

RESOLUTION 19-44

A RESOLUTION CREATING THE BUSINESS INCENTIVE GRANT PROGRAM and BUSINESS INCENTIVE GRANT PROGRAM GUIDELINES

WHEREAS, The Village Board has identified continued economic development as one of the major goals in the Village’s Strategic Plan primarily because this provides the best opportunity for expansion of Village services and opportunities for our citizens without increasing the burden imposed by property taxes, and

WHEREAS, the Village Board has adopted the Village of Antioch Economic Development Plan which identifies the need to attract and retain quality businesses in the Village, and

WHEREAS, the Village Board has identified the need to provide incentives as an inducement for sound business expansion, and

WHEREAS, the Village Board for the purpose of promoting economic development throughout the Village has formulated the “Antioch Business Incentive Grant Program” to provide incentive grants for exterior and interior improvements to businesses, and

WHEREAS, concurrent with the adoption of the “Antioch Business Incentive Grant Program” the Village Board is also seeking the adoption of the “Business Incentive Grant Program Guidelines” which will create a set of criteria that the Village Board may use when evaluating applications, and

NOW THEREFORE, BE IT RESOLVED by the Village of Antioch, Lake County, Illinois, as follows:

SECTION ONE: That a Business Incentive Grant Program for all businesses within the Village’s municipal boundaries is hereby created for exterior and interior improvements including new landscaping and signage.

SECTION TWO: That the Business Incentive Grant Program shall be a matching reimbursement program and shall limit grants to a maximum of \$20,000.00 per grant, unless otherwise modified by the Village Board.

SECTION THREE: That the herewith attached “Business Incentive Grant Program & Guidelines” attached as Exhibit “A” are hereby adopted and shall be used by the Village Board when evaluating grant applications.

SECTION FOUR: That basic maintenance as defined in the “Business Incentive Grant Program & Guidelines” shall not be eligible for reimbursement under the terms of this grant program.

SECTION FIVE: That any applicant receiving funds from the “Village’s Downtown Façade Program” shall be precluded from applying for exterior facade improvements under the “Business Incentive Grant Program”.

SECTION SIX: That this Business Incentive Grant Program is a purely discretionary program that will be evaluated on a case by case in all instances. The Village Board is the sole arbiter of the grant process and reserves all rights to accept, consider, review, approve, approve with conditions or disapprove any application. By submitting an application, no applicant or other person or entity shall become entitled to any benefit whatsoever or to challenge any grant awarded to any other person or entity.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, ILLINOIS, ON THIS 12TH DAY OF AUGUST, 2019.

ATTEST:


LAWRENCE M. HANSON, MAYOR


LORI K. ROMINE, VILLAGE CLERK





VILLAGE OF
Antioch

AUTHENTIC by nature

**BUSINESS INCENTIVE GRANT PROGRAM
& GUIDELINES**

Community Development Department



INTRODUCTION

The “ **Business Incentive Grant**” program provides businesses in the Village of Antioch with the opportunity to receive a grant from the village to assist them in exterior or interior improvement of their business. All business properties are eligible to apply for grant funds. The Village will fund \$160,000.00 at the Village Board’s discretion on an annual basis . Each business who is interested in this program shall submit the following documents for Village Board consideration:

- 1) A completed application.
- 2) Drawings or a concept of the improvements being proposed.
- 3) An estimate of the proposed improvements from a contractor.

Applications will be considered by the Village Board on a first come, first considered basis. The “Business Incentive Program” is a matching program and the Village will reimburse the owners up to 50% of the costs of making eligible exterior or interior improvements. The eligible improvements include signage and landscape improvements, along with exterior and interior improvements as outlined in this document.

The maximum grant that is available is **\$20,000.00 per year** for each applicant. A minimum of improvement of \$1,500.00 must be proposed by applicant to qualify the program. This incentive program is not intended to reimburse applicants for common maintenance of their properties. As highlighted in the following guidelines, maintenance includes new HVAC, replacement of a roof, tuckpointing (except for Downtown building identified as historic).

