

ORDINANCE 2016-03

APPROVING AND ADOPTING STREATOR DOWNTOWN BUILDING FAÇADE RENOVATION
AND REPLACEMENT GRANT AND LOAN PROGRAM

WHEREAS, the statutes of the State of Illinois by the “Tax Increment Allocation Redevelopment Act,” 65 ILCS 5/11-74.4-1 *et seq.*, as amended, hereinafter referred to as the “TIF Act,” provides that municipalities may create within their corporate boundaries Tax Increment Financing Redevelopment (“TIF District”) Areas, Plans and Projects and to amend them from time to time; and

WHEREAS, on October 18, 2006, the City of Streator, LaSalle County, Illinois (“City”) by its duly elected Mayor and City Council heretofore adopted a Redevelopment Plan and Projects; adopted Tax Increment Financing pursuant to the TIF Act; and designated a Redevelopment Project Area known as the Streator Tax Increment Financing District II (“**Streator TIF District II**”); and

WHEREAS, on January 17, 2007, the City approved the First Amendment to the Streator TIF District II Redevelopment Project Area, Plan and Projects pursuant to the TIF Act; and

WHEREAS, on August 20, 2008, the City approved the Second Amendment to the Streator TIF District II Redevelopment Project Area, Plan and Projects pursuant to the TIF Act; and

WHEREAS, on October 15, 2008, the City approved the Third Amendment to the Streator TIF District II Redevelopment Project Area, Plan and Projects pursuant to the TIF Act; and

WHEREAS, on April 28, 2016, the City approved the Fourth Amendment to the Streator TIF District II Redevelopment Project Area Plan and Projects pursuant to the TIF Act; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5 the City has the authority to appropriate and expend funds for economic development purposes; and

WHEREAS, in furtherance of the goals and objectives of the Streator TIF District II Redevelopment Plan and Projects, the City now proposes to establish a downtown building repair and façade grant program called “*STREATOR DOWNTOWN BUILDING FAÇADE RENOVATION AND REPLACEMENT GRANT AND LOAN PROGRAM*” (the “Program” and hereto attached as *Exhibit A*) to promote improvements to commercial storefronts of commercial buildings which face City streets and, in addition, sidewalks in the Streator TIF District II; and

WHEREAS, the City proposes to allocate an amount not to exceed Sixty Five Thousand Dollars (\$65,000.00) split between the Streator TIF District II Special Tax Allocation Fund and General Revenue Fund during Fiscal Year 2016 for the purpose of providing grants to property owners and/or business owners undertaking TIF eligible redevelopment projects as allowed under the “*City of Streator Downtown Building Façade Renovation and Replacement, Grant and Loan Program*”; and

WHEREAS, the City’s Plan Commission shall review applications and make recommendations for approval or disapproval to the full City Council for funds to be awarded by the City pursuant to the terms of the Program. The City Council will then make a final determination of application approval or disapproval; and

WHEREAS, said grants provided under the “*City of Streator Downtown Building Façade Renovation and Replacement, Grant and Loan Program*” shall be issued and/or expended for verified TIF eligible project costs on or before December 31, 2016; and


WHEREAS, the City Council has determined that the “*City of Streator Downtown Building Façade Renovation and Replacement, Grant and Loan Program*” will eliminate blight as set forth in this Program and is in the best interests of the citizens of the City of Streator.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF STREATOR, ILLINOIS, THAT:


1. The “*City of Streator Downtown Building Façade Renovation and Replacement, Grant and Loan Program*” hereto attached as *Exhibit A* is hereby approved and shall continue until such time funding is no longer available.
2. The City of Streator is hereby authorized and directed during FY 2016 to set aside and allocate a sum not to exceed Sixty Five Thousand Dollars (\$65,000) within the Streator TIF District II Special Tax Allocation Fund for the purpose of financing grants awarded to “*City of Streator Downtown Building Façade Renovation and Replacement, Grant and Loan Program*” applicants.
3. The City’s Plan Commission shall review applications and recommend approval or disapproval of such applications to the full City Council for funds to be awarded by the City pursuant to the terms of the Program. The City Council shall then make the final determination for application approval or disapproval.
4. The “*City of Streator Downtown Building Façade Renovation and Replacement, Grant and Loan Program*” description, requirements, target area and program application and form as included in *Exhibit I* are hereby approved and the City of Streator City Council (with oversight by the City’s Special Counsel to the TIF District) is hereby authorized and directed to approve and execute on behalf of the City said Program Applications and Grants relating to the “*City of Streator Downtown Building Façade Renovation and Replacement, Grant and Loan Program*” provided such financial assistance is compliant with the statutory requirements of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*).
5. All grants provided under the “*City of Streator Downtown Building Façade Renovation and Replacement, Grant and Loan Program*” must be issued and/or expended for verified TIF eligible project costs on or before **December 31, 2016**.
6. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
7. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Streator, Illinois, on the 18th day of May 2016, and deposited and filed in the Office of the City Clerk of said City on that date.

