

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
AUGUST 2, 2011 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Ogden Avenue Site Improvement Strategy (OASIS) Grants	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

Resolutions have been prepared authorizing agreements for OASIS Grants for a total of \$307,672 for the following properties:

- Bill Kay Nissan; 1601 Ogden Ave
- DG Animal Hospital; 631-635 Ogden Ave
- Day Care Center; 4232 Venard Rd
- A-Len Radiators; 333 Ogden Ave
- Forn Parts; 501 Ogden Ave
- Mr. Trim/Office Building; 946 Ogden Ave
- Apartment Building; 1614 Ogden Ave
- Apartment Building; 1602 Ogden Ave

STRATEGIC PLAN ALIGNMENT

The Strategic Goals for 2011-2018 include Strong, Diverse Local Economy.

FISCAL IMPACT

The FY11 budget includes \$750,000 from the Ogden Avenue TIF fund for funding a matching grant program. A total of \$307,672 would be committed to these projects if the grants are approved.

UPDATE & RECOMMENDATION

This item was discussed at the July 19, 2011 Village Council meeting. Two of the original applicants are not included in the attached resolutions: 4232 Venard Rd, which withdrew its application, and Forn Parts (501 Ogden Ave), for which the agreement has not yet been signed. Staff recommends approval on the August 2, 2011 Consent Agenda.

BACKGROUND

In September 2010, the Village Council adopted the OASIS matching grant program to enhance the Ogden Avenue corridor. The program, which was developed through a collaborative effort of the Ogden Avenue business community, the Economic Development Corporation, the Chamber of Commerce and Village staff, uses a portion of the increment generated by the Ogden Avenue TIF to provide grants for improvements to businesses within the TIF district.

The goals of the OASIS program are to:

- Provide more attractive sites
- Improve traffic circulation for vehicles and pedestrians (on private property as well as the street)

- Improve existing building appearance
- Improve signage and reduce visual clutter

This program provides business and property owners with a dollar-for-dollar matching grant for four types of eligible improvement projects: site, landscaping, façade and sign improvements, which are outlined in the OASIS policy adopted by the Village Council. Project that incorporate multiple categories of eligible improvements may be awarded an additional 25% on top of the 50% match.

The OASIS Team reviewed 20 applications in December 2010, February 2011 and May 2011. To date, no grants have been awarded because several of the early project applications were not complete or required additional detail.

The Team recommended the following matching grant amounts:

- Bill Kay Nissan; 1601 Ogden Ave - \$40,000 (site lighting improvement)
- DG Animal Hospital; 631-635 Ogden Ave - \$48,737 – 25% *bonus applied*. (façade, landscaping, site and sign improvements)
- Day Care Center; 4232 Venard Rd - \$22,100 (façade, landscaping, site and sign improvements)
- A-Len Radiators; 333 Ogden Ave - \$93,750 – 25% *bonus applied* (façade, landscaping, site and sign improvements)
- Forn Parts; 501 Ogden Ave - \$48,834.50 (façade, landscaping, site and sign improvements)
- Mr. Trim/Office Building; 946 Ogden Ave - \$34,250.50 (façade and sign improvements)
- Apartment Building; 1614 Ogden Ave - \$10,000 (façade improvements)
- Apartment Building; 1602 Ogden Ave - \$10,000 (façade improvements)

A brief summary of each project is provided below:

- Bill Kay Nissan; 1601 Ogden Ave – The applicant is proposing to remove parking light fixtures and replace with updated fixtures. The new fixtures will reduce the number of poles on the site and reduce visual clutter along Ogden Avenue. In addition, the small white pipes along the north side of the property adjacent to Ogden Avenue will be removed. **(Site A)**
- DG Animal Hospital; 631-635 Ogden Ave – The applicant is proposing to update the façade of the existing buildings, add landscaping on the north (Ogden Avenue) and south sides of the property and install new, code compliant signs. **(Site B)**
- Day Care Center; 4232 Venard Rd - The applicant is proposing to improve portions of the façade of the existing building, add landscaping on the east (Venard Road) side of the property, install a new sidewalk on Venard, reduce curb cuts and install new, code compliant signs. **(Site C)**
- A-Len Radiators; 333 Ogden Ave - The applicant is proposing to improve the façade of the existing building, add landscaping on the west (Fairview Avenue) and north (Ogden Avenue) sides of the property, install a new sidewalk on Ogden Avenue, reduce curb cuts and install new, code compliant signs. **(Site D)**
- Forn Parts; 501 Ogden Ave - The applicant is proposing to improve portions of the façade of the existing building, add landscaping on the north (Ogden Avenue) side of the property, install a new sidewalk on Ogden Avenue, and install new, code compliant signs. **(Site E)**
- Mr. Trim/Office Building; 946 Ogden Ave - The applicant is proposing to improve the façade of the existing building and install new, code compliant signs. **(Site F)**
- Apartment Building; 1614 Ogden Ave - The applicant is proposing to improve the façade of the existing building. **(Site G)**
- Apartment Building; 1602 Ogden Ave - The applicant is proposing to improve the façade of the existing building. **(Site H)**

In addition to the applications noted above, there are five sign applications that can be approved by the Village Manager. Based on previous Council direction, the Village Manager will consider the sign applications after the Council has approved site improvement grants.

ATTACHMENTS

Resolutions

Agreements with Exhibits

OASIS Grant Program Policy

Aerial Maps

OASIS Recommendation Letters

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING EXECUTION OF A GRANT
AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE
AND ANTHONY ZANGLER**

BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois,
as follows:

1. That the form and substance of a certain Grant Agreement (the "Agreement"), between the Village of Downers Grove (the "Village") and Anthony Zangler (the "Applicant"), for OASIS Program grant funding, in the amount of \$10,000.00, to make improvements to the property/business located at 1602 Ogden Avenue, which is along the Ogden Avenue commercial corridor, as set forth in the form of the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

2. That the Village Manager and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Manager shall deem necessary.

3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.

