

Request For Board Action

REFERRED TO BOARD: March 8, 2021

AGENDA ITEM NO: 11

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration to direct the Village Attorney to draft a resolution for a Business Incentive Grant for Fire Guys Tinting in the amount of \$6,900.00.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

This façade application is coming before the Village Board under the Business Incentive Grant program which provide business grant up to \$20,000.00 to businesses in the Village of Antioch. The applicant, Fire Guys Tinting, is requesting an incentive in the amount of \$6,900.00 to install a metal canopy over the entrance area of their two existing stores.

CRITERIA	SCORE
<i>The economic impact on the Village's sales or property tax revenue.</i>	2
<i>The impact on improving the physical appearance of a block or corridor.</i>	2
<i>The visibility of the business from a main corridor or arterial.</i>	4
<i>The impact that the proposed exterior improvement will have on the overall appearance of a building.</i>	3
<i>Interior renovations that increase sales or dining floor area and increase tax revenue.</i>	1
<i>Providing necessary assistance to either recruit a new business or retain an existing business.</i>	1

The applicant's score based on Staff's evaluation is 13.

Enclosed

- 1) Village Board Staff Report
- 2) Application
- 3) Business Incentive Grant Criteria
- 4) Business Grant Incentive Guidelines

Based on the foregoing analysis, Staff would make the following motion:

If the Village Board supports this "Business Incentive Grant", seeking a motion to direct the Village Attorney to draft a Resolution approving a grant in the amount of \$6,900.00 for "Fire Guys Tinting".



VILLAGE OF ANTIOCH
Business Incentive Grant Program Application

Staff Use Only

APPLICATION #: _____ DATE RECEIVED: _____
DATE APPROVED: _____ EXPIRATION DATE: _____
STAFF COMMENTS: _____

The Village of Antioch has created the "Business Incentive Grant" program for all businesses which are located within the Village's municipal boundaries. The grants are awarded on a 50/50 matching basis with a maximum participation of \$20,000.00, unless otherwise modified by the Village Board. Grants are awarded on a first come, first serve basis. All grants must be approved by the Village Board prior to commencing actual construction work. Village payment to the program participants will occur only after work is completed in accordance with the approved plans and grant agreement.

All work should follow the "Business Incentive Grant Guidelines" as adopted by the Village Board. The program has identified that the following items are eligible under the program:

- Exterior renovations
- Interior renovations
- New signage that complies with the Village's Sign Ordinance
- New landscaping.

Basic maintenance is not eligible under this program. In addition, applicants agree that under the terms of this program, that prevailing wages shall be paid to contractors and sub-contractors since public funds are being used in these projects.

PROPERTY ADDRESS: 1436 Main St
APPLICANT NAME: Joe Olsen
APPLICANT ADDRESS: [REDACTED]
City: Antioch State: IL Zip: 60002
APPLICANT PHONE #: [REDACTED]
CELL PHONE #: [REDACTED]
APPLICANT EMAIL: fireguystnt@gmail.com
PROPERTY TAX ID #: _____
PROPERTY OWNER NAME: Utopian Paragon
MAJOR TENANT: Fire Guys Tinting
MAJOR TENANT PHONE #: 847-561-5944

SUPPORTING INFORMATION: Attach 8 1/2 " x 11" sheets with written descriptions and drawings, photographs and other graphic information necessary to completely describe the project.

Please provide a written description; describe clearly and in detail the nature of your project. Provide description of materials (provide samples if appropriate), itemized cost estimates for façade and architectural drawings showing proposed work. Include one set of full-size drawings when available:

IMPROVEMENT AMOUNT: 13,800⁰⁰
REIMBURSEMENT REQUESTED: ~~6,400⁰⁰~~ # 6,900⁰⁰
PROPOSED START DATE: March 1st 2021
PROPOSED COMPLETION DATE: April 1st 2021

Architectural Plans and specifications sufficient to describe the proposed work are attached. By requesting a Façade Rehabilitation Grant, I understand and agree with the following conditions:

1. The commitment of grant money for a proposed project expires twelve months from approval date as noted on application. For reasonable project delays, the expiration date may be extended by the Village upon written request by the applicant.
2. All renovation work must completely follow plans and renderings as approved by the Village Board and approved under business incentive year.
3. All renovations shall comply with the Village business incentive grant guidelines.
4. Applicant shall spend an amount on façade rehabilitation at least equal to the amount of public grant funds expended. The incentive grant check shall be awarded only after the work has been completed and a final inspection has been made by the village project manager to determine that the work has been satisfactorily and entirely completed per approved plans and specifications. Proof of costs and payment, in the form of paid invoices, will be required.

Joseph T. Allen
Applicant

1-23-2021
Date

Village of Antioch Business Incentive Grant Program

We are installing three black metal cantilever canopies over the windows and doors at 1436 Main Street. This will improve the exterior façade creating a visually appealing addition to the southern corridor.

Current photo without metal canopies:



Example of metal cantilever canopy over windows and doors:



Hanger Williams

AWNING & CANOPIES

847-381-1878

381-1992

Manufacture • Install
Fabrication • Aluminum • Backlit
RESIDENTIAL • COMMERCIAL
AWNING SYSTEMS
and Commercial

John Ford

27W982 Commercial
Lake Barrington, IL

Email: HWawnings@hwi.com
Fax 847-381-2063

Itemized Contractor List:

Awnings:

Hunzinger Williams 847-381-1878
\$11,000

Electrical:

Henkel Electric 847-875-6613
\$1500

Installation:

Gutter King, LLC 847-456-8673
\$1300

Total cost: \$13,800.00



FIRE GUYS
WINDOW TINTING
Weather-Proof Your Home

1
4
3
6

CARPET TILE

847-603-1458

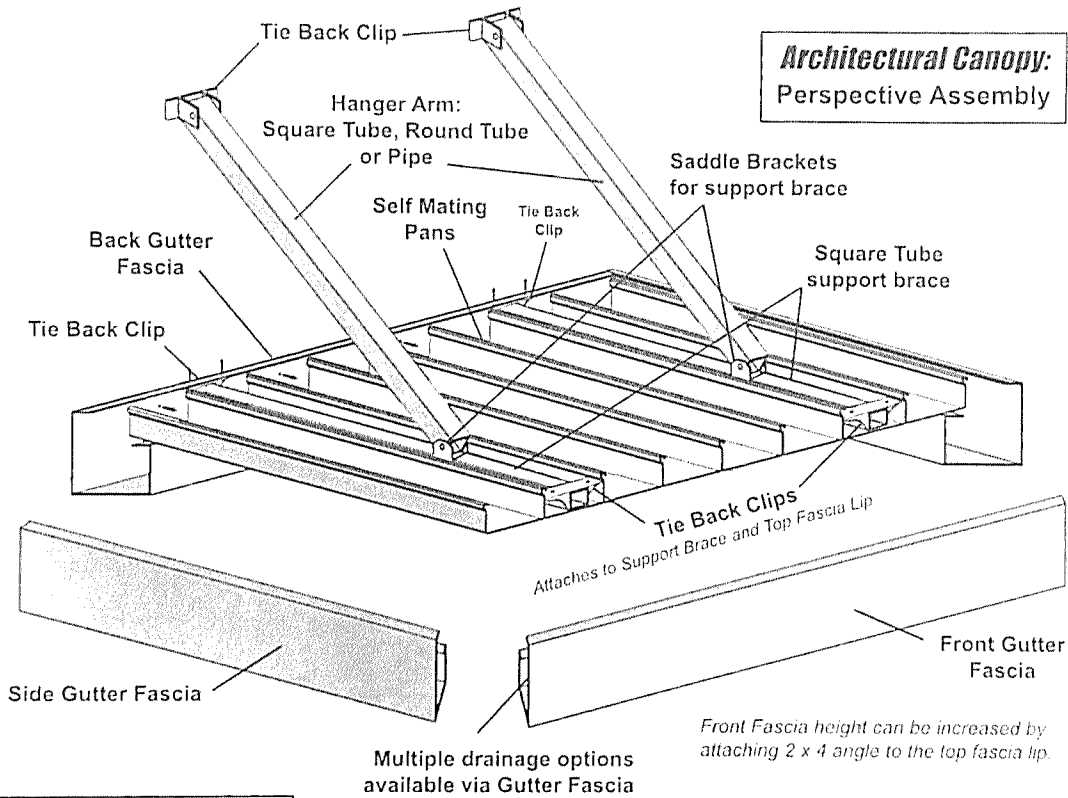
HARDWOOD



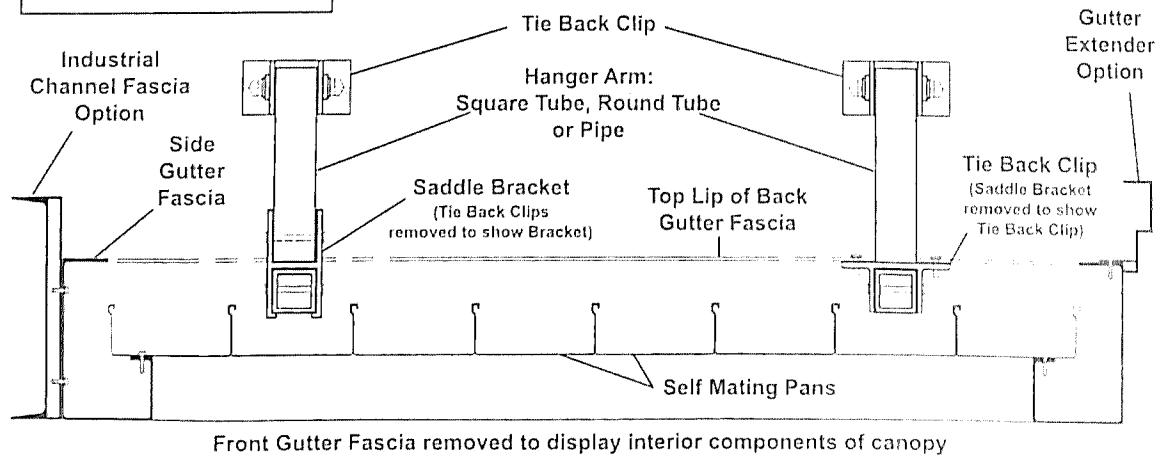
Architectural Canopy Schematic

Available in: Mill Finish & Anodized; Various Lengths & Alloys

ENGINEERING AVAILABLE: www.easternmetalengineering.com



Architectural Canopy: Front View Assembly



ARCHITECTURAL 03



Eastern Metal Supply www.easternmetal.com • info@easternmetal.com 08/26/20
 FL: 800-432-2204 • NC/DE/GA: 800-343-8154 • TX/AR: 800-996-6061 • MO/OH: 888-822-6061

Trustees
Mary C. Dominiak
Jerry T. Johnson
Ed Macek



Trustees
Mary J. Pedersen
Scott A. Pierce
Ted P. Poulos

Lawrence M. Hanson, Mayor
Lori K. Romine, Village Clerk

MEMO TO: Village President and Board of Trustees
FROM: Michael S. Garrigan, AICP, CNU-A, Community Development Director
DATE: March 2, 2021
SUBJECT: Fire Guys
1436 Main Street
Business Incentive Grant Program

Background

This façade application is coming before the Village Board under the Business Incentive Grant program which provide business grant up to \$20,000.00 to businesses in the Village of Antioch. The applicant, Fire Guys Tinting, is requesting an incentive in the amount of \$6,900.00 to install a metal canopy over the entrance area of their two existing stores.

The metal canopies would be installed below the “sign band” that is located above the store front windows and below the windows of the second-floor area.

