



Facade and Property Revitalization Program ***50/50 Grant Program for Exterior Property Improvements***

Purpose

The Village of La Grange Park established a Facade and Property Revitalization Program to assist property and business owners who aim to enhance the external appearance of their properties. Reimbursement grants are awarded to applicants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality, and vitality of the business corridor and Village as a whole.

Grant Eligibility

In order to be eligible for the Facade and Property Revitalization Program, a building must be used in whole or in part for commercial purposes and must be located within one of the Village's TIF and/or Business Development Districts (please refer to the TIF and Business Development District maps below or [online](#)).

Projects that are comprehensive in nature and have the greatest impact are strongly encouraged to apply for the grant. Properties located on highly traveled streets and at major intersections would be prioritized. Routine building and property maintenance items are not eligible for the grant program. All work must be pre-approved by the Village, and any work commenced prior to Village Board approval and Village execution of a grant agreement is not be eligible for reimbursement funding.

Funding Guidelines

Grants are made available in order to facilitate improvements to a building's Facade (defined as any building or structural elevation fronting a public roadway or visible from a right-of-way). Other beautification improvements such as landscaping, signage, or parking lot reconstruction (excluding resurfacing only) may be considered. The Facade and Property Revitalization Program will not fund routine maintenance or repair items. The grant program reimburses up to 50% of the total project's construction cost, not to exceed \$20,000. If costs exceed the original estimates, the property owner or tenant will be responsible for the full amount of the overage – the Village will not reimburse more than the total amount specified in the agreement executed upon approval.

Any work commenced prior to Village Board approval and execution of an approved agreement with the Village will not be eligible for reimbursement funding. The applicant will have one year to complete the work from the date of project approval. Grant reimbursement will occur upon completion of the improvements and after proof of contractor payment has been received. If the applicant is performing their own labor, funding will be reimbursed only for material costs after all approved work is completed.

Application & Review Process



**Commercial Revitalization Committee (CRC), Village Board (VB)*

Interested businesses or property owners should schedule a pre-application meeting with Village staff prior to preparing materials for application submittal. The applicant must complete and submit a grant application form, available on the Village’s website or at Village Hall. Submittal requirements are set forth on the application form, including the requirement for a minimum of two contractor bids to be submitted for each item in the proposed scope of work, as well as a brief project narrative, photos of existing conditions, construction drawings, and material and color samples as applicable.

Grant applications will be considered in the order they are received, with priority placed on properties and projects which are highly visible and significantly enhance the exterior appearance of the Village and its commercial corridors.

Upon formal application submittal, Village staff will review the application and prepare a report to the Commercial Revitalization Committee (CRC), outlining the request and providing a staff recommendation. The CRC will review the request at a public meeting, discuss, ask any necessary questions of the applicant or staff, and provide a recommendation on the request to the Village Board. The Village Board will then consider the request at a public meeting and provide a final decision. The applicant should plan to attend both the CRC and Village Board meetings to answer any questions that may arise.

The Village retains the right to approve the entire request, to approve portions of the request, recommend or require revisions to the request prior to approval, or to deny the request or any portion thereof.

Upon Village approval, the applicant and Village will enter into a formal agreement establishing the scope of work and approved reimbursement amount. Grant project work may commence only after the agreement is signed and executed, and all necessary permits are obtained. Applicants will select contractors for the work, and all contracts for improvements will be between the owner and contractors. The Village will not sign on as a party to any agreements between property/business owners and their contractors.