4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Attest: _____

Village Clerk

OASIS GRANT AGREEMENT

THIS AGREEMENT is made this ____ day of _____, 2011 by and between the Village of Downers Grove, Illinois, an Illinois municipal corporation with offices at 801 Burlington Avenue, Downers Grove, Illinois 60515, (“the Village”) and Anthony Zangler at 1602 Ogden Avenue, Downers Grove, Illinois 60515 (“Applicant”).

WITNESSETH:

WHEREAS, the Village has established the Ogden Avenue Site Improvement Strategy Program (“OASIS Program”) for application to receive a grant from the Village to make improvements to properties/businesses along the Ogden Avenue commercial corridor; and,

WHEREAS, said Program is funded from TIF funds for the purpose of controlling and preventing blight and deterioration within the Ogden Avenue Tax Increment Finance District (“TIF District”), and to encourage the further redevelopment of properties in the TIF District in accordance with the general guidelines set forth in the Program as adopted in Ordinance 5150 on September 14, 2010; and,

WHEREAS, Applicant owns a property/business at 1602 Ogden Avenue, Downers Grove, Illinois 09-06-302-009 which is located within the TIF District; and

WHEREAS, pursuant to the Program the Village has agreed to financially participate, subject to its sole discretion, the Program Guidelines, and the terms and conditions set forth in this Agreement; and,

WHEREAS, the Applicant desires to participate in the Program, subject to the Program Guidelines and the terms and conditions set forth in this Agreement;

NOW THEREFORE, in consideration of the mutual covenants and agreement herein set forth, and other good and valuable consideration, the Parties do hereby agree as follows:

A. General Provisions:

1. The above recitals are incorporated into and made part of this Agreement as though fully set forth herein.
2. This Agreement may not be transferred or assigned.
3. This Agreement may be terminated by either party by giving ten (10) days written notice to the other party. If the Applicant terminates this Agreement, the Village shall not be required to make any reimbursement payments to the Applicant.
4. In the event the Applicant fails to complete the project and submit the required proof of payment documents in the required timeframe, the Village may terminate this Agreement and award the funds to other eligible projects.
5. The parties shall have any and all remedies available at law in the event of a breach of this Agreement.
6. Applicant acknowledges that the Freedom of Information Act may apply to public records in possession of Applicant or a contractor. Applicant and its contractors shall cooperate with the Village in its efforts to comply with the Freedom of Information Act. 5 ICLS 140/1 et. seq.
7. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois. Venue is proper only in the County of DuPage.

8. This Agreement will not be subject to amendment unless made in writing and signed by all parties.
9. Any notice will be in writing and will be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party at the party's place of business. Notices shall be addressed to designated representatives of both parties as follows:

**Village Manager
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515**

To the Applicant as stated below.

B. Applicant's Obligations:

1. Applicant shall complete the project in substantial compliance with the attached plans, incorporated as part of this Agreement as Exhibit A. Any changes to the plans shall require written approval from the Community Development Director, or his designee.
2. Applicant shall grant an easement to the Village for, or install, a public sidewalk along that portion of the subject property adjacent to Ogden Avenue where no public sidewalk currently exists.
3. Applicant, at its own expense, shall obtain all necessary permits prior to commencement of any work to complete the improvements.
4. Applicant shall submit the following required proof of payment documents:
 - a. Itemized paid-in-full invoices.
 - b. Canceled checks for the payment for the completed improvements.
 - c. Final lien waivers, if applicable.
 - d. Certified payroll records of contractors.
5. Applicant understands that it will not receive payment if there are any outstanding code violations on the property or if Applicant owes any money to the Village.
6. Applicant shall complete the project and submit the required proof of payment documents within one (1) year of the effective date of this Agreement. If the project is not completed or if the required proof of payment documents are not submitted within one (1) year, the Village shall have the right to declare this Agreement null and void and shall not be required to make any reimbursement payments to the Applicant.
7. Applicant shall complete the project in such a manner as to comply with all conditions of this Agreement, and in accordance with the Program Guidelines and all pertinent regulations, ordinances, or codes of the Village or other authority having jurisdiction over the property.
8. Applicant is hereby notified by the Village that work contemplated by this Agreement may be subject to the Prevailing Wage Act ("Act"), 820 ILCS 130/1 *et seq.* Applicant agrees to comply with all applicable provisions of the Act as administered by the Illinois Department of Labor ("IDOL"). Applicant further agrees to contact IDOL for a determination of applicability of the Act to the project contemplated by this Agreement. If required by IDOL, Applicant agrees to pay the prevailing wage rates and to require that all of its subcontractors pay prevailing wage to any laborers, workers or mechanics who perform work on the projects contemplated by this Agreement. For applicable rates, go to the State of Illinois – Department of Labor website and use the most current DuPage county rate. Applicant recognizes and agrees that it is solely responsible for compliance with the Act and agrees to fully indemnify, defend and hold harmless the Village with regard to any actions or proceeding instituted regarding such compliance.

9. Applicant shall be required to submit an executed Campaign Disclosure Certificate, attached hereto as Exhibit B.

C. Village's Obligations:

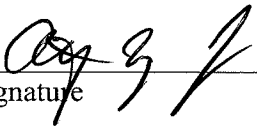
1. The Village shall reimburse the Applicant for one-half (1/2) of the actual incurred costs to complete all eligible aspects of the project. The amount of said reimbursement shall not exceed \$10,000.
2. The Village shall remit payment to the Applicant within sixty (60) days of completion of the project and receipt of the required proof of payment documents.
3. The Village shall diligently review permit submittals, issue permits and complete required inspections deemed necessary to complete the project.

