

## Village of Villa Park

### Façade Improvement Program – TIF Districts Only

#### Program Purpose and Overview

- The Façade Improvement Program operates as a grant reimbursement with the Village or TIF matching 50% of design and improvement costs for qualified improvements to the facades of buildings or tenant spaces in view of the public or private roadway right-of-way. Program guidelines, qualifications, and terms are described below.
- All properties within a TIF District are eligible.
- Reimbursements will be awarded in amounts between \$2,500 and \$25,000 (50% of the total design and improvement costs for projects with a total value of \$5,000 or greater).
- Permits are 100% reimbursable, in addition to the \$25,000 maximum refund allowance.

#### Business Eligibility & Requirements

1. Applicants must be either the property owner or the lessee of the subject commercial space. If the applicant is the Lessee, written approval of the property owner must be submitted with the application to participate in the program and consenting to all building modifications.
2. The applicable building façade must either abut a public or private roadway right-of-way or shall be substantially visible from the public or private roadway right-of-way to be eligible for the program.
3. Total costs for proposed façade improvements must exceed \$5,000 to participate in the program.
4. Both existing and new commercial buildings are eligible for grant funding provided new improvements to the façade with costs exceeding \$5,000 are proposed.
5. Properties with unresolved code enforcement cases will not be eligible to receive grant funding except for applications which would address the code enforcement case.
6. A maximum of \$25,000 would be reimbursed within a five-year period for any individual tenant space.
7. The grant agreement between the applicant and the Village must be approved by the Village Manager before any costs requested are reimbursed.

#### Eligible Improvements

The following improvements are eligible to receive funding through the program. A building or business owner who is undertaking an improvement project that includes a portion of the eligible improvements may apply for the matching funding, but only the improvements below will be eligible for funding.

##### *Improvements Eligible for Façade Grant Funding:*

- Masonry restoration (paint removal, acid cleaning, tuckpointing, etc.)
- Exterior painting (full re-paint or change in color)
- Wall façade construction, repair, and treatment

- Historic renovation or architectural feature restoration or replacement
- Exterior demolition associated with new improvements
- New or replacement storefront systems, doors, windows, parapets, coping, and trim
- Awnings and shutters
- Steps, porches, and railings
- Roof replacements
- Exterior lighting (excluding fixtures in parking areas)
- Permanent outdoor dining enclosures (including permanent fencing, patio, pergola, bollards, etc.)
- Signage including ground signage and building mounted signage and the removal of nonconforming sign

*Ineligible Improvements for Façade Grant Funding:*

- Routine maintenance (touch-up paint, etc.)
- Site improvements, such as parking lots, landscaping, sidewalks, and parking lot lighting (see Site Improvement Program)
- Interior improvements (see Tenant Improvement Program)
- Security systems, fire alarms, mechanical equipment, etc.
- Seasonal outdoor dining improvements, planters, temporary fencing, or other non-permanent fixtures
- Any improvements not visible from the public or private roadway right-of-way
- Any improvements that are inconsistent with the current Codes

All improvements must comply with all applicable codes and standards of the Village of Villa Park, applicable goals set forth by the Village of Villa Park, and the Municipal Code. The Applicant must not begin construction prior to the Village approving the grant agreement. All permits must be issued prior to construction commencing. All grant agreements are null and void if the construction starts prior to permits being issued.

## Eligible Costs

When included within the scope of work for an eligible building façade, costs below are eligible for reimbursement commensurate with the proportion of the work eligible for grant funding:

- Architectural and engineering fees (conceptual designs and construction drawings)
- Permits and fees
- Materials
- Construction labor

## Review of Proposals

Grant awards will be determined by the Director of Community & Economic Development on a first-come, case-by-case basis until the total annually budgeted funds are expended. Applications that are denied can be revised and resubmitted if deficient/disqualifying characteristics can be corrected.