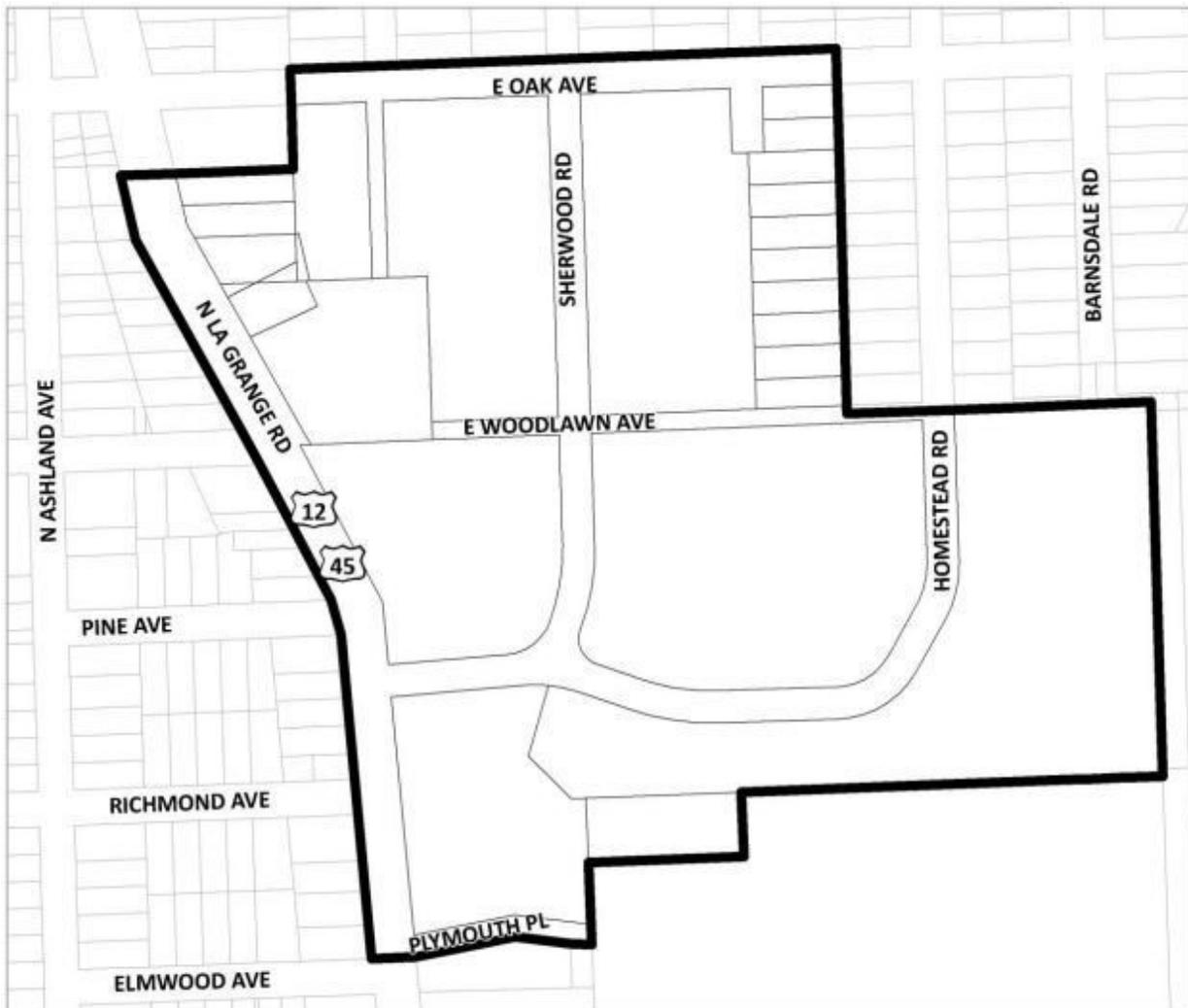
Grant Reimbursement

Upon grant approval and after project completion, invoices and receipts which demonstrate applicant payment for all approved work must be submitted to the Village for review and reimbursement processing. One reimbursement check will be issued to the applicant. Once completed, the applicant will be expected to maintain all improvements in good condition