IN WITNESS HEREOF, the parties set their hand and seal the day and date hereinabove written.

APPLICANT:
Anthony Zangler
946 Ogden Avenue #3
Downers Grove, IL

VILLAGE OF DOWNERS GROVE:

By:



Signature

Village Manager

Print Name

Attest:

Title

Village Clerk

Application

A printable version of the Ogden Avenue Site Improvement Reimbursement Grant Application is available on-line at www.downers.us or www.dgedc.com. A paper copy of the application is available on the next page. Three (3) copies of the complete application, including any support documentation are due by the application deadline(s).

Applicant is:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner
Name of Business/Building:	1602 OGDEN APT. BUILDING
Address/Property ID # of Project Property:	1602 OGDEN
Owner's Name AND TITLE:	ANTHONY ZANGLER
Owner's Mailing Address:	946 OGDEN, #3, D.G., IL, 60515
Owner's Business Phone:	630-769-0800
Owner's Fax:	630-852-5637
Owner's E-Mail:	tony@realproperties
PLEASE ONLY COMPLETE THE REST OF THIS TABLE IF TENANT IS THE GRANT APPLICANT.	
Tenant Name AND TITLE:	
Tenant Mailing Address:	
Business Phone for Tenant:	
E-Mail for Tenant:	

Project Information

Project Description:

Existing Site Conditions:

Please provide a photo of current site conditions to illustrate where improvements are proposed. Photo should be provided in a paper or digital (e.g. JPEG) format. Electronic photos may be e-mailed to: jobrien@downers.us.

Written Project Description:

Please describe your proposed project improvement. Attach pages as needed.

SEE ATTACHMENT

Required Documentation For Submittal:

3 copies of the complete application, including any support documentation are due by **December 1, 2010**. Additional copies may be requested by OASIS team after the application deadline.

1. If you are proposing an alteration to a building the following documents must be submitted (collated and stapled into packets) with the applicants name and address on the front page. Please submit legible documents, not to exceed 11" x 17" in size.

- Façade elevations (as determined necessary at pre-application meeting*), including height, length and width measurements
- Color scheme of the proposed addition or alteration
- Building material samples (roof, siding, chimneys, etc.) if applicable
- Site plan with building outline and proposed changes
- Cut sheets for proposed doors and windows, if applicable

If you have questions about this, please contact the Community Development Department. Specific questions about submittal requirements will be answered during the pre-application meeting.

2. If you are proposing landscape/or other site improvements the following documents must be submitted (collated and stapled into packets) with the applicants name and address on the front page. Please submit legible documents, not to exceed 11" x 17" in size.

- Site plan with building outline and proposed changes to site
- Landscape plan, if applicable (e.g. access, driveway consolidation, etc)

3. If you are proposing a new sign/awning/canopy the following documents must be submitted (collated and stapled into packets) with the applicants name and address on the front page:

- Color drawing of the sign/awning including measurements of free-standing sign and site plan showing sign location on a site
- Façade elevation showing sign/awning placement, if plan applicable

Schedule Information:

Anticipated Project Start Date: 9/1/2011

Anticipate Project Completion Date: 12/11/2011

NOTE: Completion Date must be prior within one year of the year following application.

Architect / Designer for the Project (If Applicable):

Name: BRADFORD & KEV, INC

Address: 807 OGAEN AVE, Downers Grove IL 60515

Phone: (630) 969-8585 Fax: (630) 969-8621

Contractor for the Project (If Known):

Name: BRADFORD & KEV, INC

Address: 807 OGAEN AVE, Downers Grove IL 60515

Phone: (630) 969-8585 Fax: 969 8621

Itemized Activity Estimated

	Total Site Improvement Costs	Grant Eligible Project Costs*	TO BE COMPLETED BY CITY	
			Grant Contribution	Bonus Award
ESTIMATE 1 Contractor Name: <u>BRADFORD + KEV, INC</u>	\$ <u>30,995</u>	\$ <u>10,000</u>		
ESTIMATE 2 Contractor Name:				

Two detailed contractor estimates are required. Please provide additional sheets with supporting detail as necessary.

This application for a Site Improvement Reimbursement Grant is hereby believed to be complete and accurate.

Owner Signature:

Autly Payne

Print Owners Name:

Tenant Signature:

Print Tenant Name:

*NOTE: Tenant Signature only necessary if
Tenant is applying for a Grant*

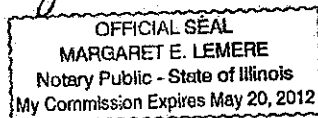
STATE OF ILLINOIS
COUNTY OF DUPAGE
VILLAGE OF DOWNERS GROVE

The foregoing petition was acknowledged before me by on this 27th day of April, 2011.

