

ORDINANCE NO. 2021-01

CITY OF STREATOR, ILLINOIS

APPROVING AND ADOPTING THE
CITY OF STREATOR 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 ("TIF") District Redevelopment Project 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; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to the TIF Act for Streator Tax Increment Financing District II ("**TIF District II**"); and

WHEREAS, on April 28, 2016, the City adopted a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to the TIF Act for the Streator Northpoint Tax Increment Financing District ("**Northpoint TIF District**"); 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, on September 20, 2017, the City approved the "*Streator Downtown Building Façade Renovation and Replacement Grant and Loan Program*" to promote improvements to commercial storefronts, commercial buildings which face City streets and sidewalks located in Streator TIF District II; and

WHEREAS, in furtherance of the goals and objectives of the Streator TIF District II and Northpoint TIF District Redevelopment Plans and Projects, the City now proposes to establish a new building façade renovation and replacement program called the "*City of Streator Building Façade Renovation and Replacement Grant and Loan Program*" (the "Program" and hereto attached as *Exhibit 1*) to promote improvements to commercial storefronts, the sides of commercial buildings which face City streets and sidewalks located in the City and included in the Map attached to the Program; and

WHEREAS, the City desires to terminate the "*Streator Downtown Building Façade Renovation and Replacement Grant and Loan Program*" approved in 2017; and

WHEREAS, the City proposes to annually allocate an amount not to exceed **Fifty Thousand Dollars (\$50,000.00)** in total from both of the Streator TIF District II and Northpoint TIF District Special Tax Allocation Funds for the purpose of providing grants and loans to property owners and/or business owners undertaking TIF eligible redevelopment projects as allowed under the Program; and

WHEREAS, the City proposes to annually allocate an amount not to exceed **Fifteen Thousand Dollars (\$15,000.00)** from the City of Streator General Fund for the purpose of providing grants and loans to property owners and/or business owners undertaking redevelopment projects as allowed under the Program for those projects that are not located within the boundary of a TIF District; 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 or loans provided under the Program shall be issued and/or expended for verified TIF eligible project costs on or before December 31st of each fiscal year; and

WHEREAS, the City Council has determined that the "*City of Streator 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 Building Façade Renovation and Replacement Grant and Loan Program*" attached hereto as **Exhibit 1** is hereby approved and shall continue until the expiration of the TIF Districts or until such time funding is no longer available, whichever occurs first.
2. The "*Streator Downtown Building Façade Renovation and Replacement Grant and Loan Program*" approved on September 20, 2017 is hereby terminated.
3. The City of Streator is hereby authorized and directed during Fiscal Year 2021 and each following fiscal year for the remaining life of the TIF Districts to set aside and allocate a sum of up to **Fifty Thousand Dollars (\$50,000)** in total from both of the Streator TIF District II and Northpoint TIF District Special Tax Allocation Funds for the purpose of financing grants and loans awarded to Program applicants.
4. The City of Streator is hereby authorized and directed during Fiscal Year 2021 and each following fiscal year for the remaining life of the TIF Districts to set aside and allocate a sum of up to **Fifteen Thousand Dollars (\$15,000)** from the City of Streator General Fund for the purpose of financing grants and loans awarded to Program applicants.
5. 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.
6. The "*City of Streator Building Façade Renovation and Replacement Grant and Loan Program*" description, requirements, target area and program application and form as included in **Exhibit 1** 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 or Loans relating to the "*City of Streator Building Façade Renovation and Replacement Grant and Loan Program*", provided

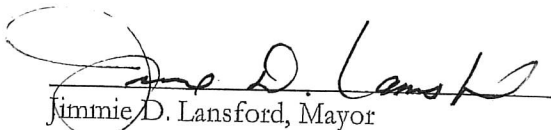
such financial assistance is compliant with the statutory requirements of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) if such grants or loans are being paid from TIF Funds.

7. All grants or loans provided under the "*City of Streator Building Façade Renovation and Replacement Grant and Loan Program*" for Fiscal Year 2021 must be issued and/or expended for verified eligible project costs on or before **December 31, 2021** and December 31st of each subsequent fiscal year.
8. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
9. 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 20th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

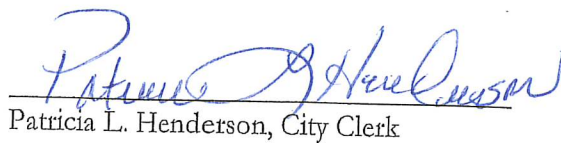
COMMISSIONERS & MAYOR	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Tara Bedei	✓		
Brian Crouch	✓		
Joe Scarbeary	✓		
Ed Brozak	✓		
Jimmie Lansford, Mayor	✓		
TOTAL VOTES:	5		