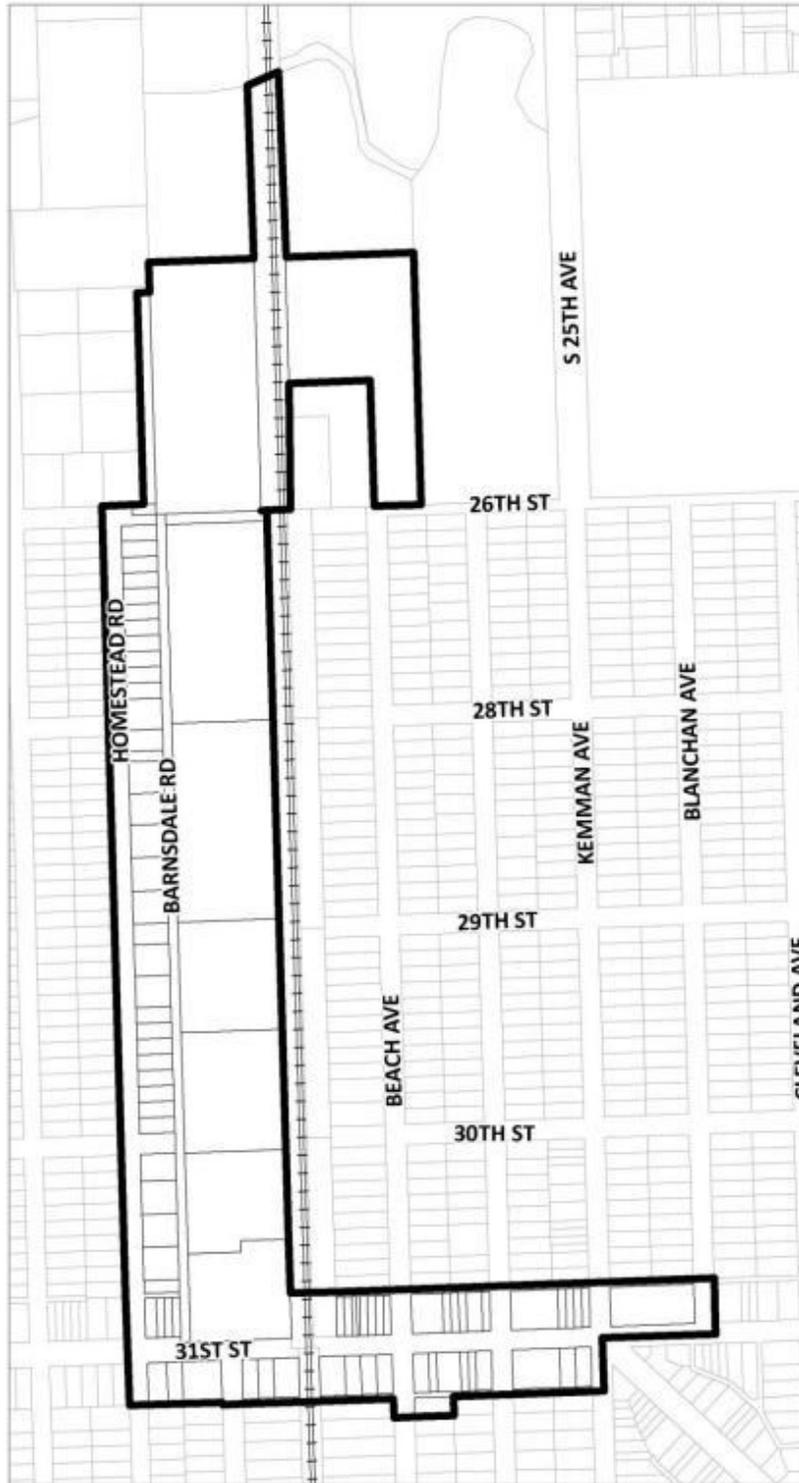
for a period of no less than 5 years after project completion. The Village will not reimburse the applicant for repair, replacement, or alteration to work completed through the Facade and Property Revitalization Program for a period of at least 5 years.

Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099. Property owners and tenants should consult their tax advisor for tax liability information.