The following “Business Incentive Program” is not intended to replace the Village’s existing Downtown Façade program. However ,any owner that receives funds under the Downtown Façade program is not eligible to apply under the “Business Incentive Program”.



EXTERIOR RENOVATIONS

One of the central goals of the **Business Incentive Grant** is to encourage businesses to renovate and upgrade their existing exterior elevations to reflect the best in design. Often, this will require an upgrade or major change to exterior materials, window replacement, new entrance design, revised parapet or roofline. The following exterior renovations are hereby eligible under this grant program:

- Replacing exterior materials
- Exterior restoration and painting
- Replacement of windows or new window design
- Decorative millwork on exterior
- Replacement of entrance door and entrance re-design
- New roofline, fascia, or parapet
- Introduction of a wainscot of brick or stone along building foundation
- Decorative lighting on building
- Canopies or awnings
- Construction of colonnade, columns, pilasters or arcade on front elevation
- Exterior improvements that improves the aesthetics of a building as approved by the Village Board.

The following grant program is not intended to be a maintenance program. Based on this fact, the following improvements shall **not be** eligible for reimbursement under this grant program; Roof repairs, tuck-pointing (unless it is identified as a historical building), existing window repair, existing door repair, HVAC repair, parking lot repair, electrical repairs, plumbing repairs, or any repairs determined by the Village Board as common maintenance.



The following design guidelines provides businesses under the “Business Incentive Program” with the opportunity to update their exterior elevations to reflect current design trends.

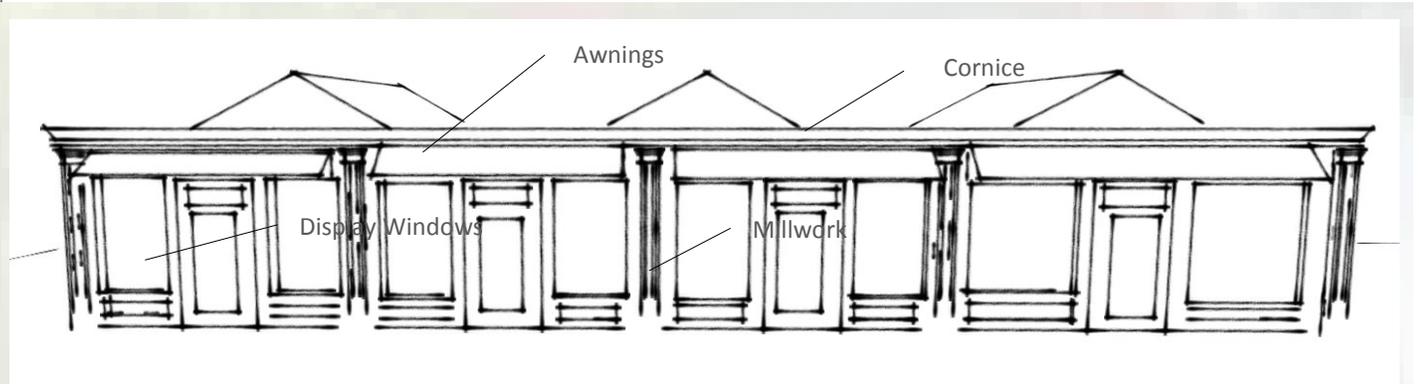
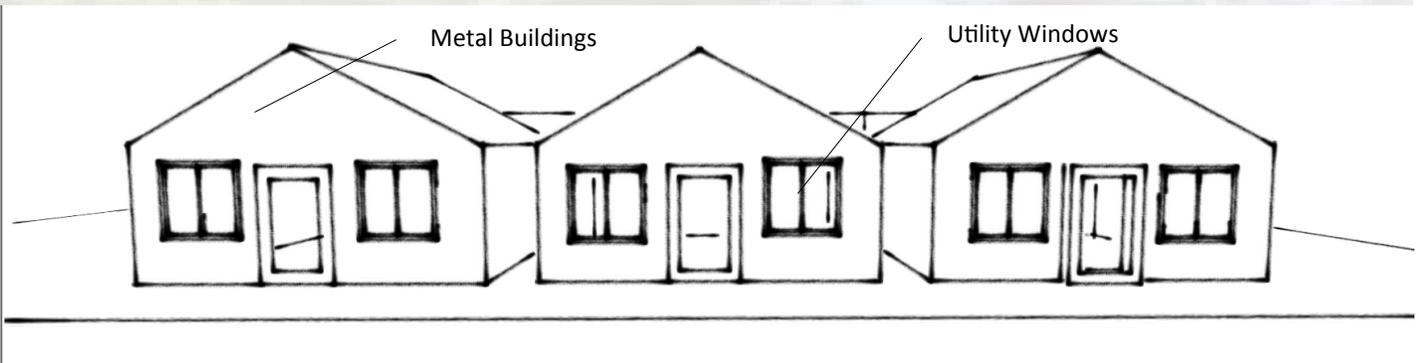
- Large unbroken metal walls facing a public street should be broken up with the interdiction of new windows and a balanced use of new materials. As the illustration to the right demonstrates, the simple introduction of a large store window, fiber cement panels, and cultured stone can create an interesting elevation.
- Another design approach as highlighted above would be simply re-skinning a metal elevation by introducing a combination of EIFS, block wainscot, and a balanced placement of windows and a asphalt shingle canopy across the store front.
- The simple introduction of a set of balance window placement can have a positive impact on the quality of a façade. New window replacement or design would be eligible under this grant program.