APPROVED:


Jimmie Lansford, Mayor

ATTEST:


Linda J. Underwood, City Clerk

Name	Yes	No	Abstain	Absent
Mayor Jimmie D. Lansford	√			
Councilwoman Tara Bedei	√			
Councilman Ed Brozak	√			
Councilman Brian Crouch	√			
Councilman William Phelan	√			



CITY OF STREATOR DOWNTOWN BUILDING FAÇADE RENOVATION AND REPLACEMENT, GRANT AND LOAN PROGRAM

1. **POLICY AND PURPOSE:** It is the policy of the city of Streator to encourage downtown business and building owners to undertake structure façade improvements in a manner that is both sensitive to the city's history and likely to add vitality to the central business district. The city believes that by enhancing the appearance of the downtown, it improves the community as a whole.
2. **PROGRAM OBJECTIVES:** The partial public funding of building façade renovations and replacements under this program have the following objectives: a) Renovate, replace or rehabilitate commercial properties so as to prevent or eliminate deteriorating conditions; b) Attract and retain businesses in the downtown and thereby retain and add job opportunities to the city; c) Make physical improvements to downtown buildings that retain the district's heritage and historic appearance that might otherwise not made without the assistance and intervention of the city; and, d) Use the city's history as a strategy for drawing more economic activity downtown.
3. **PROJECT AND APPLICANT ELIGIBILITY:** The Streator Downtown Façade Renovation and Replacement Program applies only to exterior facades adjoining or facing a city street in the downtown area (see Exhibit A). It includes masonry work and repair (including tuck pointing), windows and canopies, cornices and trim, doors and eligible signage, painting and replacement of a building's original decorative materials, and permanent exterior lighting. To be eligible for funding, projects may not commence until they are approved by the city, and shall be completed within eighteen (18) months from the date of issuance by the city of a building permit (issued after approval of funding). Additionally, Program Applications may not be accepted if the property is:
 - a. Already receiving economic development incentives from the City of Streator, or
 - b. An Applicant has already applied for a grant for the property in the current fiscal year due to the fact that an Applicant may apply for and be awarded a maximum of only one (1) application per property "PIN" or real estate tax identification number per City's fiscal year.

The city council may grant time extensions where warranted, but projects not completed within the allocated time will not receive funding. Projects must comply with all applicable city building, zoning and restoration requirements. Funds are awarded for building repair and facade renovation projects for TIF eligible project costs (pursuant to 65 ILCS 5/11 - 74.4 *et. seq.* as amended), subject to the availability of funds and the approval of the City of Streator. **Availability of funds is subject to City general revenue and TIF fund budget limits**

for projects that are eligible for TIF funding within the established TIF II area and those not inside the TIF area but still within the downtown area (Exhibit A).

An additional item that may be considered by the City for funding would be the renovation or replacement of a wall, regardless of whether or not the wall faces a City street, if that wall were being proposed for the installation of a mural within the area (Exhibit A).