Notary Public:

Margaret E. Lemere

Notary Public



3 Copies of the completed application should be submitted to the Village's Community Development Department.

Applications may be dropped off at the Village Hall from 8:00 am and 5:00 pm Monday – Friday, or mailed to:

Village of Downers Grove
ATTN: Community Development Department
801 Burlington Avenue
Downers Grove, IL 60515

Disclosure of Beneficiaries/Trust Disclosure:

The information requested below must be completed and attached to any grant application submitted to the Village of Downers Grove. This form is used to ensure that the applicant has a recognized, vested interest in the property. This form is required by persons applying for permits, licenses, approvals or benefits from the Village of Downers Grove
Village of Downers Grove

DISCLOSURE OF BENEFICIARIES

1. Grant Applicant: Anthony Zarnoch, Jr
2. Address: 946 Ogden Ave, Downers Grove, IL 60111
3. Nature of Applicant (Please circle one):
 - a. Natural Person
 - b. Corporation
 - c. Land Trust/ Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of applicant:

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. _____
- b. _____
- c. _____
- d. _____

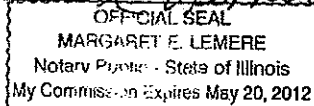
6. Name, address and capacity of person making this disclosure on behalf of the applicant:

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION I, Anthony Zarnoch, Jr, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: Anthony Zarnoch, Jr

Subscribed and Sworn to before me this 27th day of April, 20 11.
Margaret E. Lemere Notary Public



-CONFIDENTIAL-

Bradford and Kent

*807 Ogden Ave
Downers Grove, Il 60515
630-969-8585*

Estimate for:
1602 Ogden Ave
Apt. Building
Downers Grove, Illinois 60515

Bradford and Kent Representative

Buyer _____
Co Buyer _____

-CONFIDENTIAL-

Bradford & Kent Builders, Inc. to perform the following work: facade renovation, site improvements,

1. - Façade Renovation: \$30,995 (See attached drawing)

- Demo exterior entry and rebuild arched entry supported by round 12" columns.
- Furnish and install new cultured stone façade over existing brick at bottom 6' of building extending the entire 32' length. Cap with limestone sill. Rebuild front column support walls and finish with cultured stone and limestone cap.

Bradford and Kent Representative

Buyer _____
Co Buyer _____

Mark B. Construction, Inc.

DOCUMENT TYPE:

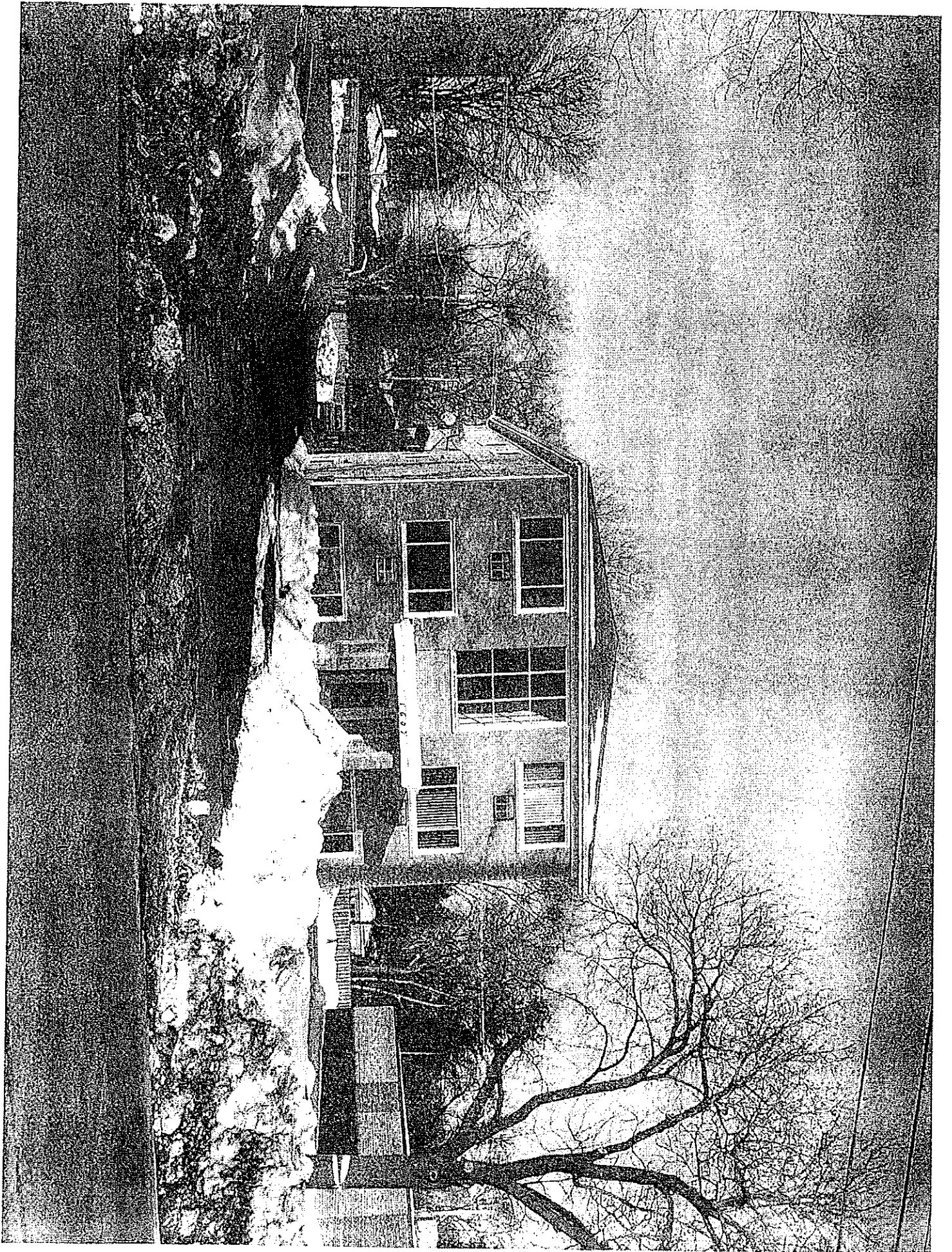
332 Chaerywood Road, Buffalo Grove, IL: 60089
 Phone 847-302-0541 Fax 847-520-1312
 markbuzun@yahoo.com

