope and purpose of the work to be done: Building and outbuilding (exteriors) painted and any necessary caulking, wood rot replacement necessary.

Preliminary Cost Estimate: \$ 10,000 City's Grant Amount: \$ 5,000

4) Statement of Understanding:

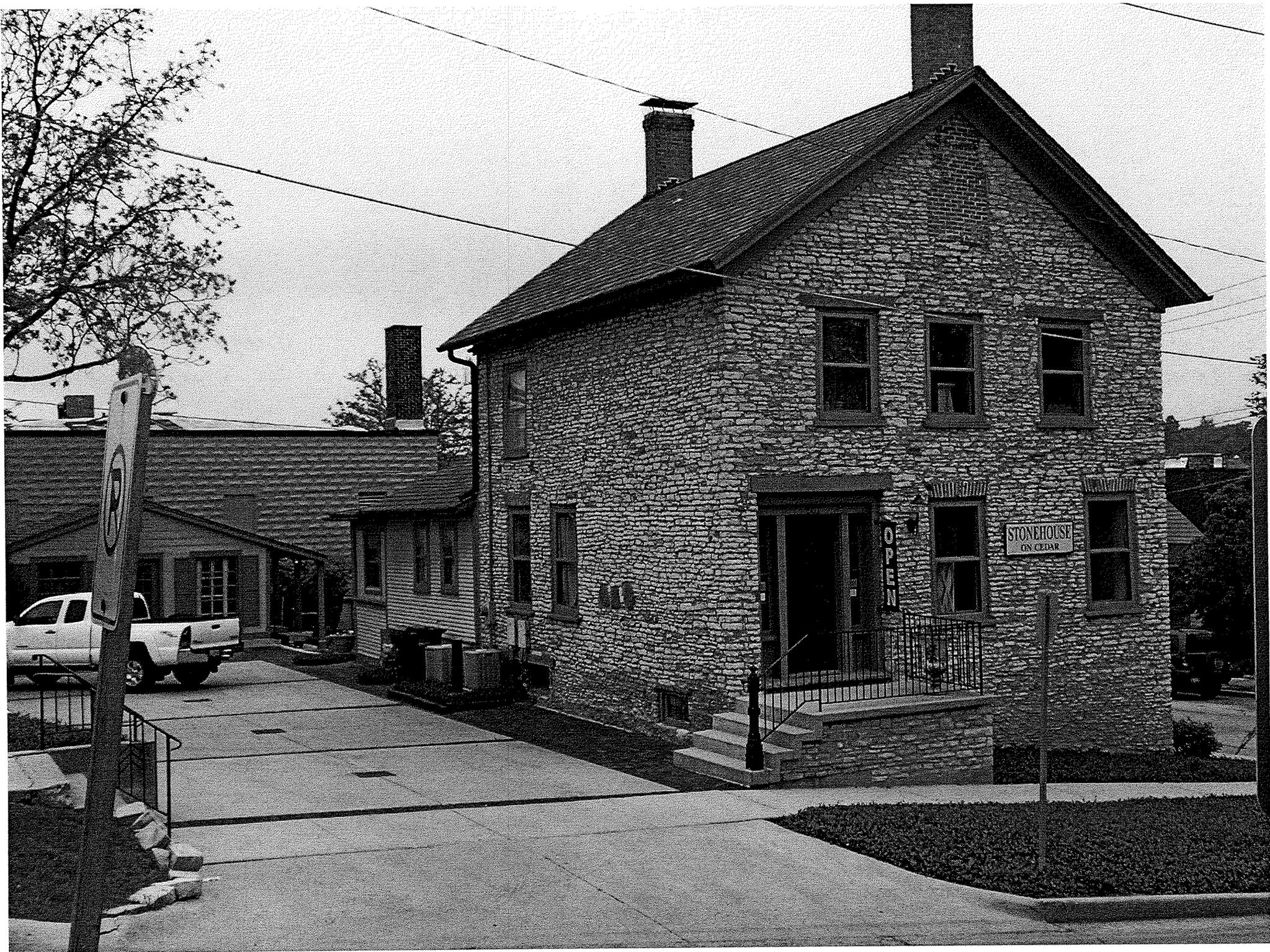
- A. I agree to comply with the guidelines and procedures of the St. Charles Façade Improvement Program.
- B. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- C. I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- D. I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