4. **INELIGIBLE COSTS:** The city will not provide financial assistance for all aspects of façade projects. If some or all of the following elements are included in a project, the owner/applicant will have to demonstrate the ability to fund them without assistance from the city. The city will not fund: professional design fees, landscaping costs, interior improvements, property acquisition (unless acquired by the city), construction of a new building (although the façade of a new building could be funded if it recreates the appearance and façade of other historic buildings in the same block), furniture, business equipment, fixtures, sidewalk repairs, removal of architecturally significant features and design elements, roof repairs or replacements, and compensation to any member(s) of the applicant's family members or business partners. The city will not fund façade work at non-historic buildings (constructed prior to 1950), unless the project has the outcome of making it look like a historic façade.
5. **PROGRAM TERMS AND CONDITIONS:** The general requirements of the program include the following:
 - a. Applicants must include detailed drawings and specifications with their applications, that shall be drawn with a minimum scale of 1" = 100'.
 - b. Drawings shall include notations of proposed materials, color, finishes and decorations to be used. Drawings must also include any proposed signage. Prospective pictures or renderings may be submitted, but not in lieu of a drawing of the actual intended appearance of the building.
 - c. Construction/reconstruction time schedule, noting start and completion dates.
 - d. Applicants must submit at least one contractor proposal or estimate. Two proposals are preferred, and the city reserves the right to request additional proposals.
 - e. Applicants, if they are tenants, must provide written permission for the improvements signed by the owner.
 - f. Applicants who are delinquent in the payment of property or other city taxes, or utility bills, or who have outstanding city code violations, are not eligible for participation in the program.
 - g. Payment shall be made on a lump sum reimbursement basis, upon satisfactory completion of the construction/reconstruction/replacement/renovation. The city reserves the right to cancel any agreement for financial assistance if program requirements are not met.
 - h. The final award amount is based on verification of actual costs.
 - i. Program funds will be paid ONLY upon verification of TIF eligible project costs (regardless of location of project) as permitted by the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 et. seq.)
 - ii. Verification of TIF eligible project costs may include receipts, paid invoices, paid bills or statements of suppliers, contractors, or professionals together with Mechanic's Lien Waivers, if applicable, and cancelled checks or other

proof of payment as required by the City. Applicants shall provide any additional cost verification information requested by the City prior to distribution of Program funds.

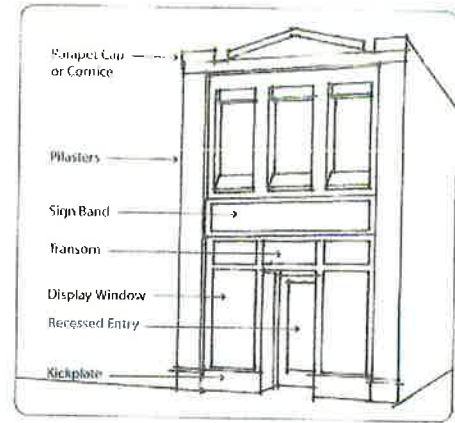
- iii. In the event of a grant for the renovation of a wall that does not face or adjoin a city street, final payment will not be made until such time as the mural is completed.
- i. The applicant(s) acknowledge he/she is responsible for compliance with the Illinois Prevailing Wage Act (if applicable) and shall not pay less than the prevailing rate of wages as found by the City or Department of Labor to all laborers, workers and mechanics performing work under this Agreement, if applicable. The Applicant(s) shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the "Indemnified Parties"), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et. seq.*), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.
- j. Interested parties are encouraged to schedule a pre-application meeting with the City Manager at 815-672-2517 prior to preparing a grant application.

6. APPROVAL AUTHORITY. City staff shall initially review applications. Those applications found to be in compliance shall be submitted to the Streator Plan Commission who shall act as an architectural review board. They will have the authority to impose certain design conditions where they find them necessary and in the best interests of the city based on the proposed finish appearance, condition of adjoining buildings, and the overall historic preservation goals of the city.



The Plan Commission will then determine if the application should be recommended for approval or disapproval to the full City Council. If an application is going to be recommended for disapproval the Plan Commission will agree to table the recommendation at the request of the Applicant until their next scheduled meeting to allow the Applicant, if they choose, to revise and resubmit the Application one time only for a second review. Following either this resubmission or recommended approval of the first submission, the Plan Commission will forward a recommendation for either approval or disapproval to the full City Council. The City Council will then make the final determination regarding application approval.

7. GUIDELINES. A historic building façade in downtown Streator generally consists of three major components: the storefront, the upper/middle façade, and the roof/cornice. The design should include, to the extent practical, all of these main components. Historic buildings are those built prior to 1950; therefore, the renovation or restoration of the façade should be to the original or pre-1950 appearance. The removal of post-1950 building modifications can be a part of a project.



