



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	C. Resolution Awarding a Restaurant and Retail Build-Out Assistance Grant to Old Munich Inn, 582 N. Milwaukee Avenue
Type	Action
Dollar Amount	50,000.00
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 582 N. Milwaukee Avenue – Old Munich Inn

EXECUTIVE SUMMARY

An application for the Wheeling Retail & Restaurant Build-Out Assistance Grant (Program B) has been submitted by Bill Loumbardias of Old Munich Inn at 582 N. Milwaukee Avenue for interior and exterior enhancements to the existing building. Economic Development staff recommends Board approval of the grant for these improvements.

MEMO

Background:

Several upgrades to the interior and exterior of the subject property, Old Munich Inn at 582 N. Milwaukee Avenue, will be completed in the near future. The building and business owner, Bill Loumbardias (applicant), has submitted a Wheeling Retail & Restaurant Build-Out Assistance Grant Application to assist with these renovations.

The applicant purchased the business and the property in 2018 and has been consistently updating the interior and exterior since that time. The subject property contains a freestanding two-story restaurant building approximately 3,600 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 requesting the full \$50,000 in funding to assist with these interior and exterior improvements:

- Installing a 1,000-gallon grease trap
- Installing a new kitchen exhaust fan system
- Upgrading the fire suppression system and adding a fire alarm
- Re-stripping and seal-coating the parking lot
- Adding new landscaping and window planter boxes
- Adding new exterior parking lot and lighting for the outside seating area
- Upgrading electrical in certain areas to serve the outside areas
- Upgrading the lighting to enhance the exterior elevations
- Installing a new ADA-accessible door to connect to the new deck
- Installing a new 600-square-foot deck and pergola for enhanced outside seating
- Constructing a new gazebo with more outside seating offerings

The applicant also plans additional improvements to other elements of the property that fall outside the grant program.

The applicant submitted the exterior improvement plan to Community Development for review, and received approval for site plan modifications from the Plan Commission at the June 9, 2021, meeting. No site plan review is needed for the interior work. The total project value is estimated at \$136,000, and the applicant is requesting the maximum grant dollar amount of \$50,000. 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. The applicant is utilizing this grant to enhance the outside seating area and to expand the kitchen facilities in an attempt to offer more food choices to the dining patrons. The applicant did receive \$50,000 in 2018–2019 through the Façade Improvement Assistance Grant Program; however nearly every proposed improvement under that grant was for the exterior elevations. This grant request is nearly all dedicated to outside seating improvements and permanent kitchen facility upgrades.

Recommendation:

Economic Development staff has reviewed the application, as summarized above, and recommends approval of the grant application request in the amount of \$50,000.

[Exhibit A - Village Board Packet Items Old Munich Inn 6.21.2021.pdf \(5,204 KB\)](#)

[Exhibit B - Old Munich Grant Materials Table.pdf \(88 KB\)](#)

[Resolution - Build Out Assistance Grant - Old Munich Inn \(2021\).pdf \(18 KB\)](#)