

I have included an electronic copy of my complete entry.

For Office Use Only: _____



2011 IEDC EXCELLENCE IN ECONOMIC DEVELOPMENT AWARDS ENTRY FORM

Please complete this section for all entries.

Include 5 hard copies of the Entry Form and all supplemental information with your submission.

Organization: **Village of Lisle**

Contact Name: **Catherine Schuster**

Email: **cschuster@villageoflisle.org**

Project/Item Name: **Multi Year Economic Development**

Category for Entry: **Program Awards**

Population Category (<25K, 25-200K, 200K-500K, >500K): (Choose One) **Less Than \$25,000**

Date Project Began: **2006**

Date of Completion (if applicable): **05/11/11**

For Entries in Categories 9 & 10, Enter Your Web Site URL: _____

PROJECT DESCRIPTION

*Please refer to the **Category Description and Judging Criteria Sheet** corresponding to your category when answering the following questions in the space provided.*

Select:

- ☐ Promotional Award Categories 1-8 – **See Sheet A** (page 9)
- ☐ Internet and New Media Categories 9-11 – **See Sheet B** (page 10)
- ☒ Program Award Categories 12-22 – **See Sheet C** (page 11-12)
- ☐ Partnership Award Categories 23-25 – **See Sheet D** (page 13)
- ☐ Leadership Award Categories 26-30 – **See Sheet E** (page 14)

Special Note: The below section is not required for the Leadership Award categories. Please complete a profile of the individual's achievements.

THIS SECTION IS INTENDED TO PROVIDE AN OVERVIEW OF THE PROJECT. PLEASE KEEP ANSWERS TO EACH QUESTION UNDER 200 WORDS.
YOU MAY EXPAND ON THIS INFORMATION IN A SEPARATE PROFILE OF NO MORE THAN 3 PAGES, DOUBLE-SPACED.

1. Please provide a brief description of the project.

2. What is the goal or purpose of this project?

3. Who are the participants in this project? Who was involved in planning/implementation? Who is affected?

4. What has been the impact of the project? How effective has it been in furthering economic development in your community? Identify any tangible and/or intangible results and value added.

5. Is this project replicable or transferable? Can it be adapted for use in other communities? What lessons have been learned?

6. In what ways is this project innovative or creative?

7. Are there any other relevant details not covered above or specific to your category?

CATEGORY DESCRIPTIONS AND JUDGING CRITERIA

A. PROMOTIONAL AWARDS

PLEASE REFER TO THIS SHEET WHEN COMPLETING THE PROJECT DESCRIPTION SECTION OF THE ENTRY FORM FOR A PROMOTIONAL AWARD.

These awards recognize innovative and effective marketing materials used for attracting, retaining and fostering business as well as communications vehicles used by economic development organizations.

Judging Criteria for Categories 1-8:

Promotional Awards will be judged by the following criteria:

- Effectiveness of the promotion
- Innovation/creativity
- Quality and completeness of information
- Contribution to the economic development profession

Descriptions:

1. General Purpose Brochure

A brochure introducing your state, province, community, region or area to prospects for industrial, commercial, retail, or general development opportunities. The most effective brochures create a positive image of the area for its quality of life and cultural, educational, or other attributes.

2. Special Purpose Brochure

A brochure designed for a special purpose, such as promoting an industrial park or other specific types of promotions.

3. General Purpose Promotion

A promotional piece (other than a brochure), series of promotional pieces or promotional campaign including but not limited to a folder, poster, print ad, direct mail campaign or other campaign.

- *Mount item(s) on heavy stock with 1 inch margins.*

4. Annual Report

A report summarizing an economic development organization's annual activities and/or fiscal highlights.

5. Paid Advertising Campaign

One or a series of two or more paid black-and-white or color advertisements with a common economic development theme published on the web or in a print medium such as a newspaper or magazine.