Originally, downtown commercial buildings demonstrated a strong rhythm of repeating architectural elements. The most prominent element is the line created by the tops of the storefronts where the signband is located, which stays relatively consistent from building to building. The other main elements are rooflines, the repetition of upper and lower floor windows, and the unification of signage and lighting. Therefore, downtown buildings should share elements that link them, such as awnings, storefront signage, lighting, decorative bands and window positions. Large signs, and signs that disrupt uniform lines, should be removed, along with coverings over brick and brick banding. Similar awning shapes and placement should be used to coordinate facades.



REPEATED ELEMENTS SUCH AS FAÇADE MOUNTED LIGHT FIXTURES WILL HELP TIE THE DOWNTOWN AREA TOGETHER

The other main elements are rooflines, the repetition of upper and lower floor windows, and the unification of signage and lighting. Therefore, downtown buildings should share elements that link them, such as awnings, storefront signage, lighting, decorative bands and window positions. Large signs, and signs that disrupt uniform lines, should be removed, along with coverings over brick and brick banding. Similar awning shapes and placement should be used to coordinate facades.

Other **design elements** should provide for exposing and removing coverings of ground and upper floor windows. In fact, the majority of the first floor should be window area. Cornices should be replaced (if replacement is required) with identical forms. Traditional storefront transoms, windows and entries should be retained or restored, rather than making them look modern. Mansard roofs, false gables, and shake shingles are not appropriate and will not be funded. Additionally, "colonial," or "chalet" or "quaint cottage" and other 'old' styles will also not be funded, as they are not compatible with the downtown Streator commercial district.

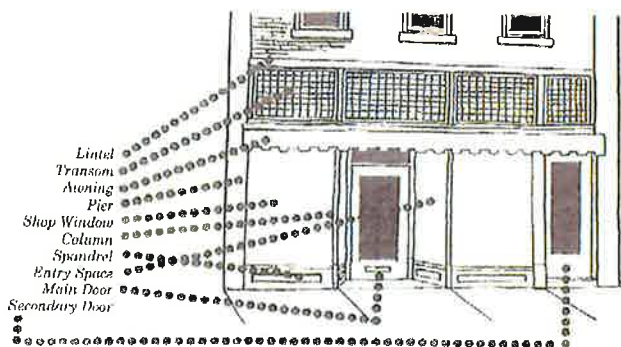


Documentation in support of an application should include photographs and other documentary evidence of the building's original appearance (the Streatorland Historical Society can be helpful in obtaining photos and documentation). Documentation should establish that the original architectural style and character of the building façade is being retained and/or restored, and that the proportions of the original façade have been maintained. Applicants should be able to prove that the building materials selected are, or will be, compatible with the original materials.

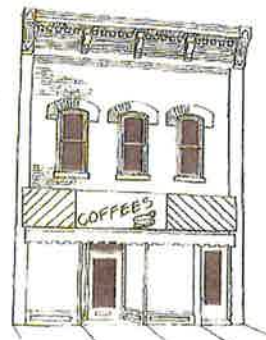
Signage is a key element in restoring the original quality of the building façade, and it contributes significantly to the quality of the pedestrian environment and overall streetscape. Sign design should also reflect the architectural style of the building and be easy to read. Storefront signs are intended to be readable by passing motorists, while pedestrian or "projecting" signs are intended to be readable by pedestrians on the adjoining sidewalk. Consequently, projecting signs should not project out more than 4' feet (to match sign code) from the building, and have lettering similar to other buildings in the block, but generally lettering should only be large enough to be read by someone walking under the sign. Signs should be placed at the top of the storefront's street level entrance, painted on the window itself, hung over the sidewalk, or on the edge of an awning, or some combination of these. Projects should avoid large hanging plastic signs and oversized signs that are historically out-of-character. Signs placed over second story facades and windows are not appropriate.



Doors and entrances are also key components of a historically sensitive and attractive storefront. They should be located at the ground level and be fully accessible. Door trim should be wood and painted a complimentary color to the building's exterior. Transoms should not be filled-in, and existing transom coverings should be removed. Once exposed, the transom should not be over-decorated.