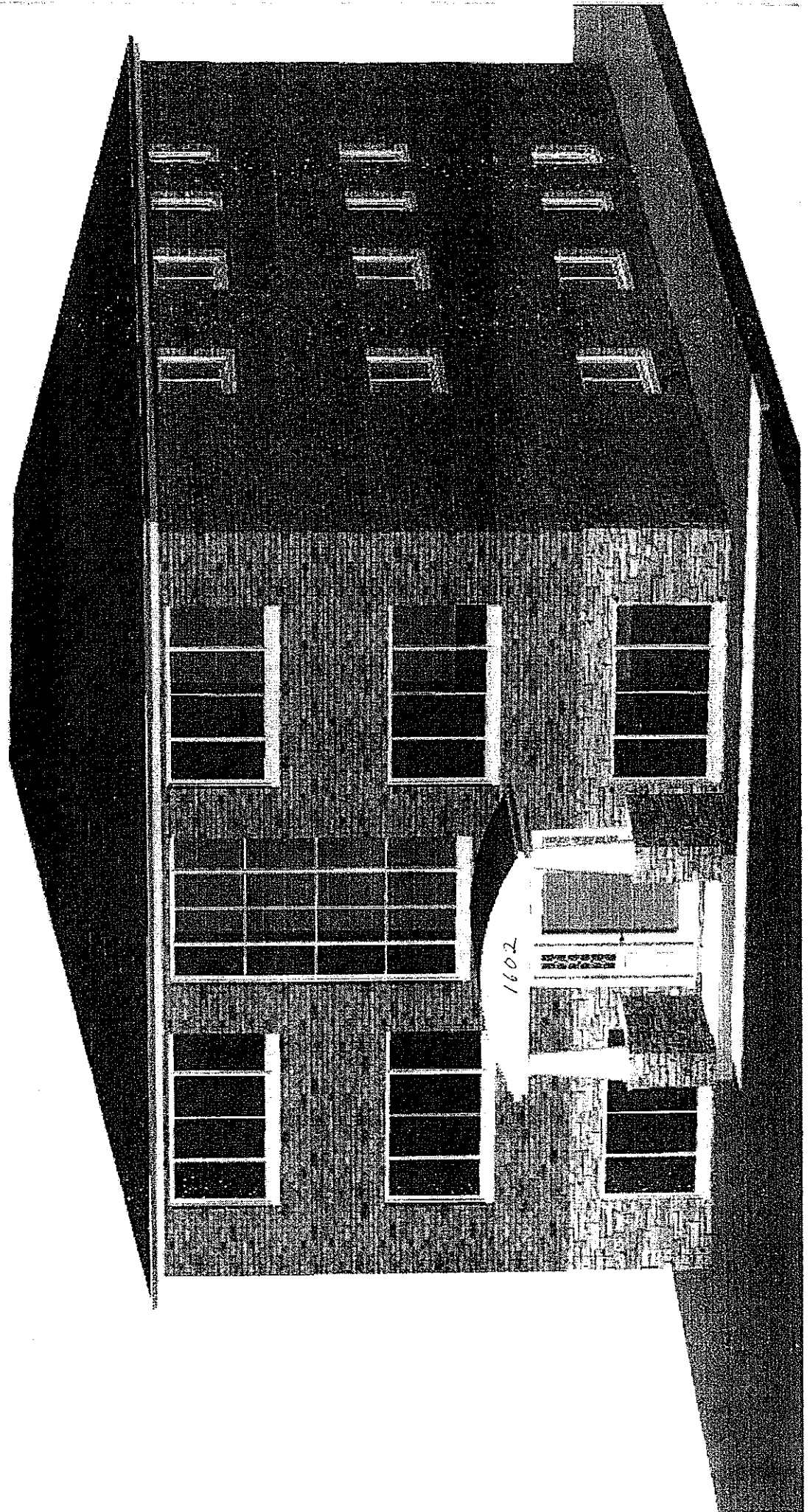
DATE: 4/30/11

TO Name: Anthony Zengler
 Address: 945 Ogden Ave.
 Phone: 830.789.0900

JOB	PAYMENT TERMS	DUE DATE	
1602 Ogden			
DESCRIPTION		UNIT PRICE	TOTAL
Fascade Construction			
A) Entry			
demo existing entry			
stone wing wall			
12" prefinished columns			
barrell roof			
Aluminum trim underside			
B) Stone			
add 6' x 32' stone face over existing brick with stone cap			
Allowance for stone material is 15\$/SF			
All permits as required are included			
CHECK #		TOTAL	\$33,612
CASH		DEPOSIT	
DATE		BALANCE DUE	

Make all checks payable to Mark B. Construction, Inc.
 THANK YOU FOR YOUR BUSINESS!





1602

Exhibit B
Campaign Disclosure Certificate

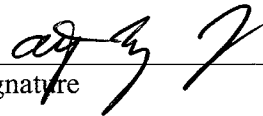
The Campaign Disclosure Certificate is required pursuant to the Village of Downers Grove Council Policy on Ethical Standards and is applicable to those campaign contributions made to any member of the Village Council.

Said Campaign Disclosure Certificate requires any individual or entity that is a party to a contract with the Village to disclose campaign contributions, as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4), made to current members of the Village Council within the five (5) year period preceding the date of the contract.

By signing the contract, Applicant agrees to refrain from making any campaign contributions as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4) to any Village Council member and any challengers seeking to serve as a member of the Downers Grove Village Council.

Under penalty of perjury, I declare:

Applicant has not contributed to any elected Village position within the last five (5) years.

Signature 

Print Name _____

Applicant has contributed a campaign contribution to a current member of the Village Council within the last five (5) years.