Staff will consider the following criteria to determine whether to issue a grant award for each proposed project:

1. Need (0-10 points)
  - a. 10 points will be awarded to projects where the existing façade or elements thereof:
    - i. Have exceeded their useful life and can no longer be regularly maintained in an aesthetic manner;
    - ii. Are incompatible to the current/proposed use; and/or
    - iii. Are no longer compliant with current Code, etc.
  - b. 5 points will be awarded to projects which are primarily comprised of alterations/modifications (veneer/siding changes, lighting, parapets, awning styles, painting, doors, windows, etc.) to facades which otherwise remain in good repair.
  - c. 0 points will be awarded to projects that are being pursued exclusively for branding or rebranding purposes where maintenance issues with existing facades are not significant.
2. Scale (0-10 points)
  - a. 10 points will be awarded to projects including replacement of entire building facades;
  - b. 5 points will be awarded to projects including partial façade improvements or combinations of improvements including new entries (door/window storefront systems), parapets, canopies/marquees, and/or accessibility accommodations.
  - c. 0 points will be awarded to projects comprised exclusively of minor elements including color changes/painting, awnings, shutters, railings, gooseneck lighting fixtures, etc.;
3. Building Materials (0-10 points)
  - a. 10 points will be awarded to projects with façade improvements primarily comprised of masonry, stone, glass, cementitious siding, faux/composite wood, aluminum storefront systems, and/or woven awning canvas cloth;
  - b. 5 points will be awarded to projects with façade improvements primarily comprised of wood, stucco, ACM panels, faux masonry/stone veneers, or projects that are limited in scope to new storefront systems, metal awnings, permanent outdoor dining enclosures, but do not include changes to existing façade materials; and
  - c. 0 points will be awarded to façades primarily comprised of EIFS or aluminum/vinyl siding, or scopes or work limited to repainting of an existing façade.
4. Building Prominence (0-10 points)
  - a. 10 points will be awarded to projects with buildings setback 0-25.0 feet from the right-of-way.
  - b. 5 points will be awarded to projects with buildings setback 25-75.0 feet from the right-of-way.
  - c. 0 points will be awarded to projects with buildings setback 75.0 feet or more from the right-of-way.
5. Use (0-10 points)
  - a. 10 points will be awarded for restaurants, breweries, and bars with indoor dining rooms.

- b. 5 points will be awarded for take-out or delivery food operation, retail, creative arts and entertainment uses, auto dealerships (in TIF 3 only), and hotels.
  - c. 0 points will be awarded for other uses not listed above in a and b.
6. Relocation (0-10 points)
- a. 10 points will be awarded to a new or relocating business from another municipality to Villa Park TIF district.
  - b. 5 points will be awarded if relocating to a TIF from a non-TIF location in Villa Park.
  - c. 0 points will be awarded to a business already located or relocating within a TIF district.

Projects which will be eligible for a grant award must achieve a minimum combined score of at least half (30) of the available 60 points.

Please note that the approved grant amount may be less than the maximum, depending on Village program priorities, funding availability, and eligible project expenditures.

## Grant Terms and Conditions

1. Grant Funds
  - a. All Façade Improvement Program Grants are subject to the availability of funding.
  - b. Fifty (50) percent of eligible costs related to the approved grant project will be reimbursed up to a maximum of \$25,000 (for projects with total costs in excess of \$50,000).
  - c. The applicant must have a minimum total project cost of \$5,000 to participate in the Program.
2. Eligibility
  - a. Applicants must be either the property owner or the lessee of the subject commercial space. If the applicant is the Lessee, written approval from the property owner must be submitted with the application to participate in the program and consenting to all building modifications.
  - b. The building façade must either abut a public or private roadway right-of-way or shall be substantially visible from the public or private roadway right-of-way to be eligible for the program.
  - c. Within a five-year period, a maximum Façade Improvement grant of \$25,000 will be reimbursed for façade improvements. Exceptions may be considered on a case-by-case basis for large, multi-tenant buildings given the availability of program funds.
  - d. Applicants may also apply for Tenant and Site Improvement grants simultaneously with the Façade Improvement grant.
3. Bidding
  - a. At least three (3) competitive quotes/bids must be obtained. All quotes must be received from contractors who are licensed to work in the State of Illinois and in the Village of Villa Park (if required) and meet all bonding, insurance, and prevailing wage requirements.
  - b. The Village of Villa Park must approve the Applicant's chosen contractor(s) prior to the execution of any agreements. The Applicant is responsible for selecting the contractor(s) and executing any corresponding agreement(s); however, the Village

will reimburse the Applicant for costs equivalent to fifty percent (50%) of the lowest qualified bid amount.

