

CREATE CURB APPEAL FOR *YOUR* BUSINESS

BEFORE



128 and 130 Main Street

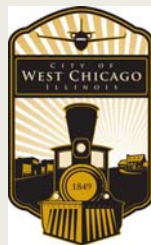
AFTER



IMPORTANT CONTACTS

Community Development Department
475 Main Street
West Chicago, IL 60185
Phone: (630) 293-2200 ext. 131
Fax: (630) 293-1257

City Museum & Cultural Services
132 Main Street
West Chicago, IL 60185
Phone: (630) 231-3376



CITY OF
WEST CHICAGO

FAÇADE IMPROVEMENT PROGRAM



WINDOW
OF
OPPORTUNITY



A CITY OF WEST CHICAGO
ECONOMIC DEVELOPMENT
PROGRAM

About the Program

The purpose of the façade program is to encourage the rehabilitation of the exteriors of commercial property in the City of West Chicago Downtown Redevelopment Project Area by establishing a program where the City will provide a limited match of public funds in the form of grants to be used for building façade renovation.

Eligible Properties

Commercial properties within the downtown redevelopment project area are eligible for participation in the façade program. Residential properties, including apartment buildings, are not eligible. Dwelling units, when accessory to a commercial building, are eligible.

Eligible Applicants

Façade program applications may be submitted by:

- the owner of the property to be rehabilitated.
- a contract purchaser or holder of an option to purchase the property to be rehabilitated, with written permission of the owner, provided that no grant funds shall be distributed to such applicant prior to its closing on the purchase of the property.
- a lessee of the property to be rehabilitated, under a lease with an unexpired term of not less than five (5) years and with written permission of the owner. No façade improvement grant shall be awarded, or grant funds distributed, to any applicant who is in default on its mortgage, installment land sale contract or lease with respect to the property, or who is delinquent in the payment of any tax, fine, fee or special assessment owed the City, the County, the State or the United States of America, as indicated by the records of the County Recorder.



Eligible Improvements

In order to be eligible for a grant under the façade program, improvements must relate to a building façade that is visible from a public way, must be permanently fixed to the real estate, and must not restrict any future use of the building. Please contact the Community Development Department at (630) 293-2200 ext. 131 for a detailed list of eligible improvements.

Project Costs

The City Council may, in its discretion, approve the façade program grants for eligible improvements to properties within the downtown redevelopment project area, provided that:

- 1.) no grant shall be approved if the amount of such grant, together with the amount of all other grants approved in the same fiscal year, would exceed the amount appropriated for the façade program for that fiscal year;
- 2.) no grant shall exceed the lesser of (a) fifty (50) percent of the project costs; or (b) ten thousand dollars (\$10,000.00), except as provided as follows:
 - that an individual may be granted up to three (3) years of matching funding at any one time, so long as the total grant does not exceed thirty thousand dollars (\$30,000.00) and the property is not eligible for additional funding during that three-year period; and/or,
 - that an individual may be granted sixty-five (65) percent of the cost for the equipment and materials only, so long as he/she provides necessary documentation via three (3) detailed estimates for the work, with the labor, equipment and materials components associated with the project listed separately so it can be evaluated.

- that the total amount of all grants approved with respect to any building shall not exceed ten thousand dollars (\$10,000.00) in any fiscal year or thirty thousand dollars (\$30,000.00) over three (3) fiscal years.
- an applicant may submit a phasing plan for a period not to exceed one (1) year from the date of approval, delineating the timing of various components of the overall project. Grant funding may be reimbursed in increments up to the façade grant total.

...because your building's façade speaks volumes about your business!

- Give your building a face-lift.
- Increase the value of your investment.
- Attract more customers to your business.

Applications & Guidelines

Applications will be accepted each fiscal year until budgeted and appropriated amounts are exhausted. A filing fee in the amount of two hundred dollars (\$200.00) is required for all applications. The fee is refundable upon satisfactory completion of the project. Please contact the Community Development Department at (630) 293-2200 ext. 131 for detailed application requirements and project guidelines.