

ORDINANCE 2017-09

APPROVING AND AWARDED A "FACADE GRANT" IN THE AMOUNT OF \$15,000
TO CHAD LUCAS, OWNER IN CONNECTION WITH A FACADE UPGRADE AT
110 EAST HICKORY 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, Chad Lucas, owner of property submitted an application for a facade grant in connection with an upgrade to their building at 110 East Hickory Street; and

WHEREAS, the project consists of:

- Demolition of the north building facade
- Masonry work along the north facade
- Repair and painting of the south facade
- Installation of new doors and windows along the north facade
- Installation of awnings and tenant signage; 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 2017-03 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 Chad Lucas, owner of 110 East Hickory 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 Chad Lucas, meets the necessary requirements to receive a grant in the amount Fifteen Thousand Dollars (\$15,000.00).

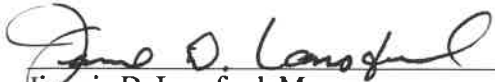
Section 2: That the Mayor is hereby authorized, empowered, and directed to execute said facade grant application to Chad Lucas, owner, in connection with the:

- Demolition of the north building facade
- Masonry work along the north facade
- Repair and painting of the south facade
- Installation of new doors and windows along the north facade
- Installation of awnings and tenant signage; and

At Town of Streator S 50' E ½ Lot 11 Block 9-


Passed by the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois at a regular meeting thereof held on 15th 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 2017-03

RECOMMENDING APPROVAL AND GRANTING AWARD OF A "FACADE GRANT" TO CHAD LUCAS, OWNER, 110 EAST HICKORY STREET IN THE AMOUNT OF \$15,000.00.

WHEREAS, Chad Lucas, owner of property 110 East Hickory Street submitted an application for a facade grant in connection with a facade upgrade to their building at 110 East Hickory Street; and

WHEREAS, the project consists of demolition of the north building facade; masonry work along the north facade; repair and painting on the south facade; installation of new doors and windows along the north facade; and installation of awnings and tenant signage; and

WHEREAS, the proposed work is considered 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 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 facade grant application, attached as Exhibits A to this recommendation, by Chad Lucas 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 north building facade; masonry work along the north facade; repair and painting on the south facade; installation of new doors and windows along the north facade; and installation of awnings and tenant signage at 110 East Hickory Street and legally described as:

Town of Streator S 50' E1/2 Lot 11 Block 9-

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 Hatzer				
Richard Pierce	✓			
Doug Patterson	✓			
Jeanette Strabala	✓			

For City Office Use

APPLICATION NO. 3

Date Application Received: 2 / 26 / 2017.

Signature: [Handwritten Signature]

Plan Commission Recommendation: Yes or No on ____ / ____ / 2017.

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 ____ / ____ / 2017.

Verification of \$ _____ of TIF Eligible Project Cost confirmed on ____ / ____ / 2017.

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 ____ / ____ / 2017

ATTEST: _____

City Clerk, City of Streator - Date: ____ / ____ / 2017

Check issued to applicant on ____ / ____ / 2017 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): Chad Lucas
a. Applicant Address: 201 N Blawington St Streator IL 61364
b. Applicant's Daytime Phone: 815-673-2770 Evening Phone: _____
c. Applicant's Email Address: insurance@sfchadlucas.com
2. Business Name: _____
a. Type of Business (check one) Service Retail Other (describe): _____
b. Owner's Name(s): _____ or Same as Applicant
c. Business Address: 110 E Hickory St Streator IL 61364
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 # 33-25-329-013 Approx. Age of Building: 60 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: 05 / 01 / 2017
8. Total Estimated Project Costs: \$ 300,000
9. Amount of Program Funds Requested: \$ 15,000 = 5 % 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: 02/02 / 2016
- Applicant Signature: _____ Date: ____ / ____ / 2016

EXHIBIT

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STRUCTION