- *Mount ad on heavy stock with 1 inch margins as proof of publication.*

Date: May 12, 2011

To: IEDC Awards Committee

From: Catherine Schuster, Lisle Economic Development Director

Re: Multi-Year Economic Development Program - "Revitalization of Downtown Lisle"

1. Please provide a brief description of the project.

Downtown Lisle had experienced significant deterioration. Anchor businesses closed as new shopping centers lured customers away. Dated buildings needed repair. The streetscape, infrastructure, utilities and landscaping required replacement. A four lane Main Street quickly whisked people through/ out of downtown. Homes located in a floodplain routinely flooded. A hopeless feeling crept through the downtown.

A Downtown Master Plan was created to guide redevelopment. Master Plan initiatives successfully completed within the past five years include:

- A beautiful prairie style "place making" streetscape was installed featuring a stunning Garden Walk fountain, extensive landscaping, infrastructure, center median and more.
- Façade Improvement Grants facilitated many beautiful prairie style facades. Retail and Restaurant Grants attracted new downtown businesses.
- 23 floodplain properties were purchased and transformed into a storm water retention basin to effectively manage storm water. A \$400,000 grant from the Il Dept of Natural Resources helped create a 4.5 acre nature themed recreational area that attracts people into downtown.
- Main Street was reduced to one lane in either direction to encourage pedestrian friendliness, calm traffic, improve safety.
- Zoning was changed to increase retail and restaurants in the downtown.
- The Village refreshed its nature brand as "The Arboretum Village"

2. What is the goal of this project?

- Revitalize and transform Downtown Lisle into a pedestrian friendly, vibrant shopping, business, employment and recreational center for the entire community
- Strengthen Lisle's economic base by attracting and retaining viable retail and restaurants
- Improve vehicular and pedestrian access, circulation and safety
- Eliminate downtown flooding and effectively manage storm water. Provide retention and compensatory storage to facilitate future redevelopment. Transform a flooded residential block into a storm water basin. Add a recreational component so the public could enjoy the site.
- Improve the downtown's physical appearance including buildings, streetscape, signage, utilities and infrastructure
- Establish a unified design framework to guide future public and private improvements
- Refresh and enhance Lisle's nature brand to provide a competitive edge in the marketplace
- Increase the downtown's visibility and improve its image from major arterial roadways
- Identify sources of funding to support projects
- Utilize a comprehensive, not piecemeal, strategy to permanently solve problems
- Introduce new activities to attract people into the downtown on a consistent basis

3. Who are the participants of the project? Who was involved in planning/implementation? Who is affected?

Developing the Master Plan was a highly interactive public process that involved focus groups, planning workshops and meetings, interviews, walking tours and open houses. These activities were attended by residents, business and property owners, community leaders, the Downtown Study Group, the Economic Development Commission, the Village Board and staff.

Each Master Plan project involved a diverse group of people so that in the end, many community stakeholders had participated in the various components of the redevelopment. For example, transforming a block of flooded residential properties into a storm water basin/recreational area involved: Village staff, the Economic Development Commission, Village Board, property owners, the Park District, the Morton Arboretum, the Lisle Convention and Visitor's Bureau,

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the Chamber, the Downtown Business Council, the Illinois Department of Natural Resources, DuPage County, the IEPA, the environmental organization SCARCE and more.

The decision to narrow Main Street from four to two lanes involved residents, businesses and community organizations and commuters who used Main Street as their transportation route.

The multiple grant programs developed included participation by Village staff, the Economic Development Commission, downtown business and property owners, the Chamber and the Downtown Business Council.

The entire community was affected by this process.

4. What has been the impact of the project? How effective has it been in furthering economic development in your community? Identify any tangible and/or intangible results and value added.

- Implementing the many Master Plan projects has resulted in a beautifully renovated pedestrian friendly prairie style downtown.
- Lisle's refreshed nature brand is evident in the beautiful prairie style streetscape, extensive landscaping, façade improvement projects, signage, the new recreational area (PrairieWalk Pond), and the new children's play area (Dragonfly Landing).
- Vacancies have sharply decreased and most downtown storefronts are filled. Diverse new retail stores and restaurants have opened, providing jobs and attracting increasing numbers of consumers into the downtown.
- Façade grants have helped transform ten downtown properties which complement the new streetscape, providing a cohesive appearance.
- A block of distressed floodplain properties was transformed into a storm water retention basin to prevent flooding, effectively manage storm water and facilitate future downtown redevelopment. Teachers are touring PrairieWalk Pond to learn and develop green lesson plans for students.
- A \$400,000 grant from the IDNR transformed the storm water basin into a wonderful recreational place making area that attracts people into the downtown, educates them about the environment and serves as a beautiful gateway into the downtown
- The downtown now serves as an asset to the community and is a source of pride, not embarrassment.