Print the following information:

Name of Contributor: _____
(company or individual)

To whom contribution was made: _____

Year contribution made: _____ Amount: \$ _____

Signature _____

Print Name _____

OASIS Grant
Site H: 1602 Ogden Ave (Apartment Building)





June 15, 2011

Anthony Zangler
946 Ogden Avenue #3
Downers Grove, IL 60515

Re: OASIS Grant for 1602 Ogden Avenue

**COMMUNITY RESPONSE
CENTER**

630.434.CALL (2255)

CIVIC CENTER

801 Burlington Avenue
Downers Grove
Illinois 60515-4782
630.434.5500
TDD 630.434.5511
FAX 630.434.5571

**FIRE DEPARTMENT
ADMINISTRATION**

5420 Main Street
Downers Grove
Illinois 60515-4834
630.434.5980
FAX 630.434.5998

POLICE DEPARTMENT

825 Burlington Avenue
Downers Grove
Illinois 60515-4783
630.434.5600
FAX 630.434.5690

**PUBLIC WORKS
DEPARTMENT**

5101 Walnut Avenue
Downers Grove
Illinois 60515-4046
630.434.5460
FAX 630.434.5495

Dear Mr. Zangler:

Thank you for your interest in the Ogden Avenue Site Improvement Strategy (OASIS) Program. The OASIS Team met on May 10, 2011 to review your application for a matching grant for façade renovation, site, landscaping and sign improvements at the above-mentioned property.

The OASIS Team is pleased to inform you that the request is being recommended for funding. The OASIS Team is recommending a grant in the amount of \$10,000 based on the quotes provided.

The recommendation contains the following conditions:

1. A site plan shall be provided.
2. Details and cut sheets for the proposed windows shall be provided.

Village staff anticipates Village Council consideration of the OASIS Grant will take place on **July 19, 2011**. Please note, pursuant to the State of Illinois Labor Laws, the project must use prevailing wage labor.

Please contact me if you have any comments or questions. I can be reached at 630.434.5520 or jobrien@downers.us.

Sincerely,
The OASIS Team

Jeff O'Brien, AICP
Planning Manager
Village of Downers Grove



Village of Downers Grove

Official Village Policy Approved by Village Council

Description: **Ogden Avenue Site Improvement Strategy Program**

Res. or Ord. #: **Ord. 5150**

Effective Date: **09/14/10**

Category: **Planning & Community Development**

New Council Policy

Amends Previous Policy Dated: _____

Description of Previous Policy (if different from above):

ORDINANCE NO. 5150

**AN ORDINANCE ADOPTING AN OGDEN AVENUE
SITE IMPROVEMENT STRATEGY PROGRAM**

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of the Village and its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with third parties for the purpose of achieving these purposes.

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "TIF Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act.

WHEREAS, to stimulate and induce redevelopment pursuant to the TIF Act, the Village has, after giving all notices required by law and after conducting all public hearings required by law, adopted the following ordinances:

1. Ordinance No. 4247, adopted February 6, 2001, titled "*An Ordinance Approving the Ogden Avenue Corridor Redevelopment Plan and Project*" (the "Redevelopment Plan");
2. Ordinance No. 4248 adopted February 6, 2001, titled "*An Ordinance Designating the Ogden Avenue Corridor Redevelopment Project Area*";
3. Ordinance No. 4249, adopted February 6, 2001, titled "*An Ordinance Adopting Tax Increment Financing for the Village of Downers Grove*".

WHEREAS, in an effort to promote revitalization of the Ogden Avenue commercial corridor the Village wishes to establish the Ogden Avenue Site Improvement Strategy Program ("OASIS Program");

WHEREAS, the OASIS Program is made available to provide a significant impact on the exterior of properties, thus improving the economic vitality of the Ogden Avenue commercial corridor;

WHEREAS, the goals of the OASIS Program are to provide financial assistance to property and business owners in order to provide more attractive sites, improve traffic circulation for vehicles and pedestrians, improve existing building appearance, and improve signage, in accordance with the Ogden Avenue Commercial Corridor Master Plan and the Village's Strategic Plan;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

ELIGIBLE PROJECTS:

A. SITE IMPROVEMENT

1. Lighting Fixtures, Fencing, utility burial

- This includes installation of exterior lighting fixtures which are associated with a building façade or within a parking area. Decorative fencing around parking areas, adjacent properties and refuse screening are also included in this category and sidewalks.
- The burying of overhead power lines, telephone lines or other above-grade utilities.

2. Access Consolidation, Cross Access, or Pedestrian Improvement

- This includes driveway consolidation on Ogden Avenue, cross access between businesses, and installation of pedestrian walkways and sidewalks.

3. Stormwater

- This includes the installation of detention area or best management practices.

B. LANDSCAPE IMPROVEMENT

1. Landscaping

- This includes the installation or replacement of new landscaping and green space to comply with current ordinance requirements.

2. Stormwater

- This includes the installation of detention area or best management practices.

C. FAÇADE IMPROVEMENT

1. Exterior Woodwork and Architectural Materials

- This includes improvement or repair, cleaning, refinishing, restoring, or replacement of exterior woodwork or architectural materials.

2. Masonry

- This includes masonry improvements, repairs, restoration or tuckpointing.

3. Windows and Doors

- This includes the replacement, installation or restoration of windows (including display, ornamental, upper-story and storm windows) and exterior doors.

4. Cornices, Parapets, Awnings, Canopies and Roofs

- This includes the installation or repair of cornices, parapets, awnings, canopies or roofs when part of the facade renovation; or independently, when it is a visible part of the façade from Ogden Avenue or required by Village ordinance to screen rooftop mechanical units and vent stacks.