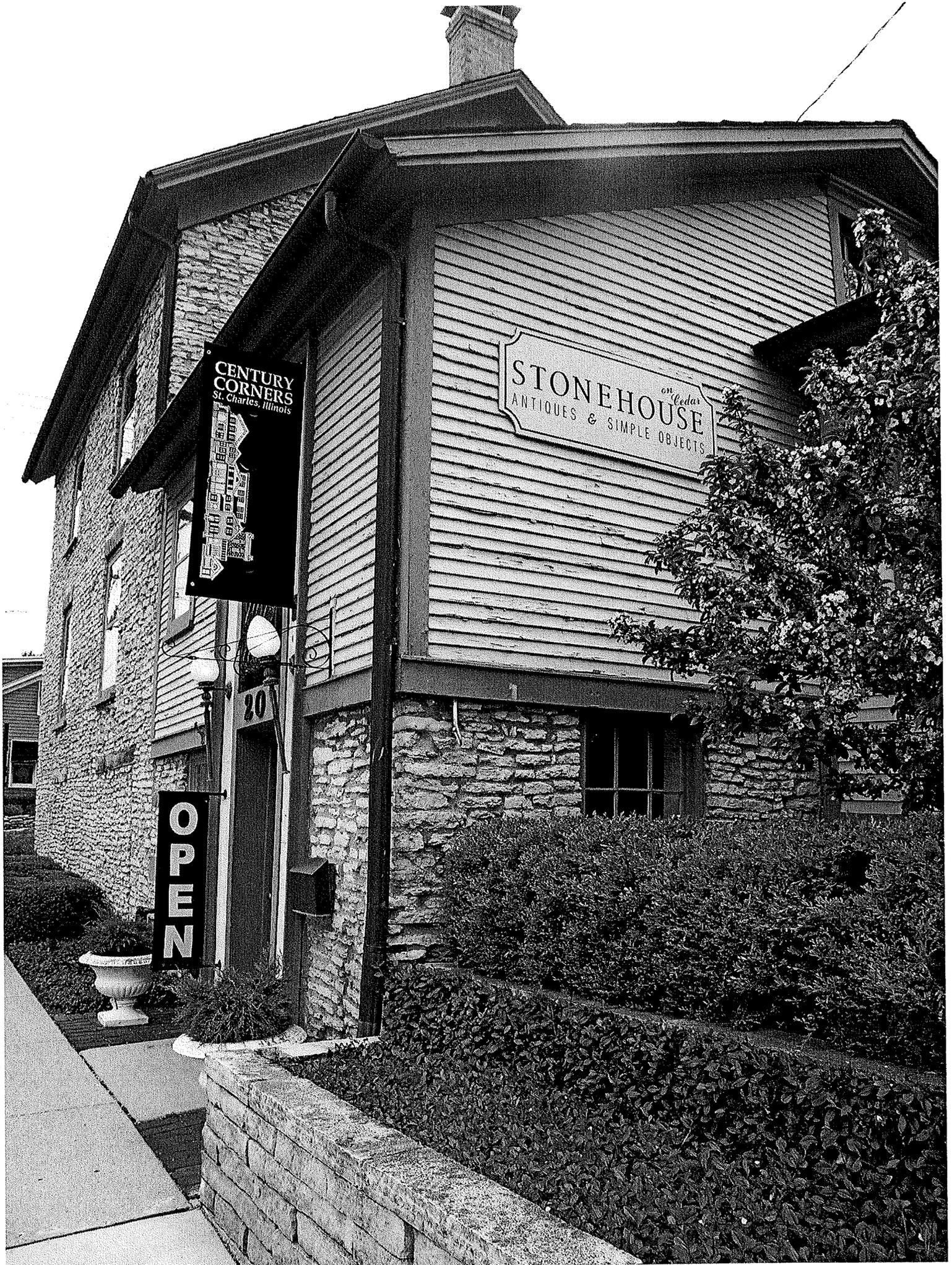
Signature *Saren A. Lando*
Applicant

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at 201 Cedar Avenue, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature *Saren A. Lando* Date 5.11.11
Owner





CENTURY CORNERS
St. Charles, Illinois



STONEHOUSE *on Cedar*
ANTIQUES & SIMPLE OBJECTS

OPEN

20

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 3-2011

**A Resolution Recommending Approval of
A Façade Improvement Grant Application
(201 Cedar Avenue – Lando/Stonehouse)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Façade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Façade Improvement Grant Application for 201 Cedar Avenue, and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds approval of said Façade Improvement Application to be in the best interest of the City of St. Charles.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Façade Improvement Application for 201 Cedar Avenue.

Roll Call Vote:

Ayes: Bobowiec, Withey, Pretz, Norris

Nays: None

Abstain: None

Absent: Prestidge, Weals

Motion Carried.

PASSED, this 1st day of June, 2011.

Chairman

Secretary