5. Is this project replicable or transferable? Yes. Can it be adapted for use in other communities?

Absolutely. What lessons have been learned? Lessons learned include:

- A detailed Master Plan should guide strategic comprehensive redevelopment to avoid band aid solutions.
- Redevelopment should involve as many stakeholders as possible to ensure active participation and diverse input.
- A municipality needs to develop an authentic, strong brand or identity. Downtown revitalization should reflect this identity for maximum impact.
- Utilize local resources. In Lisle, that meant reaching out to The Morton Arboretum, the Lisle Park District, DuPage County, the environmental organization SCARCE, the Convention and Tourism Bureau, etc.
- Communicating a clear vision to stakeholders makes it easier to gain support and participation. To encourage property owners to apply for Façade Grants and commit to improving their property, they first needed to understand the proposed downtown revitalization efforts. Then they needed to see how improving their property would positively impact both the revitalization efforts and their investments.
- Be flexible, but maintain quality standards to ensure quality results.
- Try to be innovative/creative in your approach and be open to new ideas.
- Ensure infrastructure improvements will meet anticipated future redevelopment needs.
- When possible, facilitate a dual use for utilitarian improvements for the public's benefit (storm water basin becomes recreational area).

6. In what ways was this project innovative or creative?

The existing Façade Grant program generated little response. A new improved program was developed which included a Design Workbook that presented examples of prairie style façade improvements. A creative formula was used to fairly determine grant amounts when buildings varied in size.

When a block of residential floodplain properties was transformed into a storm water retention area, a \$400,000 grant from the Ill Dept of Natural Resources helped transform the storm water basin into a recreational area that included lighted walking trails, preserved wetlands, a children's play area, extensive native landscaping,

educational signage and dramatic colored fountains. A volunteer guide offers site tours. The site attracts a diverse group of people into the downtown and reflects Lisle's nature brand.

When a basic design was submitted for the Main Street Fountain, the Village requested a design that more aptly expressed the Village's prairie style design theme. A striking design, based on Frank Lloyd Wright's Falling Waters development, was created. The design features water flowing over huge horizontal rock slabs while native wildlife spout water that runs over an eternity edge. The distinctive fountain is "place making" and serves as the gathering point of the downtown while reflecting the Village's brand.

7. Are there any other relevant details not covered above or specific to your category?

Numerous, significant diverse projects were completed in a fairly short amount of time. Broad activity categories included: purchasing 23 properties, designing and constructing a new streetscape, demolishing homes and creating a 2 acre storm water basin, obtaining a \$400,000 grant, building a 4.5 acre recreational area, developing and implementing effective grant programs (façade, retail, restaurant), refreshing Lisle's nature brand, changing traffic patterns by narrowing traffic lanes, attracting new retail and restaurants, changing zoning, installing new signage, introducing new activities to attract people into the downtown on a regular basis and more.

Several of the initiatives earned awards. Acquiring the flood plain properties and creating a storm water basin earned the 2009 Mitigation Award from the Illinois Association of Floodplain and Storm Water Management while the new streetscape received the 2010 Transportation Project of the Year Award from the American Public Works Association, Chicago Metropolitan Chapter Fox Valley Branch.

Comprehensively revitalizing Downtown Lisle in such a short time proves it is possible – even in a recession – to affect positive change and improve the quality of life for the community by working together toward a shared vision.

Multi-Year Economic Development Program - “Revitalization of Downtown Lisle”

The Village of Lisle, “The Arboretum Village,” is located 25 miles west of Chicago in DuPage County. Lisle’s population totals 22,390. In 2007, Money Magazine named Lisle as one of the Top Twenty “Best Places to Live in America.”

