

ORDINANCE 2017-08

APPROVING AND AWARDED A "FACADE GRANT" IN THE AMOUNT OF \$15,000  
TO MICHAEL GULO, OWNER IN CONNECTION WITH A FACADE UPGRADE AT  
123 SOUTH MONROE STREET

WHEREAS, on May 18, 2016, the City Council of the City of Streator, adopted Ordinance 2016-03 "Streator Downtown Building Facade Renovation And Replacement Grant And Loan Program For Streator Tax Increment Financing District II"; and

WHEREAS, the program seeks to incentivize owners to make improvements to commercial storefronts of commercial buildings which face City streets within the Streator Downtown Area; and

WHEREAS, Michael Gulo, owner of property submitted an application for a facade grant in connection with an upgrade to their building at 123 South Monroe Street; and

WHEREAS, the project consists of:

- Demolition of the existing awning
- Removal and replacement of the West facade brick
- Installation of a new awning; and

WHEREAS, the City Engineer determined that the work being done is consistent with the purpose and intent of the facade program and has recommended approval of the grant application; and

WHEREAS, at its meeting of March 14, 2017, the Plan Commission did review the grant application and determined the project met with the conditions and intentions of the program; and

WHEREAS the Plan Commission, through Plan Commission Recommendation 2017-02 which is attached hereto and made a part hereof this ordinance, did recommend approval of the facade grant in the amount of Fifteen Thousand Dollars (\$15,000.00) to Michael Gulo, owner of 123 South Monroe Street, Streator, Illinois.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois as follows:

Section 1: The City Council of the City of Streator has determined that the submitted facade grant application, attached to this ordinance, by Michael Gulo, meets the necessary requirements to receive a grant in the amount Fifteen Thousand Dollars (\$15,000.00).


Section 2: That the Mayor is hereby authorized, empowered, and directed to execute said facade grant application to Michael Gulo, owner, in connection with the:

- Demolition of the existing awning
- Removal and replacement of the West facade brick
- Installation of a new awning; and


at property legally described as 123 S. Monroe St. Town of Streator PT Lot 11

Passed by the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois at a regular meeting thereof held on 15<sup>th</sup> day of March 2017, and approved by me as Mayor on the same day

APPROVED:

  
Jimmie D. Lansford, Mayor

ATTEST:

  
Patricia L. Henderson, City Clerk

| RECORD OF THE VOTE        | Yes | No | Abstain | Absent |
|---------------------------|-----|----|---------|--------|
| Mayor Jimmie D. Lansford  | √   |    |         |        |
| Councilwoman Tara Bedei   | √   |    |         |        |
| Councilman Ed Brozak      | √   |    |         |        |
| Councilman Brian Crouch   | √   |    |         |        |
| Councilman William Phelan |     |    | √       |        |

PLAN COMMISSION RECOMMENDATION 2017-02

RECOMMENDING APPROVAL AND GRANTING AWARD OF A "FACADE GRANT" TO MICHAEL GULO, OWNER, 123 SOUTH MONROE STREET IN THE AMOUNT OF \$15,000.00.

WHEREAS, Michael Gulo, owner of property 123 South Monroe Street submitted an application for a facade grant in connection with a facade upgrade to their building at 123 South Monroe Street; and

WHEREAS, the project consists of demolition of the existing awning at 123 South Monroe Street; removal and replacement of the West facade brick; and painting of the north and west facade; and installation of a new awning; and

WHEREAS, the demolition work is an eligible cost under the program due to the fact that the project plan seeks to renovate the building facade to a look consistent with the pre-1950's historic look of the building; and

WHEREAS, at the Plan Commission meeting of March 14, 2017, the Plan Commission did review the grant application and determined the project met with the conditions and intentions of the program; and

WHEREAS the Plan Commission of the City of Streator has considered all evidence, both written and oral;

NOW THEREFORE BE IT RESOLVED by the Plan Commission of the City of Streator, LaSalle and Livingston Counties, Illinois as follows:


Section 1: The Plan Commission has determined that the submitted façade grant application, attached as Exhibits A, B, C, D and E to this recommendation, by Michael Gulo meets the necessary requirements to receive the grant amount of \$15,000.00.

Section 2: That the Plan Commission recommends approval to the City Council of the City of Streator that a "facade grant" be issued for demolition of the existing awning, installation of a new awning, and the removal and replacement of the West Facade brick at 123 South Monroe Street and legally described as:

123 S. Monroe St Town of Streator PT Lot 11

Section 3: That this recommendation be immediately transmitted together with a copy of the minutes of said meeting to the City Council for final review and approval.