Based on the approved criteria for the Business Incentive Grant Program, Staff has reviewed the application and scored the application as follows:

CRITERIA	SCORE
<i>The economic impact on the Village’s sales or property tax revenue.</i>	2
<i>The impact on improving the physical appearance of a block or corridor.</i>	2
<i>The visibility of the business from a main corridor or arterial.</i>	4
<i>The impact that the proposed exterior improvement will have on the overall appearance of a building.</i>	3
<i>Interior renovations that increase sales or dining floor area and increase tax revenue.</i>	1
<i>Providing necessary assistance to either recruit a new business or retain an existing business.</i>	1

The applicant’s score based on Staff’s evaluation is 13.

Based on the Business Incentive Program, a set of six objectives have been outlined and each objective is scored with a score from 1 to 6 with a maximum score of 36 points. The Village Board can concur with Staff’s scoring or make a different determination. Attached, are copies of the “Business Incentive Grant Program Application Criteria” along with the “Business Grant Program Guidelines” for the use of the Village Board when looking at this application.

Analysis

The applicant is seeking to install the metal canopies to improve the appearance of the façade that faces Route 83. The structure was designed with a fairly utilitarian design based on the service-oriented use of the property. Originally, the applicant wanted to construct a metal structure, but was required to use fiber cement board in lieu of metal based on the Village's Site Plan Review Ordinance. Providing additional design articulation through the installation of a series of "metal canopies" would create some additional design interest to the structure.

The applicant's site has high visibility on Route 83 and the proposed improvement would improve the appearance of the building. However, there would be minimal impact on increasing sales tax revenue for the Village.

Based on Staff's analysis, we would make the following motion:

If the Village Board supports this "Business Incentive Grant", seeking a motion to direct the Village Attorney to draft a Resolution approving a grant in the amount of \$6,900.00 for "Fire Guys Tinting".



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 \$150,000.00 on an annual basis for this incentive program starting with the Village’s new fiscal year. 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.

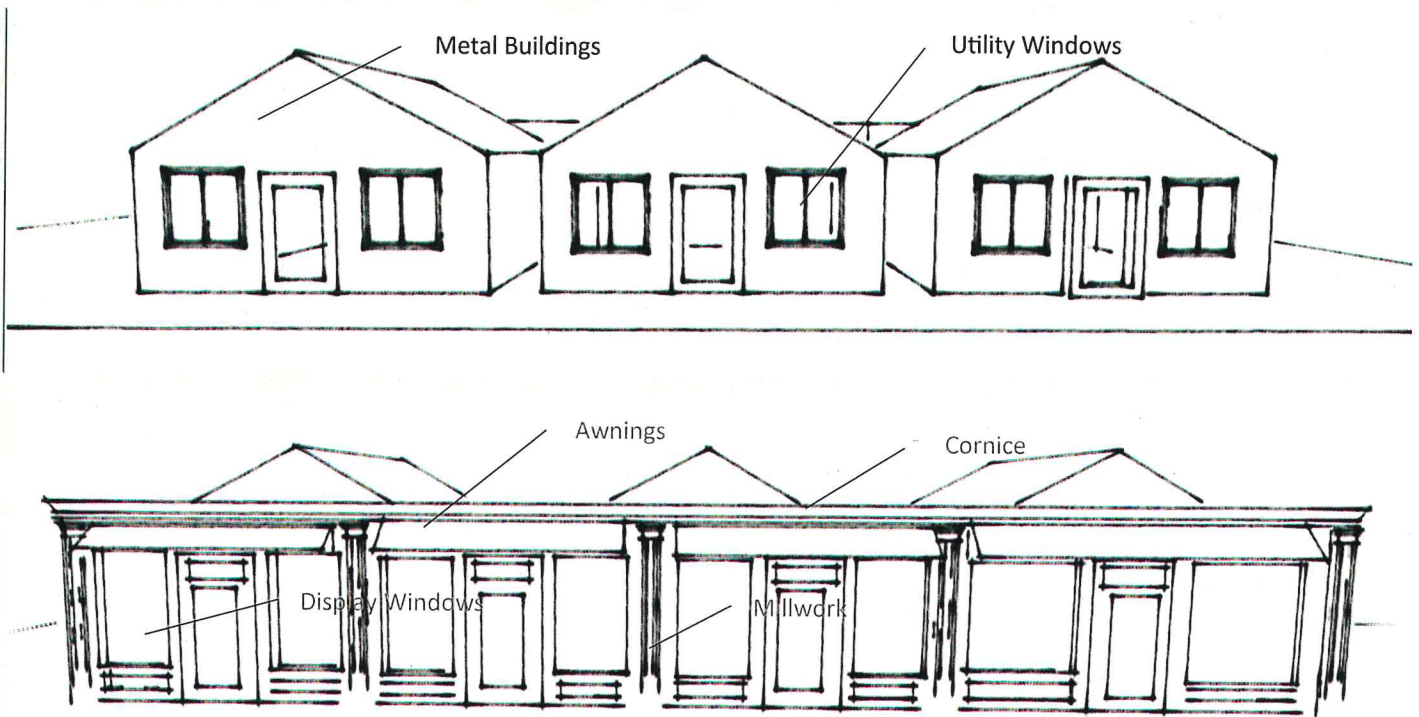
- Large unbroken metal walls facing a public street should be broken up with the interdiction of new windows and a balanced use of new materials. As the illustration to the right demonstrates, the simple introduction of a large store window, fiber cement panels, and cultured stone can create an interesting 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.