Downtown Lisle is located on two regional roadways, Ogden Avenue and Route 53. It is minutes away from Lisle’s corporate corridor and the world renowned Morton Arboretum, which attracts more than 800,000 visitors annually. Downtown Lisle also has the third busiest train station on the Metra commuter rail line to Chicago.

Unfortunately, deteriorating physical conditions, undeveloped sites, flood plain property, closed or vacant storefronts, a predominance of service businesses, unclear branding and competing well maintained shopping centers created a very negative situation.

In 1999, a Master Plan was created to guide redevelopment efforts. While several major projects were completed in the years following the Master Plan’s creation, this application involves the projects completed within the past five years.

A. A new prairie style streetscape was installed and included: reducing four lanes of traffic to two lanes to facilitate pedestrian friendliness, calm traffic and improve safety; burying overhead utilities and improving infrastructure to facilitate future development; installing wider decorative sidewalks with four color clay pavers and colored concrete; planting 56 trees in structural soil, installing 23 planting beds, ornamental streetlights with banner arms and colorful nature themed seasonal banners, flower baskets and planter urns; a striking place making

fountain, benches and seating walls, tinted concrete crosswalks stamped with leaf patterns; trash/recycling receptacles, decorative fencing and themed tree grates. The streetscape project ran from April 2008 through June 2009 and totaled \$8,343,229.

B. Between 2005 – 2007, the Village purchased 21 parcels of downtown flood plain property from owners who voluntarily sold their property at a mutually agreed upon price based on appraisals. Two properties had already been purchased in 1989 and 1998, resulting in a total of 23 parcels of Village acquired land. The Village demolished existing structures and created a 4.5 acre site that provided retention and compensatory floodplain storage to effectively management storm water and facilitate quality downtown redevelopment.

In 2008, the Village was awarded a \$400,000 Open Space Land Acquisition/Development (OSLAD) Grant from the Illinois Department of Natural Resources. The grant helped transform the site into a year round recreational amenity which attracts diverse individuals into the downtown. The site features a 2-acre pond with a curving shoreline, multiple scenic overlooks and preserved wetlands. Lighted recreational trails encircle the pond and connect to Main Street via the Garden Walk, a landscaped walking path. A gazebo juts out into the water where colored aeration fountains light up the night sky and serve as a beautiful gateway into the downtown. An abundance of native plantings, restored wildlife areas, educational signage and a highly interactive children's play area complete the project.

The children's area includes a shelter with a living "green" roof, a splash pad featuring interactive water jets and gigantic flower misters and nature themed play structures (tree house, frog, leaping lily pads, cat tail swingers) that



inspire creativity, encourage exploration and provide conservation education opportunities along with a great deal of fun. The public helped name the site PrairieWalk Pond and Dragonfly Landing was the name selected for the children's area. The entire project was completed in 2011 and totaled \$10,042,813.

C. A new Façade Improvement Grant Program resulted in ten properties receiving beautiful new prairie style façades, which significantly improved the downtown's appearance. Façade Grants were awarded from 2007 to 2008 and totaled \$271,454 which generated \$528,301 of façade improvements plus the construction of a new two story restaurant and spa. Three retail grants were awarded from 2007 to 2009 totaling \$23,000 attracting a children's dance academy, a photography studio and added ice cream and coffee to an existing novelty store. One \$20,000 Restaurant Grant was awarded in 2010 to a café/bakery.

D. Other improvements occurred concurrently. New zoning which facilitated retail and restaurants was approved in 2006. An open air colorful French Market was created in 2006 to attract people into the downtown. The Village's nature based brand as "The Arboretum Village" was refreshed and all Village communications incorporated the high quality, colorful nature based branding including brochures, website, signage, stationary, cable TV, banners, marketing efforts and more.

In just a few short years, Downtown Lisle has undergone a dramatic, high quality transformation and is experiencing revitalization as never before in its history. The many Master Plan projects each contributed to its improvement and the future for Lisle, "The Arboretum Village" is now bright.