Passed by the Plan Commission of the City of Streator, LaSalle and Livingston Counties, Illinois at a regular meeting thereof on the **14th** day of **March 2017** and approved by me as chairman on the same day.

  
\_\_\_\_\_  
Doug Patterson, Chairperson

| RECORD OF THE VOTE | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Dean Chalkey       | ✓   |    |         |        |
| Harry Godfrey      | ✓   |    |         |        |
| Bob Gubbels        |     |    |         |        |
| Jeff Hatzler       |     |    |         |        |
| Richard Pierce     |     |    |         |        |
| Doug Patterson     | ✓   |    |         |        |
| Jeanette Strabala  | ✓   |    |         |        |

**For City Office Use**

APPLICATION NO. 22

Date Application Received: 11 / 11 / 2016.

Signature: \_\_\_\_\_

Plan Commission Recommendation:  Yes or  No on \_\_\_\_ / \_\_\_\_ / 2016.

Signature: \_\_\_\_\_

If Application is not recommended, a written explanation is attached and will be provided to the Applicant. The Applicant may revise and resubmit the Application one time for a second review within ten (10) days, or by \_\_\_\_ / \_\_\_\_ / 2016.

Verification of \$ \_\_\_\_\_ of TIF Eligible Project Cost confirmed on \_\_\_\_ / \_\_\_\_ / 2016.

Signature: \_\_\_\_\_

Completion of Project inspected and verified on \_\_\_\_ / \_\_\_\_ / 201\_\_.

Signature: \_\_\_\_\_

**PROJECT ACCEPTANCE**

Pursuant to Ordinance No. \_\_\_\_\_, the City of Streator, LaSalle County, Illinois, accepts the attached *Streator Downtown Building Façade Renovation and Replacement Grant and Loan Program Application* and agrees to pay to the Applicant, \_\_\_\_\_ Dollars and No Cents (\$ \_\_\_\_\_) upon verified completion of the project from the Streator TIF District II Special Tax Allocation Fund for TIF Eligible Project Costs incurred as a result of the Developer's Project (see Exhibit 1).

The terms and conditions for the Grant shall be as follows:

1. The full Grant amount of \$ \_\_\_\_\_ shall be paid to Applicant/Borrower upon verification of program eligible costs and following approval by the City's Special TIF Counsel.

**APPROVED:** \_\_\_\_\_  
Mayor, City of Streator - Date \_\_\_\_ / \_\_\_\_ / 2016

**ATTEST:** \_\_\_\_\_  
City Clerk, City of Streator - Date: \_\_\_\_ / \_\_\_\_ / 2016

Check issued to applicant on \_\_\_\_ / \_\_\_\_ / 2016 Check# \_\_\_\_\_

Signature: \_\_\_\_\_


File Copy of Application sent to: Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704.

APPENDIX B.

**PROGRAM APPLICATION**  
**City of Streator, LaSalle County, Illinois**  
**Streator TIF District II**  
**Streator Downtown Building Façade Renovation and Replacement Grant and Loan**  
**Program Application**

1. Applicant Name(s): Michael F. GuIo  
a. Applicant Address: 123 S. Monroe Street, Streator, Illinois 61364  
b. Applicant's Daytime Phone: 815-672-2472 Evening Phone: 815-672-2472  
c. Applicant's Email Address: mguilo@mchsi.com
2. Business Name: M.G. GuIo & Associates, Ltd.  
a. Type of Business (check one)  Service  Retail  Other (describe): Legal Services  
b. Owner's Name(s): \_\_\_\_\_ or  Same as Applicant  
c. Business Address: \_\_\_\_\_  
d. Business Daytime Phone: \_\_\_\_\_
3. Property Owner's Name(s): \_\_\_\_\_ or  Same as Applicant  
a. Daytime Business Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_  
b. Property Owner's Email Address: \_\_\_\_\_  
c. If Property Owner is not Applicant, the owner's permission is attached:  YES or  NO
4. Property Tax ID # 33-36-102-023 Approx. Age of Building: 80-90 years  
a. A copy of the most recent real estate tax bill is attached:  YES
5. Project Plan is attached:  YES
6. Will this Project contribute to the historical restoration of the building?  YES or  NO
7. Estimated Project Completion Date: 08 / 31 / 2017
8. Total Estimated Project Costs: \$ 18,750.00
9. Amount of Program Funds Requested: \$ 15,000.00 = 80 % of Total Project Costs.  
a. **NOTE:** All Building Repair & Façade Grant Program amounts are limited to 80% of total project costs, not to exceed a maximum of \$15,000. Each Applicant must verify TIF eligible project costs and a minimum cash match of 20% of the total project costs prior to receiving Program Funds.