Architectural Features of the Storefront

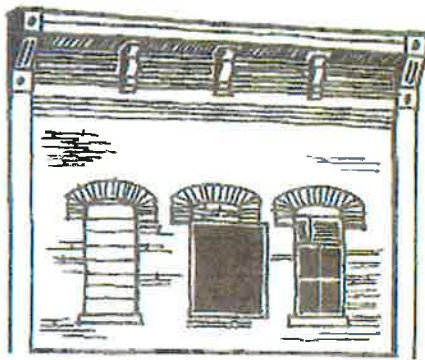


INAPPROPRIATE DESIGN:
Do not infill the transom with brick or wood, or cover it over with signs.

Awnings provide pedestrian protection from the weather and can also be used to create a consistent and unified visual appearance. It is better to unify the bottom line of the awning to other awnings in the block rather than the upper line of an awning to achieve visual coherence. The city may, in some blocks, establish additional guidelines to more effectively unify and tie together cornice improvements and common awning designs. All awnings must comply with the requirements of the Streator Municipal Code.



Storefront **spandrels and windows** are key design elements as well. These low panels, usually made of wood, metal or masonry—that create a wall below the shop windows—are called spandrels (they are also called kneewalls, kickplate or bulkheads). In most downtown Streator buildings, the spandrels were relatively low; they can be rebuilt with wood, tile or

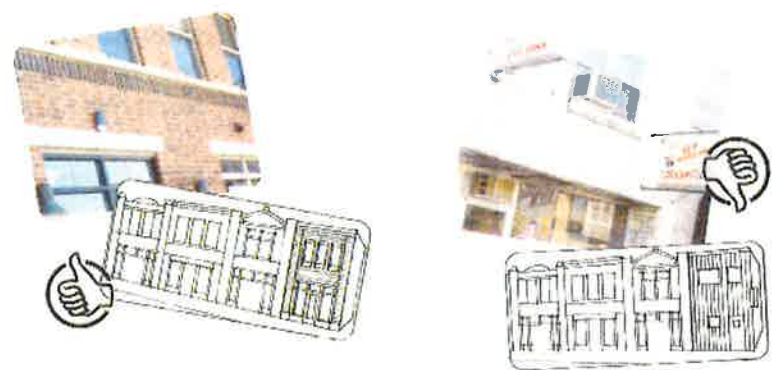


*INAPPROPRIATE DESIGN
Do not infill windows with brick or wood;
do not alter size of window opening to
install larger or smaller units*

masonry; but they should not be higher than the original spandrel. Frames for new windows can be of an energy efficient type, but should harmonize with the architectural features of the building and those adjacent to it. Great efforts should be taken to restore and accent original window openings. The building's original design for window size should be honored.



When restoring downtown buildings, the range of **building materials** should be relatively limited. If available, the use of original brick is always preferable. Accent materials can include stone, painted wood trim, copper, aluminum composite panels, unpolished granite and other durable stone. Vinyl siding, corrugated metal panels and reflective glass are not appropriate building materials and designs and restoration proposing their use will not be funded.



8. **GRANT TERMS.** Applicants should provide a narrative of the project. Grants are available for up to \$15,000 per project with the maximum amount being 80% of the eligible cost. The staff shall make a determination as to what the scope of a project is, and any disputes about what constitutes a project, and determination of eligibility will then be adjudicated by the Plan Commission. Final approval will be made by the Streator City Council.
9. **LOAN TERMS.** Applicants should provide a narrative of the project. Low interest loans are available for up to an additional \$50,000 where the business that will be located in the downtown building is a new or expanded business that will increase employment in the city. Final approval will be made by the Streator City Council. Terms are negotiable based on current interest rates, on the proposed scope of the project and the credit history of the applicant; but no loans will be approved for more than 10-year paybacks.
10. **PRIORITIZATION.** Projects having the greatest aesthetic impact will be given first priority in the event of competition for resources that makes it impossible to fund all requests. Priority will also be given when immediate renovation will stop serious deterioration of the façade, where a project will result in significant new investment in the community and the creation of new jobs, and where there is collaboration with multiple property owners in the same block.

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): _____
a. Applicant Address: _____
b. Applicant's Daytime Phone: _____ Evening Phone: _____
c. Applicant's Email Address: _____

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: _____
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 # _____ Approx. Age of Building: _____
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: ____ / ____ / 201__.