Downtown Design Workbook



Prairie Design Theme

The Master Plan recommends a Prairie Design Theme in the downtown. Prairie style architecture strives to achieve harmony with the environment and was selected to complement and enhance the Village of Lisle's unique brand, "The Arboretum Village." Nature oriented design accents can also be utilized to reflect this brand.

Prairie architecture is most notably reflected in the works of Frank Lloyd Wright. This workbook offers examples of prairie architecture, lighting and more. Façade improvements and new construction should incorporate prairie elements in their design. The wide variety of prairie design elements should result in a diverse, yet coordinated appearance in Downtown Lisle.

These examples are for illustrative purposes only. When possible, local vendors were listed as a source of products and for convenience. However the Village does not endorse or recommend specific vendors, architects or contractors.





Earth Tone Brick Facades, Horizontal Accents



Shallow Pitched Roofs



Broad Overhangs

Horizontal Rows of Windows Create Harmony with Environment





Stencil and Art Glass

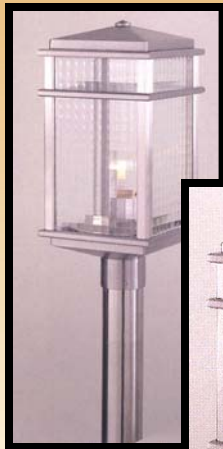


Decorative Half Circles

Prairie Lighting



Crest Lighting
1600 West Ogden
Lisle, Illinois 60532
630-963-6600

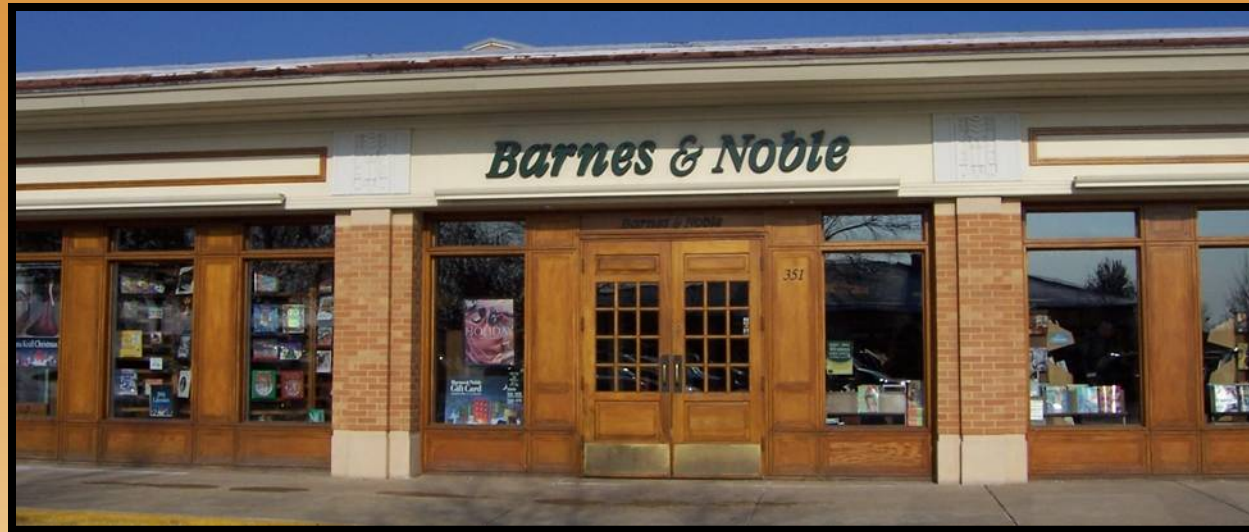


Prairie Stone



The Stone Center
2127 Ogden Avenue
Lisle, Illinois 60532
630-971-2060





Doors

Windows



Canopies



Straight Edges
Half Circles
Accent Colors



Decorative Ironwork



Nature Oriented Accents



Muted Colors Reflect Nature



Greens/Sages/Golden/Yellow/Oranges
Rusts/Brown/Reds/Purples/Maroons/Blacks/Grays

Examples of Prairie Style Buildings



Successful Façade Improvement



Prairie Lanterns/Windows, Straight Edge Canopies, Horizontal Accents)

Downtown Redevelopment Grant Program

The Village of Lisle is committed to facilitating high quality redevelopment of its Downtown Lisle Central Business District.