New Exterior Skin

The illustrations to the left show how some existing building on Main Street could be conceptually re-imaged by simply adding a new exterior skin to the façade. In the case , the metal buildings would remain and a new exterior with traditional display windows, new millwork, and the addition of a decorative roofline would give each building a redefined character.

Metal structures continue to have a negative impact on the character of the Village’s commercial corridors. The illustration to the left shows how this proposed “Business Incentive Grant” program could assist businesses in improving the facades of these buildings which would have the ancillary benefit of improving the character of the corridor.





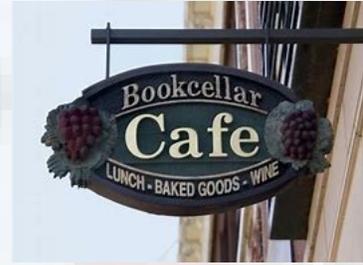
The following exterior changes or improvements to the exterior of a business are eligible to be covered under the terms of this “ Business Incentive Grant “program. Th following improvements as highlighted below can have a substantial impact on improving the appearance of a building:



- The introduction of a new EIFS or Stucco exterior can update the appearance of a building at reasonable costs.
- The introduction of stone or brick wainscot can provide visual interest to a building and improve the appearance of a structure.
- New windows and an entrance door can have a dramatic impact on creating a new appearance for an outdated building.
- Introduction of a canopy over the entrance or windows can update a building and improve on its appearance.



- Updating a dated storefront with a new glass storefront system can have a dramatic impact on re-imagining a building and is eligible under this program.
- A metal or fabric awning can improve the appearance of a dated looking building and is eligible under this program.



SIGNS

The Business Incentive Grant program will also provide businesses with assistance to replace non-conforming signs with new signage that complies with the Village's sign ordinance. The current proliferation of pylon signs on Route 173 and Route 83 continue to have a negative impact on the existing character of Antioch. One of the easiest ways to improve the aesthetics of a business is to replace the non-conforming signs with signs that reflect the current trend in signage.

The following signs would be eligible for replacement under the "Business Incentive Grant" with either new monument signs, sand blasted wood signs, or new raceway wall signage with internal illumination:



Pylon Signs— Pylon signs continue to proliferate throughout the Village and no longer reflect the current trends in good signage design. While being highly visible, these signs create corridor "blight" and should be replaced with monument or sand blasted wood signs. The simple replacement of the number of existing pylon signs throughout the Village would go a long way in improving the Village's character and quality of place.



