

RESOLUTION 19-45

A RESOLUTION GRANTING A BUSINESS DEVELOPMENT INCENTIVE PACKAGE TO RAYMOND CHEVROLET

WHEREAS, the Village Board has identified economic development and the retention of existing businesses as an important goal, and

WHEREAS, the Village Board has adopted the “Business Incentive Grant” program to provide business incentives for exterior and interior improvements to businesses located within the Village, and

WHEREAS, the Village Board has been petitioned by the owners of the commercial building located at 1027 Anita Street seeking an incentive to assist them in modernizing the exterior of their building to bring it into greater conformity with the other commercial buildings affiliated with the Chevrolet dealership which has been in the Village for many decades, and

WHEREAS, a true copy of the said petition and all drawings associated with the same is attached as Exhibit A hereto, and

WHEREAS, the Petitioner has presented a business development concept to the Village Board which indicates the potential for exterior remodeling that will modernize the visual appearance of the building, extend its useful life, provide a better work environment as well as a greatly improved and more welcoming customer interface, provided that the Village assist with a business development grant of \$20,000.00 in incentives, and

WHEREAS, the Village Board specifically recognizes the noteworthy intentions of the Petitioner as documented in the concept drawings presented in the Petition and presentation as a significant improvement over the existing unremarkable and underutilized aging building, and

WHEREAS, The Village Board finds that the proposed improvements to the elevations of 1027 Anita Street are consistent with the “Business Incentive Grant Program Guidelines” as adopted by the Village Board, and

WHEREAS, the Village Board finds that the Raymond body shop which is intended as principal use of this building provides a sales tax base as well as real property taxes and jobs which together amply justify the grant of incentives in this case, particularly considering the long relationship of the dealership with the Village, and

WHEREAS, the grant of business incentives herein is specifically required to be expended upon the purchase of the materials and/or the labor for the reconstruction of the exterior of the building, and

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

SECTION ONE: A Business Incentive Grant in the amount of \$20,000.00 is hereby awarded to Raymond Chevrolet for the purchase of materials for the modernization of the building located as 1027 Anita Street in substantial conformity with the petition and drawings attached as Exhibit A hereto.

SECTION TWO: The Administrator is directed to generally observe the construction project and to release funds upon the completion of the project and the Petitioner submitting proof of payment and tendering Waiver of Liens for any Contractor, Sub-Contractor or supplier involved in the exterior renovations.

SECTION THREE: That the herewith attached "Development Agreement" as outlined in Exhibit B is hereby incorporated into this Resolution.

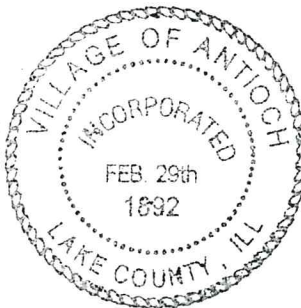
SECTION FOUR: This resolution shall take effect immediately upon passage.

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





SCOTT STRITAR

847-641-2330

25926 W. IL. Rte. 173

Antioch, Illinois 60002

PROPOSAL

August 18, 2018

Mr. Mark Scarpelli
Raymond Chevrolet
118 W. Illinois Route 173
Antioch, IL 60002

1 \$ 46,800
2 \$ 39,500
86,300

• Scope: New exterior façade on body shop

Procedure:

Demolition

1. Disconnect electrical at south, north and west exteriors of building.
2. Disconnect old sign for lawn area (old monument sign).
3. Remove existing sidewalk; south and west side.
4. Remove planter.
5. Remove overhang; north and west side.
6. Remove masonry wing wall; west side.

Framing

1. Frame exterior parapet wall (6") metal stud (Approx. 150') 3' higher than existing building.
2. Install 5/8" plywood throughout.
3. Install tar paper.