The Downtown Redevelopment Grant Program provides funding for either exterior façade improvements or the demolition of existing buildings.

Its goal is to promote high quality redevelopment of the Downtown Lisle Central Business District that is consistent with the prairie design theme identified in the Village's Master Plan.



Eligibility

Business/property owners of commercial and mixed use buildings located in the Downtown Lisle B-3 Central Business District (See map on page 10).

- Residential or industrial buildings are eligible for funding if they are being converted into retail establishments or restaurants.
- Tenants must provide written consent from building owner for improvements.
- Applicants must be current in all mortgage, tax, land contract and lease payments. All improvements must meet current building and zoning codes. Violations must be corrected before funds are dispersed.
- If a property received the maximum award, it will not be eligible to participate in the program for 5 years. However, if the applicant spends less than the maximum amount in one year, he/she may apply for funding for new projects in subsequent years. (For example, new windows in year one, new awnings in year two, etc.) Applicants are encouraged to submit comprehensive projects for efficiency.
- Applications are accepted on an ongoing basis in the order they are received. Once all budgeted funds have been expended for the fiscal year, applications will continue to be considered in the same order as they were received, but projects will not be approved until funding becomes available.

Disclaimer

Participation in this program is at the sole discretion of the Village of Lisle and is not considered a right. The Village reserves the right to reject any and all applications. Any changes to the project after the Grant Agreement has been executed must be approved by the EDC and/or Village Board to be considered eligible for reimbursement.

Grant Programs- Applicants can apply for **ONE** of the following grants:

Façade Improvement Grant or Demolition Grant

I Façade Improvement Grant

Considered for 50% of the eligible costs of façade improvements up to \$27,500 per building. Eligible costs are estimated at \$500 per linear foot of a building's frontage, up to a maximum of 55 linear feet. When façade improvements are made to buildings with two or more floors, a maximum of \$5,000 will be considered to compensate for eligible façade improvements made above the first floor. (Estimates must be submitted per floor to qualify for reimbursement).

Architectural Services

An architect must prepare conceptual designs for proposed work. Architectural services will be considered for reimbursement separately from the project's costs and are reimbursed at 100% of costs up to \$4,000.

OR

II Demolition Grant

Considered for 100% of a building's demolition costs up to \$27,500. To qualify, the demolition must occur within six months of grant approval and plans for a new development on the site must be submitted at the same time. If a Demolition Grant is chosen, the applicant is not eligible for the Façade Improvement Grant.

Architectural Services

An architect must prepare conceptual designs for proposed work. Architectural services will be considered for reimbursement separately from the project's costs and are reimbursed at 100% of costs up to \$4,000.

I Façade Grant

Considered for maximum of \$27,500 (\$500 per linear foot) plus an additional \$5,000 if building has More than one story, plus 100% of architect fees up to \$4,000. (Applicant must pay 50% of work).

Example

Property: 30 foot building with two stories

Cost of 1st Floor Improvements: \$20,000

Cost of 2nd Floor Improvements: \$10,000

Total Architectural Fees: \$ 6,000

Total Cost of Project: \$36,000

Potential Grant

Maximum Amount of Base Grant: \$500 x 30 ft \$15,000

Maximum Amount Allowed for Multiple Storied Building (100% up to) \$ 5,000

Maximum Amount of Architectural Grant (100% up to) \$ 4,000

Total Potential Amount of Grant: \$24,000

Facade Expenses	Actual Costs	Grant Cap	Grant Pays	Applicant Pays
Architecture Fees	\$ 6,000	\$ 4,000	\$ 4,000	\$ 2,000
1st Floor	\$20,000	\$15,000	\$10,000	\$10,000
2nd Floor	\$10,000	\$ 5,000	\$ 5,000	\$ 5,000
Total	\$36,000	\$24,000	\$19,000	\$17,000*

***Applicant must contribute at least 50% \$18,000 \$18,000**

Completion of Work

All necessary permit applications should be filed with the Village not more than 90 days following the date of the Grant Agreement. All work must be completed within six months of grant approval. The Economic Development Director and staff approve reasonable extension requests. Projects which have not received an extension and have not been completed within the six month period will not receive funding.