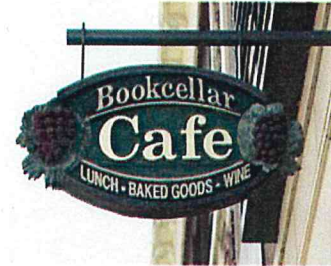
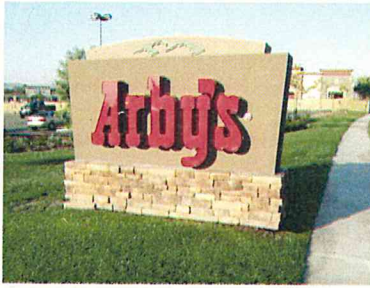
The following exterior changes or improvements to the exterior of a business are eligible to be covered under the terms of this “ Business Incentive Grant “program. Th following improvements as highlighted below can have a substantial impact on improving the appearance of a building:



- 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.

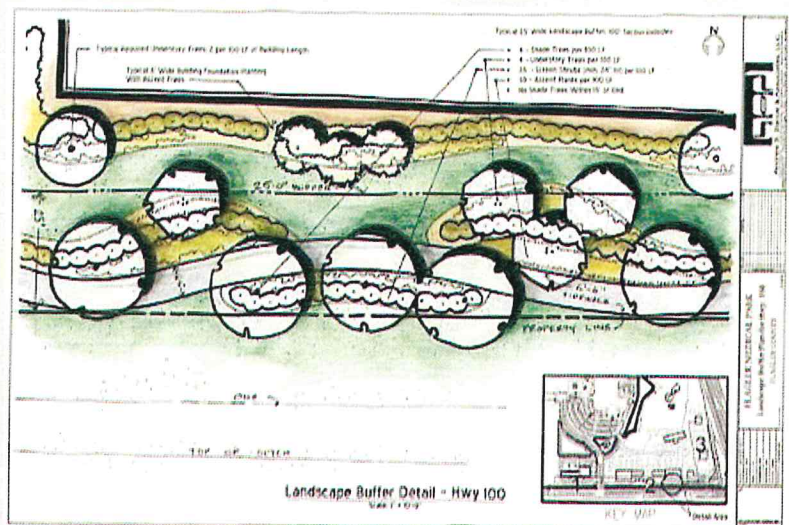
- Electronic Message Board Signs are not eligible for any grant assistance from the Village of Antioch.

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