Electrical

1. Stub out whips for new sign feeds; west and south side.
2. Supply and install 16 - 4" LED 4K can lights.

Aluminum Panels

Supply and install 37.5 lower panels
Supply and install 37.5 upper panels
Supply and install 2 corners
Supply and install parapet cap

Permit fees by owner

For the sum of: \$46,800

OVER 40 YEARS OF EXPERIENCE

Construction • Custom Finished Basements • Decks • Room Additions • Acoustical Ceilings
Drywall & Taping • Siding & Roofing • Metal or Wood Stud Framing • Concrete Work • Tree Service • Snowplowing

Exhibit B

**VILLAGE OF ANTIOCH
BUSINESS INCENTIVE GRANT AGREEMENT**

THE VILLAGE OF ANTIOCH (Grantor), being a municipal corporation of the State of Illinois and vested with the powers afforded to it by law, including those codified at 65 ILCS 5/1-1-1 et. seq., and in exercise of its powers and authority to expend funds in the public interest and to promote the development of quality businesses and promote the expansion of employment opportunities within the Village does hereby grant to Raymond Chevrolet, an Illinois Corporation (Grantee) the sum of TWENTY THOUSAND DOLLARS, (\$20,000.00), upon the following terms and conditions:

1. **GRANT.** This is an outright grant of funds, conditioned only upon the terms and conditions of this Agreement, to be used for exterior renovations to be operated at the property commonly known as 1027 Anita Avenue.
2. **USE OF FUNDS.** The Grantee is given discretion to use the funds for the exterior renovations, in substantial conformance with the concept drawings presented to the Village Board, thereby positively improving property values, stabilizing the village's property and sales tax receipts and providing a significant number of jobs.
3. **PAYMENTS.** The funds shall be paid by the Village upon the completion of the exterior renovations by the Grantee and the submittal by proof of full payment and waiver of liens from any contractor, sub-contractor or supplier involved in the exterior renovations of the property commonly known as 1027 Anita Avenue.
4. **PREVAILING WAGE PROVISIONS.** The Grantee represents that they will comply with any statutory prevailing wage law in the State of Illinois because public monies are being used for the subject grant.
5. **LONGEVITY.** Because the monies provided in this grant are public funds supported by the tax payments of the Citizens of Antioch and business patrons, there must be a clearly demonstrated public benefit of this grant, in form of exterior improvements to the property commonly known as 1027 Anita Avenue. The Grantee is further required to operate the auto body shop for a period of not less than five (5) years. If the business closes at any time prior to the 5th anniversary of the completion of the exterior work, the Grantee shall return a pro rata share of the grant funds within 30 days of written demand therefore. By a pro rata share, the parties mean the following:

Closing date of business:	Percentage to be returned:
During 1 st year of business	80% of grant
During 2 nd year of business	60% of grant
During 3 rd year of business	40% of grant
During 4 th year of business	20% of grant
During 5 th year of business	10% of grant

6. **MERGER**. This agreement, together with any adopting Resolution of the Village Board of the Village of Antioch, shall constitute the parties' expression of their final intent. No modifications shall be effective unless in writing, and formally approved by the said Village Board.
7. **LAW**. This Agreement is made in the State of Illinois pursuant to its laws. The sole jurisdiction for resolution of any dispute is the Circuit Court of the Nineteenth Judicial Circuit, Lake County, Illinois.
8. **NOTICES**. Notices shall be given in writing, by personal service, by certified mail, return receipt requested or by commercial carrier such as UPS or FedEx. Service will be considered complete when posted or deposited with the commercial carrier. The parties to be noticed are as follows:

GRANTOR:
Village Administrator
874 Main Street
Antioch, IL 60002

With a copy to:

Village Clerk
874 Main Street
Antioch, IL 60002

GRANTEE:
Raymond Chevrolet Corporation
Mark Scarpelli
1027 Anita Avenue
Antioch, IL 60002

(forward to signature page)

Village of Antioch, Illinois

IN WITNESS WHEREOF, the parties have set their hands and seals on the dates next following their signatures:

Village of Antioch, Grantor

By: Lawrence M. Hanson
Its: Mayor

Date: _____, 2019

Witnessed by Clerk
Lori K. Romine

Date: _____, 2019

RAYMOND CHEVROLET

By: Mark Scarpelli
Its: Agent

Date: _____, 2019