Façade Grants Reimbursed in a Lump Sum Payment When...

The project passes final inspection and receives a final occupancy permit and the Village receives waivers of liens and proof that payment was made to all contractors, suppliers, architects and subcontractors.

Maintaining Façade Improvements

The current and subsequent businesses/building owners must maintain the façade improvements for a five year period from the date of completion in its finished form. Should it be necessary to make any reasonable changes, the proposed alterations must be submitted to the Economic Development Director and other appropriate staff for review. If the façade is changed prior to the end of the five year period without approval the full grant must be repaid. In addition, the applicant must keep the improvements in good condition.

Lien Placed

The Village, at its expense, will file a lien for the full grant amount on the property prior to the final reimbursement payout. The purpose of the lien is to secure compliance with the terms of the Incentive Agreement. The lien will be released in five years as long as property remains in compliance with the terms of the Incentive Agreement.

Federal and State Taxes

Grants are subject to federal and state taxes and are reported to the IRS via form 1099. Property owners or tenants should consult with their tax advisor for tax liability information.

Façade improvements and new construction should be consistent with the prairie design theme identified in the Downtown Lisle Master Plan. Applicants may find it useful to review the “Downtown Design Workbook” for examples of prairie style influence in architecture, lighting, windows, brickwork and more.

Examples of Eligible Improvements

- Architectural and Professional Services
- Brick or Stone Work
- Tuck Pointing, Cleaning or Repairing the Existing Façade
- Exterior Doors and Hardware
- Window Upgrades or Replacement
- Awnings and Canopies
- Stairs, Porches, Railings, Fencing
- Exterior Lighting
- Signage (tenants must have at least 18 months remaining on lease)
- Painting (when part of a major renovation)
- Adding or Improving Architectural Features
- Gutters
- Pavers, Fountains, or Other “Hardscape” Improvements
- Permanent Exterior Improvements Consistent with Prairie Design Theme
- Demolition Expenses

Proposed improvements not listed above are reviewed on an individual basis

Examples of Ineligible Improvements

- Interior Improvements
- Sprinkler Systems
- Extermination Services
- Utility Related (heat, a/c, electric, sewer, water)
- Elevators
- Rear Entry Improvements (but sides of building paralleling a street are eligible)
- Landscaping, Shrubs, Trees
- Acquisition of Land, Buildings, Equipment or Inventory
- Environmental Expenses Related to Demolition

Timing

Interested parties must schedule an orientation meeting with the Economic Development Director and appropriate Village staff to discuss proposed plans prior to applying for this program. Applications must be submitted prior to commencement of any work with the exception of architectural services. If the project is denied, architectural services will not be eligible for reimbursement. **GRANTS WILL NOT BE ISSUED FOR ANY PROJECTS THAT ARE IN PROGRESS PRIOR TO GRANT APPROVAL.**

II Demolition Grant

Considered for 100% of a building's demolition costs up to \$27,500. To qualify, the demolition must occur within six months of grant approval and plans for a new development on the site must be submitted at the same time. Applicants receiving a Demolition Grant are not eligible for the Façade Improvement Grant.

Example

Demolition Costs: \$35,000

Architectural Fees: \$10,000

Total Costs: \$45,000

Potential Grant

Maximum Amount of Grant (100% up to \$27,500) \$27,500

Architectural Fees (100% up to \$4,000) \$ 4,000

Total Potential for Grant \$31,500

Demolition Expenses	Actual Costs	Grant Cap	Grant Pays	Applicant Pays
Architectural Fees	\$10,000	\$ 4,000	\$ 4,000	\$ 6,000
Demolition Costs	\$35,000	\$27,500	\$27,500	\$7,500
Total	\$45,000	\$31,500	\$31,500	\$7,500 plus cost to build new building

Demolitions Reimbursed as Follows:

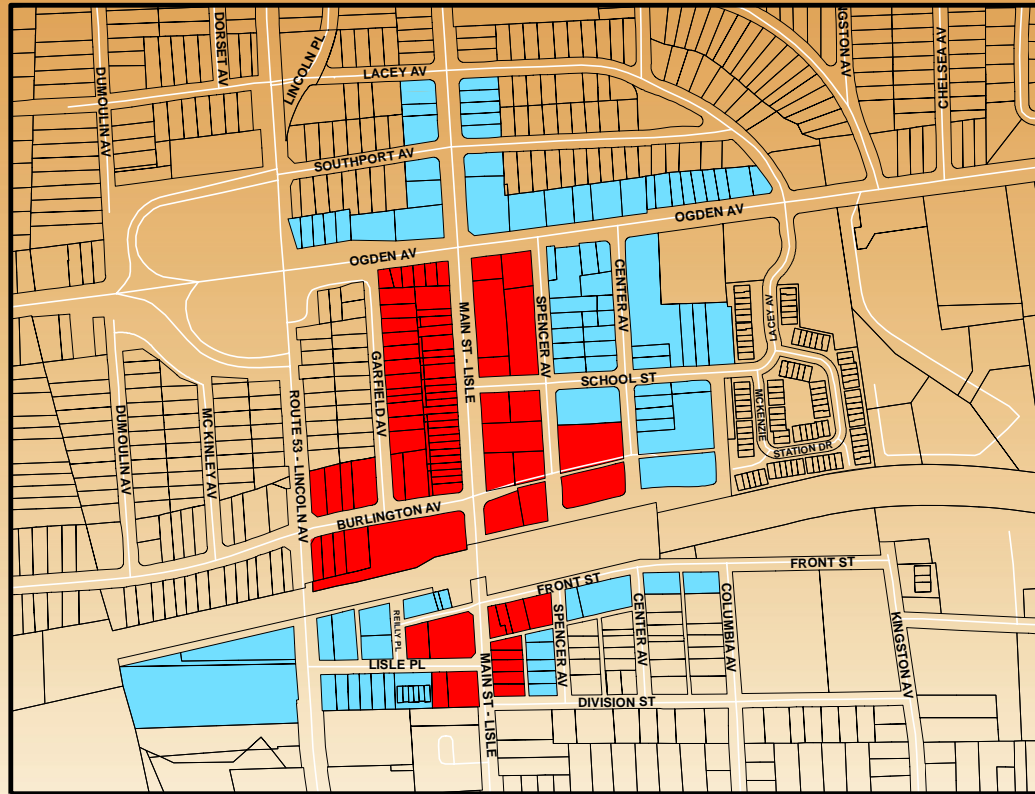
- 50% reimbursement when building is demolished and building permit is issued for the new construction
- Remaining 50% when applicant receives a certificate of occupancy for the new construction

Approval Process

- 1 Applicant schedules an orientation meeting with Economic Development Director to discuss project. Architects/contractors are welcome to attend meeting to ensure all have good understanding of program.
- 2 Applicants are strongly encouraged to have Director review architect's design before obtaining contractor estimates to ensure the design is consistent with the program guidelines.
- 3 The applicant submits a completed application to the Director, who will date stamp application and ensure that it is complete. Only completed applications will move forward in the approval process.
- 4 Applicant is invited to attend an Economic Development Commission meeting to briefly review project and answer questions. If the application receives a positive recommendation from the EDC, it will be forwarded to the Village Board for review.
- 5 The applicant attends a Village Board meeting to briefly review the project and request final approval. If the Village Board approves the project, an Incentive Agreement is signed by all parties. Once work is completed, applicant submits all required paperwork and Village staff completes a site visit. The Village places a five year lien on the property. Applicant receives check.

Please note, only the Village Board has authority to approve grant requests and a positive recommendation from the EDC does not guarantee Village Board approval.

Downtown Lisle B-3 Central Business District Zoning Map

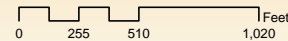


**B-3
Zoning Classifications**

- B-3A Central Retail Core District
- B-3B Downtown Perimeter District



Last Revision:
03/20/06



This map was created for planning purposes only. The Village of Lisle reserves all rights and makes no warranties, expressed or implied, to the use of this data.