8. Total Estimated Project Costs: \$ _____

9. Amount of Program Funds Requested: \$ _____ = _____ % 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:** ____ / ____ / 2016

Applicant Signature: _____ **Date:** ____ / ____ / 2016

For City Office Use

APPLICATION NO. _____

Date Application Received: ____ / ____ / 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

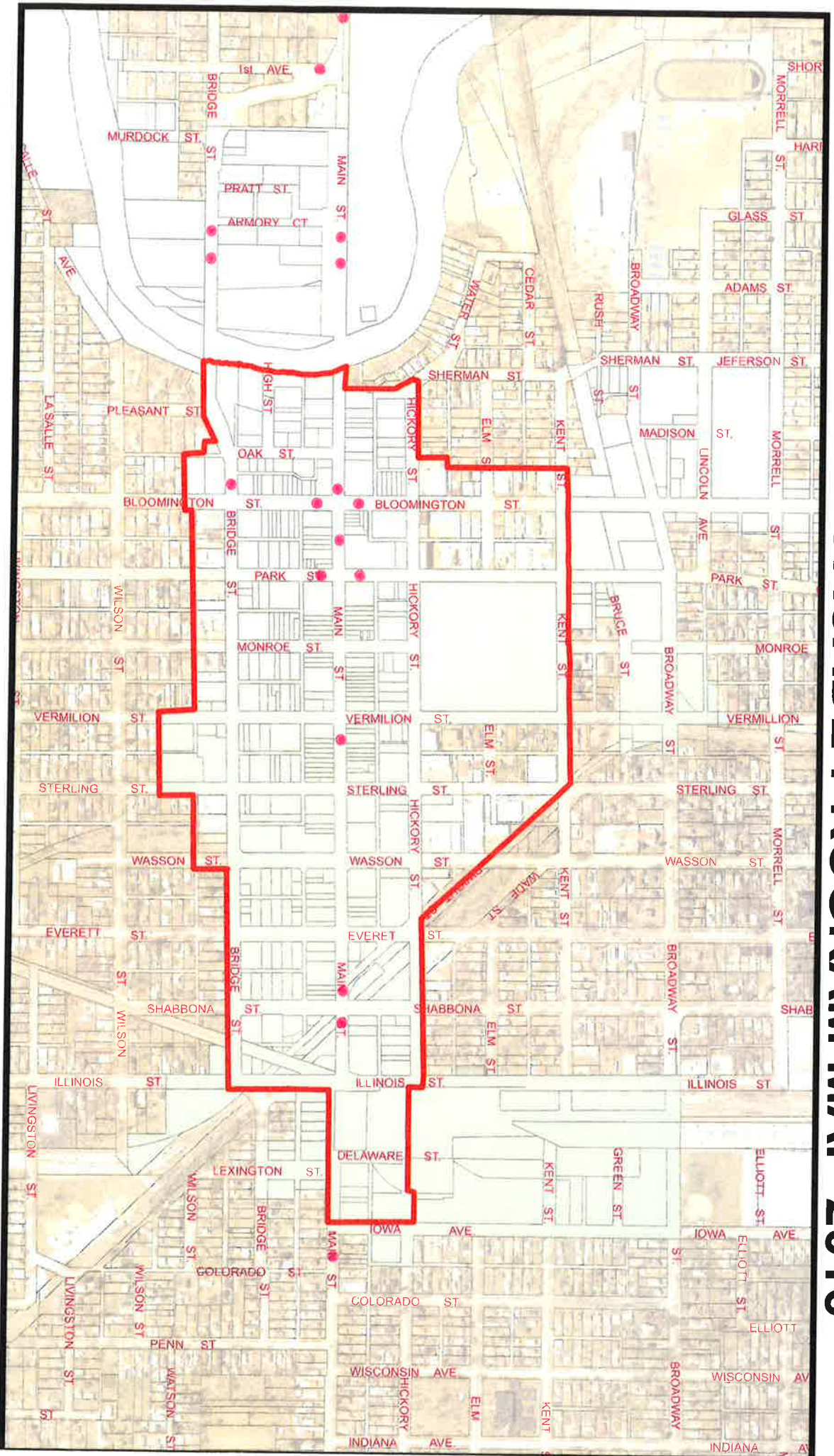
Check issued to applicant on ____ / ____ / 2016 Check# _____

Signature: _____

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



CITY OF STREATOR DOWNTOWN FACADE PROGRAM MAP-2016



Legend

 TIF AREA

 DOWNTOWN BUILDING FACADE PROGRAM AREA

EXHIBIT "A"