4. Zoning Approval
  - a. Where applicable, zoning approvals relating to architecture, landscaping, lighting, and signage changes within the scope of work must be obtained prior to permit issuance.
  - b. Zoning applications must be applied for within sixty (60) days of grant approval.
5. Permits, Construction, & Inspections
  - a. All necessary permit applications and corresponding documentation, including architectural/construction drawings, must be submitted within ninety (90) days of grant and/or zoning approval.
  - b. All necessary permits must be obtained prior to the start of construction.
  - c. Work may extend across multiple Village fiscal years (starting January 1) but only one (1) check for Village reimbursement will be issued at the completion of the project.
  - d. Projects must pass all inspections and receive all necessary approvals for the completed improvements. All final inspections must be approved prior to reimbursement of costs in accordance with the agreement. If no final inspections are required in association with the permit, a final appearance inspection must be requested from the Community & Economic Development department.
6. Disbursement of Grant Funds
  - a. The applicant must pay all contractors and subcontractors for work performed.
  - b. Copies of all waivers of lien(s) shall be submitted to the Village for review.
  - c. All receipts of payment of invoices related to work associated with the grant must be submitted to the Village within forty-five (45) days of completion of the work to facilitate the Village's deadlines for reimbursement.
  - d. The applicant may submit a written request for extension for staff consideration.
  - e. Failure to meet the above-mentioned deadline will result in the cancellation of the Village's obligations regarding any past or future costs in connection with the proposed improvements.
  - f. The Village shall process the reimbursement within thirty (30) days following the completion of the above requirements or as otherwise provided by law.
7. Maintenance Obligation
  - a. Applicant shall maintain the improvements of the property in good condition and in accordance with all State of Illinois and Village of Villa Park property maintenance codes and standards.
  - b. Properties with unresolved code enforcement cases will not be eligible to receive grant funding unless the grant application resolves the code enforcement issue.

## Program Steps

### **1. Submit application**

Applicants must submit a fully executed and signed application, along with all supporting documents. Staff will then review the application and determine eligibility for grant award within thirty (30) days of receipt of complete application. Applications will not be considered until all required documents are submitted. Grant funds are subject to availability at the time of the complete application submittal, and funds will not be awarded or held if an application is submitted without all required documentation.

### **2. Grant approval**

A Letter of Award will be sent to the applicant upon project approval. All selected applicants will be required to execute a written agreement with the Village of Villa Park, which will establish terms, conditions, and requirements for participation in the program. The agreement must be signed by both the applicant and the Village prior to any project costs being incurred. The Village is not responsible for costs incurred prior to the approval and execution of the agreement.

### **3. Permitting process**

All façade improvement projects must go through the standard zoning, plan review, permitting, and inspection process. All permit documents, including architectural/construction drawings, must be submitted within ninety (90) days of grant approval. The applicant must obtain all necessary permits prior to the start of construction.

### **4. Final inspection and completion of work**

Projects must pass all rough and final inspections and receive all necessary approvals for the completed improvements. All final inspections must be approved prior to reimbursement of costs in accordance with the agreement. If no final inspections are required in association with the permit, a final appearance inspection should be requested from the Community & Economic Development department.

### **5. Grant reimbursement**

Once the project has passed all inspections, the applicant must submit copies of all invoices, proof of payment, and waivers of liens within forty-five (45) days. Staff will review the documents and, upon completion of all project requirements, facilitate reimbursement with thirty (30) days, or as otherwise provided by law.

## Application Checklist

The following items must be completed in their entirety and submitted together for the project to be considered for grant funding:

- Completed and signed application
- Proof of ownership or lease
- If the applicant is the lessee of the subject commercial space, a written approval from the property owner must be submitted with the application to participate in the program and consenting to all building modifications.
- Current W-9 form of the applicant
- Photos of the existing exterior of the subject property
- Detailed scope of work
- Three (3) bids outlining costs of project
- Executive summary: background information and highlights of proposed project (goals, logistics, project constraints, potential generation of eligible sales tax, etc.)
- Dimensioned, dated, and scaled Site Plan
- Plat of Survey
- Renderings of proposed improvements

Incomplete application packets may result in a delay of review.