D. SIGNAGE IMPROVEMENT

1. Signs

This includes the installation or replacement of signs to comply with current Village ordinances.

2. Financial Assistance: Property owners and business owners (“Owners”) located within the Ogden Avenue TIF District may be eligible for a grant award from the Village for up to fifty percent (50%) of the total cost of the work for certain improvements made to their buildings or property in accordance with the following guidelines:

a) Interior Parcels less than 1 acre

Type of Project	Eligible for a Grant Award up to 50% of the Cost of Work (up to the maximum noted herein) The total maximum award shall not exceed \$50,000
Signage Improvement - coordinated for retail center or monument sign	\$2,500 for parcels less than 100 ft. wide; \$5,000 for parcels between 100 ft. and 259 ft. wide; \$7,500 for parcels 260 ft. wide or greater
Wall Signage for Single Tenant (only for business that were in operation before May 2005)	\$3,000
Landscape improvement	\$20,000
Site improvement	\$20,000
Façade improvement	\$10,000

b) Corner Parcels or Parcels Greater than 1 Acre or individual Tenant Spaces in Excess of 5,000 sq. ft.

Type of Project	Eligible for a Grant Award up to 50% of Work (up to the maximum noted herein) The total maximum award shall not exceed \$75,000
Signage Improvement - coordinated for retail center or monument sign	\$7,500
Wall Signage for Single Tenant (only for business that were in operation before May 2005)	\$3,000
Landscape improvement	\$40,000
Site improvement	\$40,000
Façade improvement	\$15,000

c. Conditions:

1. Only exterior improvements to properties and buildings as described above will be eligible for a grant award. Internal elements will not be eligible. Generally, exterior maintenance (e.g.

painting, parking lot resurfacing, seal-coating, replacing dead landscaping, etc.) will not be considered; however, in some cases maintenance may be eligible if it is an essential component of a project and is a permanent improvement to the property (e.g. tuck-pointing, replacing windows and doors).

2. Improvements to buildings, parking lots and uses which do not meet current zoning requirements will not be eligible.
3. Improvements requiring zoning variations may be eligible for project funding; however, no part of the zoning variation process will be funded.
4. A bonus of 25% of the maximum grant award amount for particular project categories may be provided for projects combining multiple categories. For example, a 10,000 square foot tenant on a 1.5-acre lot proposing landscape improvements and façade improvements would be eligible for up to \$68,750 ($\$40,000 \times 1.25 + \$15,000 \times 1.25$) assuming a total project cost of \$137,500.
5. For single tenants in multi-tenant buildings, the maximum grant award for the tenant will be limited by the percentage of space the tenant occupies in the building. For example, if a tenant occupies 25% of a building on a parcel less than 1 acre in size, the maximum façade improvement grant award would be \$2,500.

3. **Sidewalk Easement or Construction Required as a Pre-Condition:**

In order to promote the Ogden Avenue Master Plan, and prior to receipt of any grant award, the applicant must either grant a sidewalk easement approved in a form acceptable to the Village and receive an additional \$1,000 of grant funds and/or install a sidewalk on the property along Ogden Avenue and receive an additional 50% of grant funds for the cost of the installation.

4. **Procedures:**

The OASIS Team will evaluate all submittals. The OASIS Team is comprised of Village staff, Economic Development Corporation representatives and Downers Grove Area Chamber of Commerce and Industry representatives. Only complete applications will be evaluated by the review team. Projects will be evaluated on a qualitative basis and will be evaluated against one another. The intent of the initiative is to encourage comprehensive development in the TIF district. One or more application deadlines will be established by the Village.

1. Pre-Application Meeting (OPTIONAL)

Prior to making a formal application, the prospective applicant is encouraged to meet with the OASIS Team. During this meeting, the prospective applicant is familiarized with the program and the application process. A general discussion of needs and ideas of all parties, design alternatives and general cost parameters will be discussed. An application packet may be obtained at this time, as well as, information about the *Ogden Avenue Master Plan*.

2. Complete and Submit Application

The first round of applications should be completed and submitted to the Community Development Department by an established due date included in the application packet. The OASIS Team will review the application for completeness within 10 working days of application deadline.

3. Approval of Project by the Village

Within 30 days of the application deadline, the OASIS Team will meet to review and rank the complete grant applications against each other in order to establish an order of merit. By ranking projects the OASIS Team will recommend funding of the highest ranked projects first. The OASIS Team will utilize the review criteria included in the application packet to rank applications. Recommendations from the OASIS Team will be forwarded to the Village Manager for consideration. Grant awards recommended by the OASIS Team less than \$15,000 may be authorized by Village Manager; however, grant awards in excess of \$15,000 must be authorized by the Village Council.

4. Execution of the Site Improvement Reimbursement Grant Agreement

In conjunction with the award of the grant, the applicant will be required to enter into a Site Improvement Reimbursement Grant Agreement with the Village specifying the responsibility of the grant recipient. This agreement must be completed prior to the commencement of funded improvements. A typical agreement will reimburse the applicant, up to the agreed upon maximum, with the submittal of cancelled checks and final inspection.

5. Begin Work

After the Site Improvement Reimbursement Grant Agreement has been executed, a "Letter of Approval and Notice to Proceed" will be sent to the applicant from the Community Development Department, including an estimate of the total grant amount the applicant is eligible to receive once work is completed and cancelled checks for said eligible work have been received.

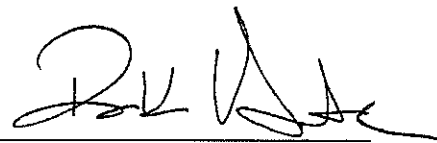
The applicant may begin work once all necessary permits have been issued. Prior to, or during construction, any on-the-job changes to the approved design must be reviewed and approved by the OASIS team and the Community Development Department. If changes involve permit related work, the Community Development department must also review and approve the change.