APPROVED:


Jimmie D. Lansford, Mayor

Date: 1-27-21

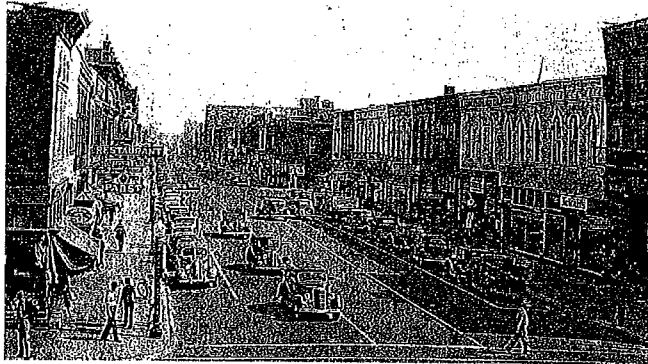
ATTEST:


Patricia L. Henderson, City Clerk

Date: 1-27-2021

ATTACHMENT:

EXHIBIT 1. CITY OF STREATOR BUILDING FAÇADE RENOVATION AND REPLACEMENT GRANT
AND LOAN PROGRAM



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

1. **POLICY AND PURPOSE:** It is the policy of the city of Streator to encourage 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 business districts of the City. The city believes that by enhancing the appearance of the city's business corridors, 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 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; d) Make physical improvements to commercial buildings within the City's TIF areas that might otherwise not made without the assistance and intervention of the city; and, e) Use the city's history as a strategy for drawing more economic activity downtown.
3. **PROJECT AND APPLICANT ELIGIBILITY:** The Streator Façade Renovation and Replacement Program applies only to exterior facades adjoining or facing a city street in the program 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 within the downtown area, modern upgrading of a building's decorative materials and façade outside of the downtown area 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 twelve (12) 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 City's established TIF areas and those not inside the TIF area, but still within the program 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 facade 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 certain items including but not limited to: professional design fees, landscaping costs, interior improvements, property acquisition (unless acquired by the city), construction of a new building (although the facade of a new building could be funded if it recreates the appearance and facade 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 facade work at non-historic buildings (those constructed prior to 1950 are considered historic) in the downtown area, unless the project has the outcome of making it look like a historic facade. Additionally, costs related to the simple replacement of windows and doors, that are not being proposed as part of a larger overall facade improvement project, and other maintenance projects that do not alter the appearance of the building facade in accordance with the objectives of the program, will be considered general building maintenance and therefore will not be grant eligible.
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/re-placement/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.

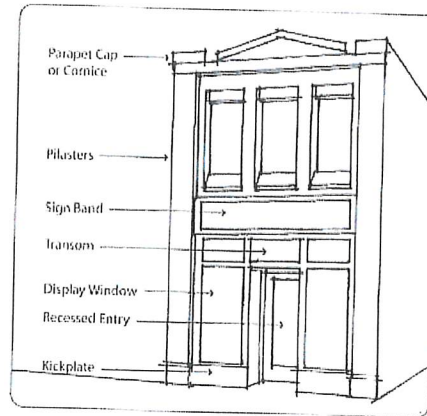
6. APPROVAL AUTHORITY. City staff shall initially review applications. Those applications found to be in compliance shall be submitted to the Streator Plan Commission who shall act as an architectural review board. They will have the authority to impose certain design conditions where they find them 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.



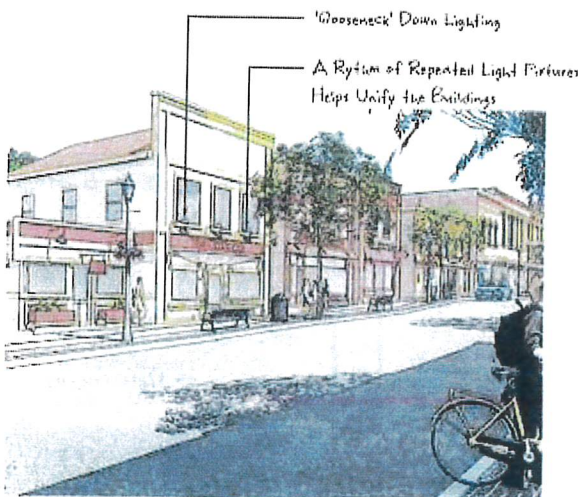
The Plan Commission will then determine if the application should be recommended for approval or disapproval to the full City Council. If an application is going to be recommended for disapproval the Plan Commission will agree to table the recommendation at the request of the Applicant until their next 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. Historic building façade guidelines detailed in the following Sections shall apply to buildings within the downtown area of the overall program area (Exhibit A). Buildings located within the program area, but outside of the downtown area may make "modern" upgrades to a façade pending Plan Commission approval and in accordance with these guidelines not specifically related to historic façade improvements. 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,



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

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.