Box Signs— Many retail buildings throughout the Village contain older box signs as reflected in the illustration to the left. These signs create a form of visual clutter that damages the aesthetics of the Village's commercial corridors and Downtown. Replacing these antiquated signs with internally illuminated raceway signage or back-lit signs will improve the quality of the Village's commercial corridors.

Under the "Business Incentive Grant" program, any business which seeks to remove an existing non-conforming sign, would be eligible to replace it with a new sign that adheres to the Village's sign ordinance. In addition, any business that does not have a sign, would be eligible for a new sign as long as it adheres to the village's sign ordinance.

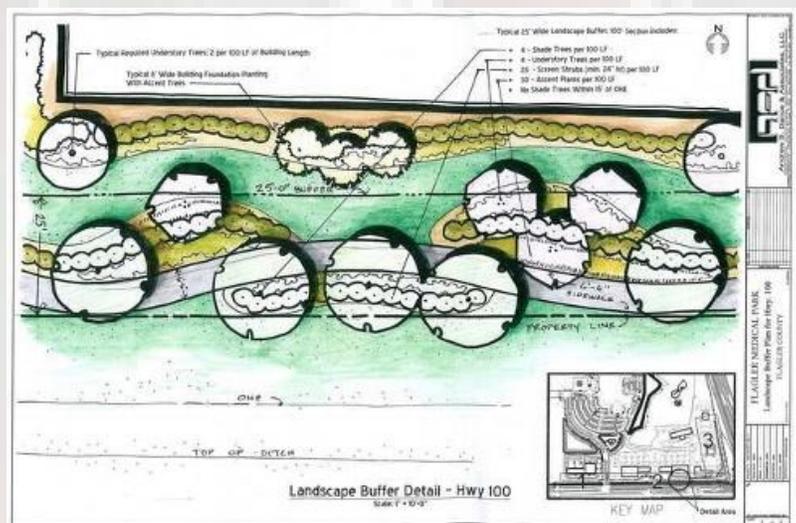
- Electronic Message Board Signs are not eligible for any grant assistance from the Village of Antioch.

Landscaping

One of the best and most economical ways to improve the aesthetics of a business and improve the quality of place is adding landscaping to a commercial or light industrial property. Simply adding landscaping to the perimeter of a parking lot or along the foundation of a building can have a dramatic improvement to the appearance of a property.

Landscaping is an eligible improvement under the “Business Incentive Grant” program. The following landscaping improvements are eligible:

- Incorporation of a landscape buffer along a street
- Planting of shade or ornamental trees around the perimeter of a parking lot
- Adding landscaping to parking lot islands
- Adding foundation plantings
- Adding landscaped planters on sidewalk in front of a store or restaurant
- Landscaping around monument sign
- Parking lot entrance landscaping
- Planting landscape cover to the exterior of a building
- Adding landscape buffer adjacent to residence or residential neighborhood
- Planting shrubs, grasses, or perennials to a site



Interior Improvements

Under the “Business Incentive Grant” program, certain interior improvements are eligible for Village assistance if the improvements creates additional revenue for the Village. As outlined in the Village’s “Economic Development Plan”, the Village is committed in retaining and attracting the following businesses to the community:

- Restaurants
- Retail
- Auto sales
- Light Industrial
- Entertainment venues

Based on the foregoing, the following “ Business Incentive Grant” program will provide financial assistance to business interiors for the following uses:

- Restaurants
- Retail
- Commercial kitchens
- Movie theatres
- Bakery
- Brewery/ Distillery with dining
- Auto/Truck sales
- Boat sales
- RV sales
- Light Industrial
- Auto Body Shops
- Commercial showrooms
- Outdoor eating
- Services/Offices