10. I have read the Streator Downtown Building Façade Renovation and Replacement Grant and Loan Program description and fully understand and agree to the requirements of the Program. I further understand the Application must be reviewed and approved by the City prior to commencement of any Project and that failure to comply with the approved Application may result in forfeiture of Program funds.

Applicant Signature:  Date: 11 / 7 / 2016

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / 2016



**EXHIBIT**  
**B**

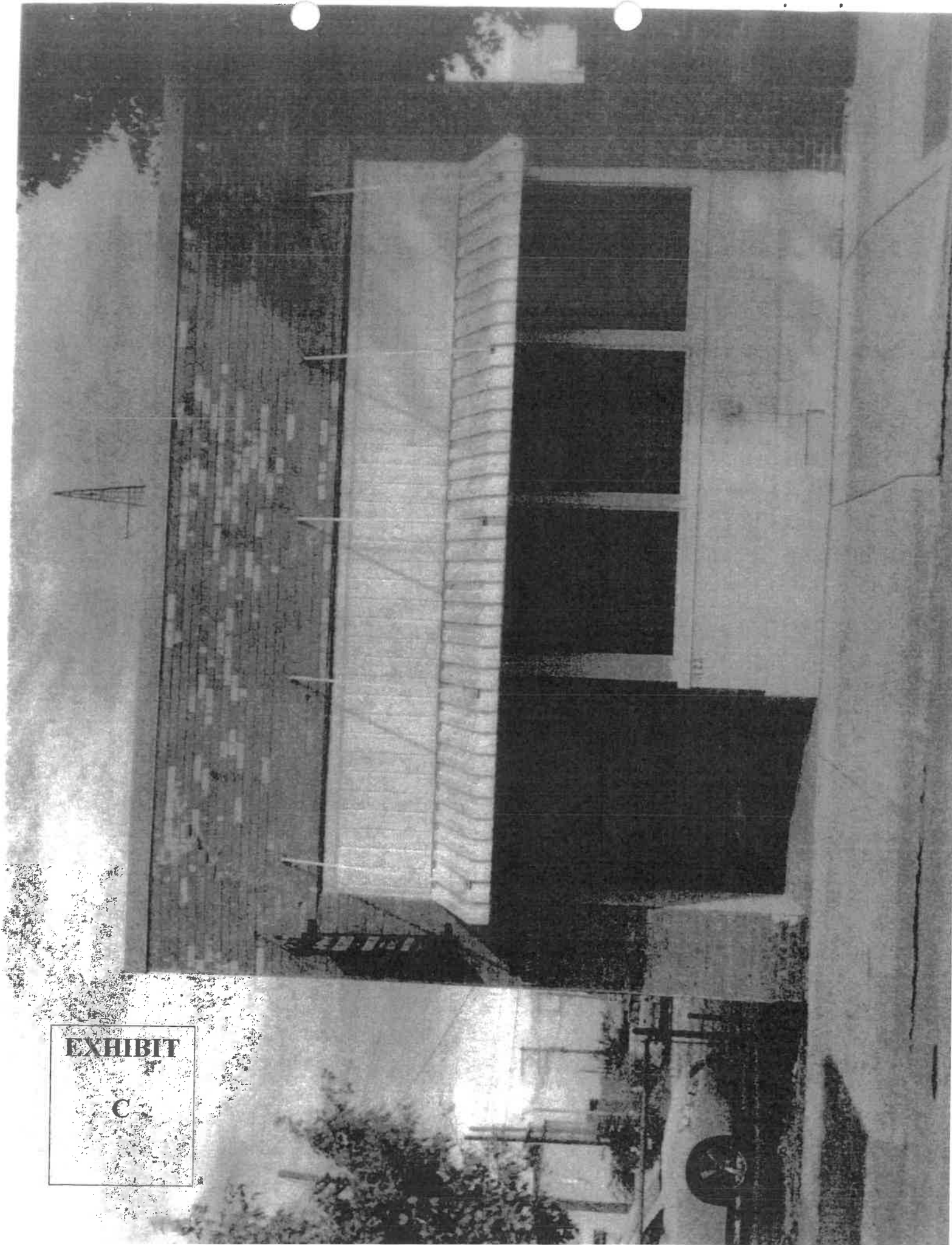


EXHIBIT  
C