



## Agenda Item Details

Meeting	Jun 21, 2021 - Village Board Regular Meeting Agenda
Category	13. New Business - All Listed Items for Discussion and Possible Action
Subject	B. Resolution Awarding a Wheeling Restaurant and Retail Build-Out Assistance Grant to Kilcoyne's Redwood Inn, 342 N. Milwaukee Avenue
Type	Action
Dollar Amount	23,576.67
Budgeted	Yes
Budget Source	North Milwaukee Avenue TIF District
Recommended Action	Motion to Approve

**From:** Patrick Ainsworth, Director of Economic Development

**Subject:** Request for a Wheeling Retail and Restaurant Build-Out Assistance Grant for the Property at 342 N. Milwaukee Avenue – Kilcoyne's Redwood Inn

### EXECUTIVE SUMMARY

An application for the Wheeling Retail & Restaurant Build-Out Assistance Grant (Program B) has been submitted by Joe Kilcoyne of Kilcoyne's Redwood Inn at 342 N. Milwaukee Avenue for interior and exterior enhancements to the existing building. Economic Development staff recommends Village Board approval of the grant for these improvements.

### MEMO

#### Background:

The property at 342 N. Milwaukee Avenue encompasses the Kilcoyne's Redwood Inn business, which is currently owned by Joe Kilcoyne (applicant). The applicant and his family have been operating this food and beverage business out of this location since 1971. The subject property contains a freestanding restaurant building of approximately 2,000 square feet in size, and a surface parking lot. This property is located within the North Milwaukee Avenue TIF District.

A Wheeling Retail & Restaurant Build-Out Assistance Grant Application has been submitted to the Economic Development Department by the applicant, requesting \$23,576.67 in funding to assist interior and exterior improvements. Specifically, the applicant plans to conduct the following work:

- Removing the drop ceiling in the dining room portion of the interior
- Upgrading part of the HVAC ductwork in the dining area
- Relocating some electrical outlets
- Refinishing the interior walls and ceilings with a cedar shiplap material from a Wheeling-based business
- Upgrading interior doors
- Upgrading one exterior window that is on the elevation facing Milwaukee Avenue
- Painting the interior to create a standardized work

The applicant has submitted a permit to the Community Development Department for HVAC and electrical upgrades. Since the proposed scope of work is interior, there is no site plan review needed for this project. The total project value is estimated at \$76,245.22, of which \$13,509.40 is eligible for reimbursement under the 50%-of-material threshold identified in the grant application and \$10,067.27 is eligible for reimbursement under the 25% threshold for labor. A list of the eligible costs covered under the grant is attached as a separate exhibit to the resolution. This list contains the project cost estimates provided by the respective contractor and provider.

As identified above, this property falls within the North Milwaukee Avenue TIF District, and this request is the first application received for the new Wheeling Retail & Restaurant Build-Out Assistance Grant for this TIF district. As a reminder, there are two programs under the new grant program; the applicant is applying under Program B, which is the Food & Beverage, Retail and Shopping Center Assistance Program. This program allows up to \$50,000 in assistance

for eligible expenses, or 50% of materials and 25% of eligible labor, whichever is less. Since the entire project is estimated at \$74,395.22, the percentage formula yields a maximum eligible grant of \$23,576.67. This is the amount that the applicant is requesting.

The applicant has not received a grant in the past, and Economic Development staff finds that the applicant's request is eligible for the funding under Program B, as Kilcoyne's Redwood Inn is a food-and-beverage-tax-producing business.

**Recommendation:**

Economic Development staff has reviewed the application, as summarized above, and recommends approval of the grant application request in the amount of \$23,576.67.

[Exhibit B Kilcoyne Redwood Inn Grant Materials Table\\_Exhibit to Resolution.pdf \(91 KB\)](#)

[Exhibit A Village Board Packet Items - 6.21.2021.pdf \(11,046 KB\)](#)

[Resolution - Build Out Assistance Grant - Kilcoyne\\_s Redwood Inn \(2021\).pdf \(18 KB\)](#)