6. Complete of the Project

Upon completion of the project, the work is to be approved by an inspector(s) in the appropriate departments for compliance with the original design drawings, including any approved on-the-job changes and Village ordinances. In the event the Village finds the finished work product does not meet ordinance requirements or is not consistent with the approved grant application and any approved on-the-job changes, the Village will not be obligated to provide reimbursement for any of the work completed.

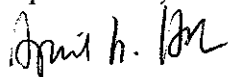
7. Payment of the Grant

Once the grant recipient receives final approval, he/she shall provide a request for reimbursement and all receipts (including copies of cancelled checks) for grant eligible work to the Community Development Department. The Village of Downers Grove will provide reimbursement up to the agreed upon maximum after eligible grant work has been inspected and certified as to its completion and compliance with the approved grant application.



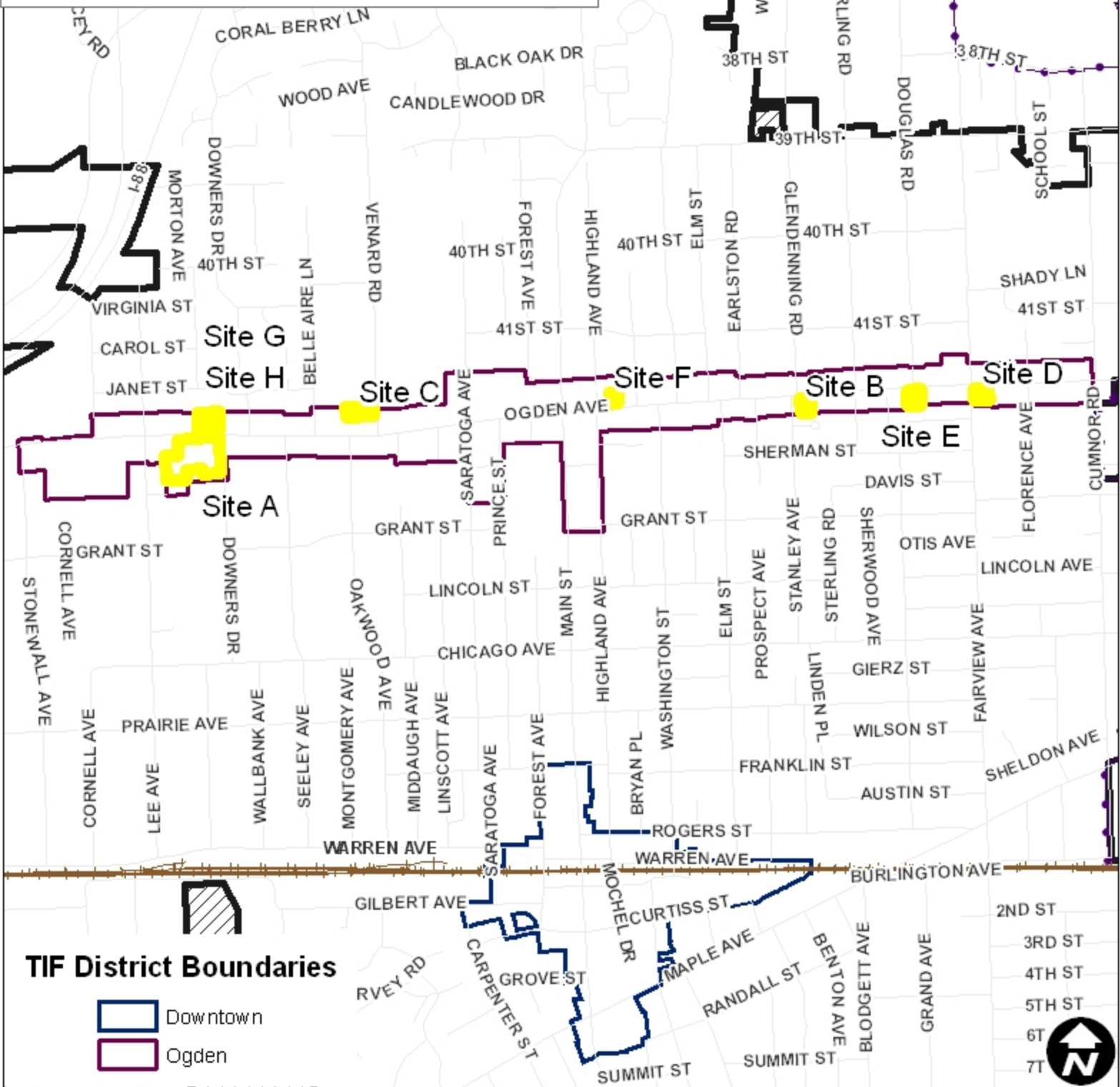
Ronald L. Sandack, Mayor

Passed: September 14, 2010

Attest: 
April K. Holden, Village Clerk

OASIS Grant Overall Site Map

- Site A: Bill Kay Nissan (1601 Ogden)
- Site B: DG Animal Hospital (631-635 Ogden)
- Site C: 4232 Venard
- Site D: A-Len Radiators (333 Ogden)
- Site E: Forn Parts/Sparomobile (501-503 Ogden)
- Site F: 946 Ogden Office Building
- Site G: 1614 Ogden Apartment Building
- Site H: 1602 Ogden Apartment Building



Oak Brook Boundary Agreement

PRIVATE

PRIVATE

SHADY LN

LINCOLN AVE

2ND ST

3RD ST

4TH ST

5TH ST

6TH

7TH