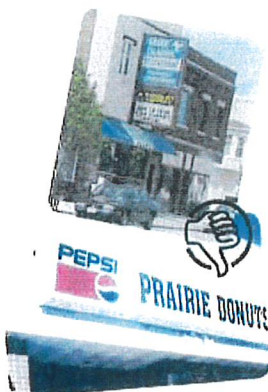
Other **design elements** should provide for exposing and removing coverings of ground and upper floor windows. In fact, the majority of the first floor should be window area. Cornices should be replaced (if replacement is required) with identical forms. Traditional storefront transoms, windows and entries should be retained or restored, rather than making them look modern within the downtown area. Mansard roofs, false gables, and shake shingles are not appropriate and will not be funded in the downtown area. 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 a downtown 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. Documentation in support of an application outside of the downtown area shall include drawings, architectural renderings, etc. in enough detail to provide the Plan Commission with a vision for

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.

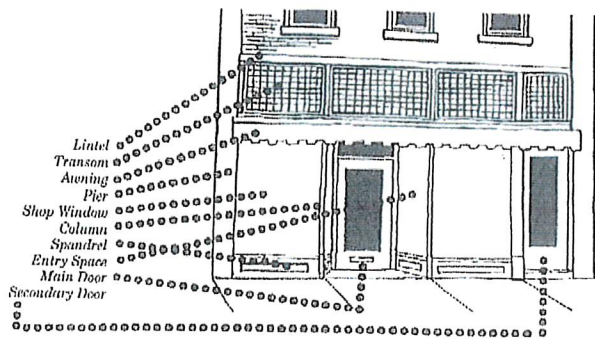
Storefront signs are intended to be readable by passing motorists, while pedestrian or "projecting" signs are intended to be readable by pedestrians on the adjoining sidewalk. Consequently, projecting signs should not project out more than 4' feet (to match sign code) from the building, and have lettering 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.



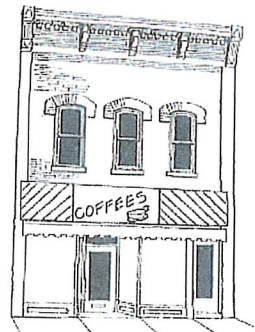
Projects should avoid large hanging plastic signs and oversized signs that are historically out-of-character. Signs placed over second story facades and windows are not appropriate.



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

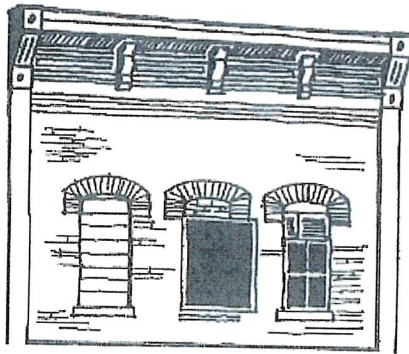


INAPPROPRIATE DESIGN:
Do not infill the transom with brick or wood, or cover it over with signs.

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 masonry; but they should not be higher than the original spandrel. Frames for new windows can be of an energy efficient type,



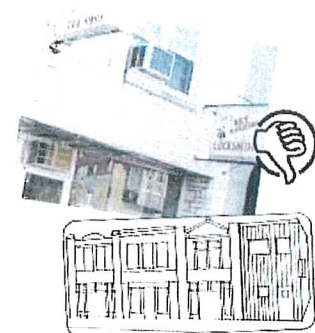
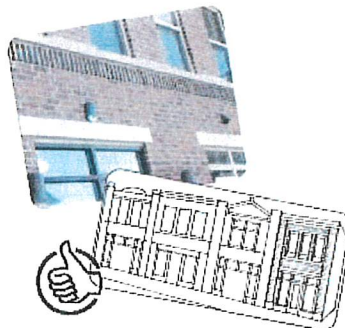
INAPPROPRIATE DESIGN:
Do not infill windows with brick or stone;
do not alter size of window opening to
install larger or smaller sash

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 within the



downtown area. Additionally window frame and trim color should be carefully considered, with darker window frame and trim colors preferred over commonly available stock white windows.

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 in the downtown area and designs and restoration proposing their use will not be funded.



A wider variety of building materials may be considered outside of the downtown area, but it should be noted that the goals of the program and the elements that will be reviewed by the Plan Commission will require that building materials not be of low quality but update and enhance the look of the building to improve the look of the commercial corridors.

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. Additionally applicants submitting an application for a property that has received a grant award in a previous fiscal year or for applications for grants outside of the downtown area will have their applications held until July 1st of the current fiscal year and only receive a grant award in the event that remaining funds are available to allow downtown area first time applicants first chance at funding.