Village Market Tax Increment Financing (TIF) District



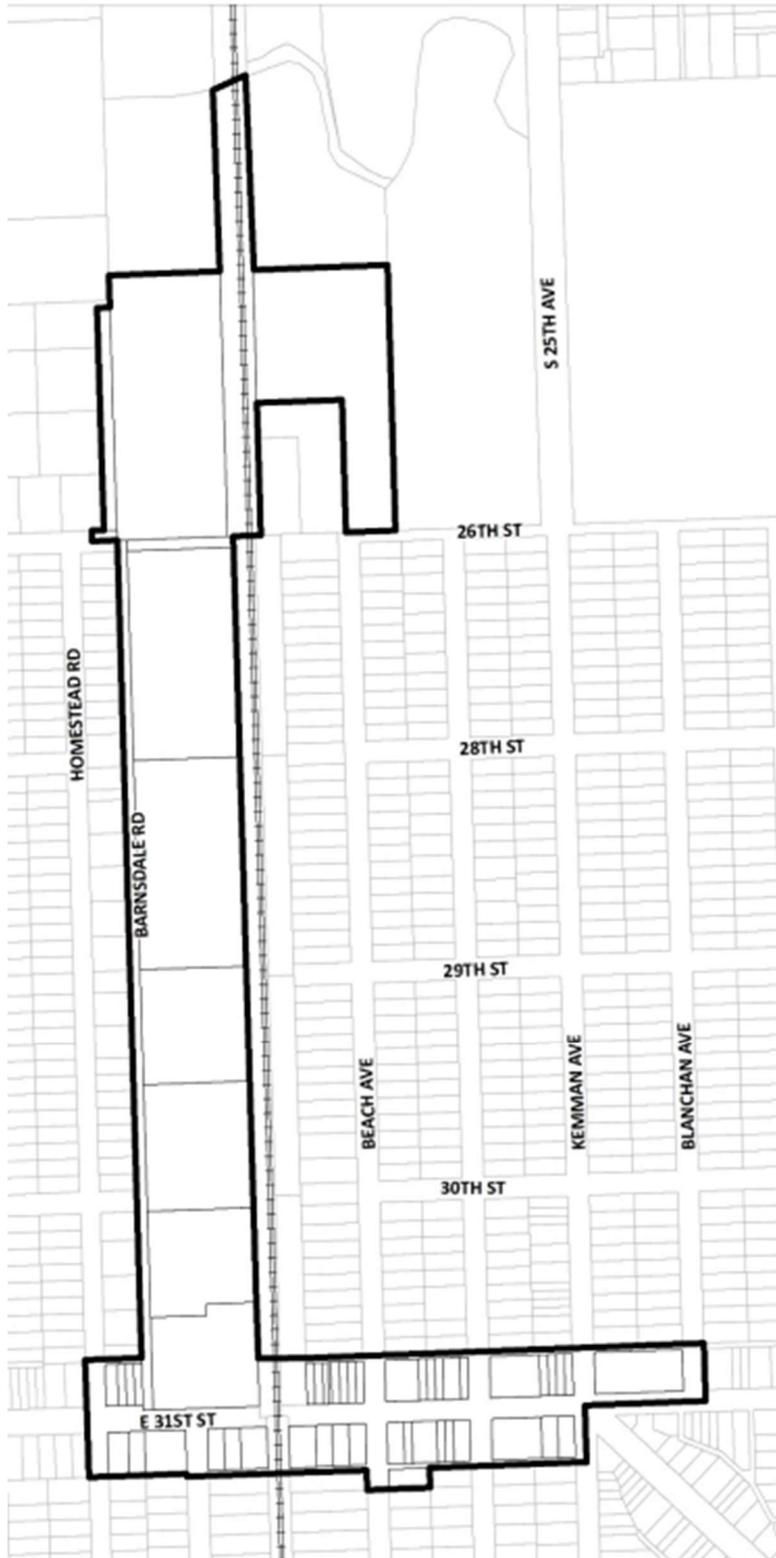
31st Street/Barnsdale Tax Increment Financing (TIF) District



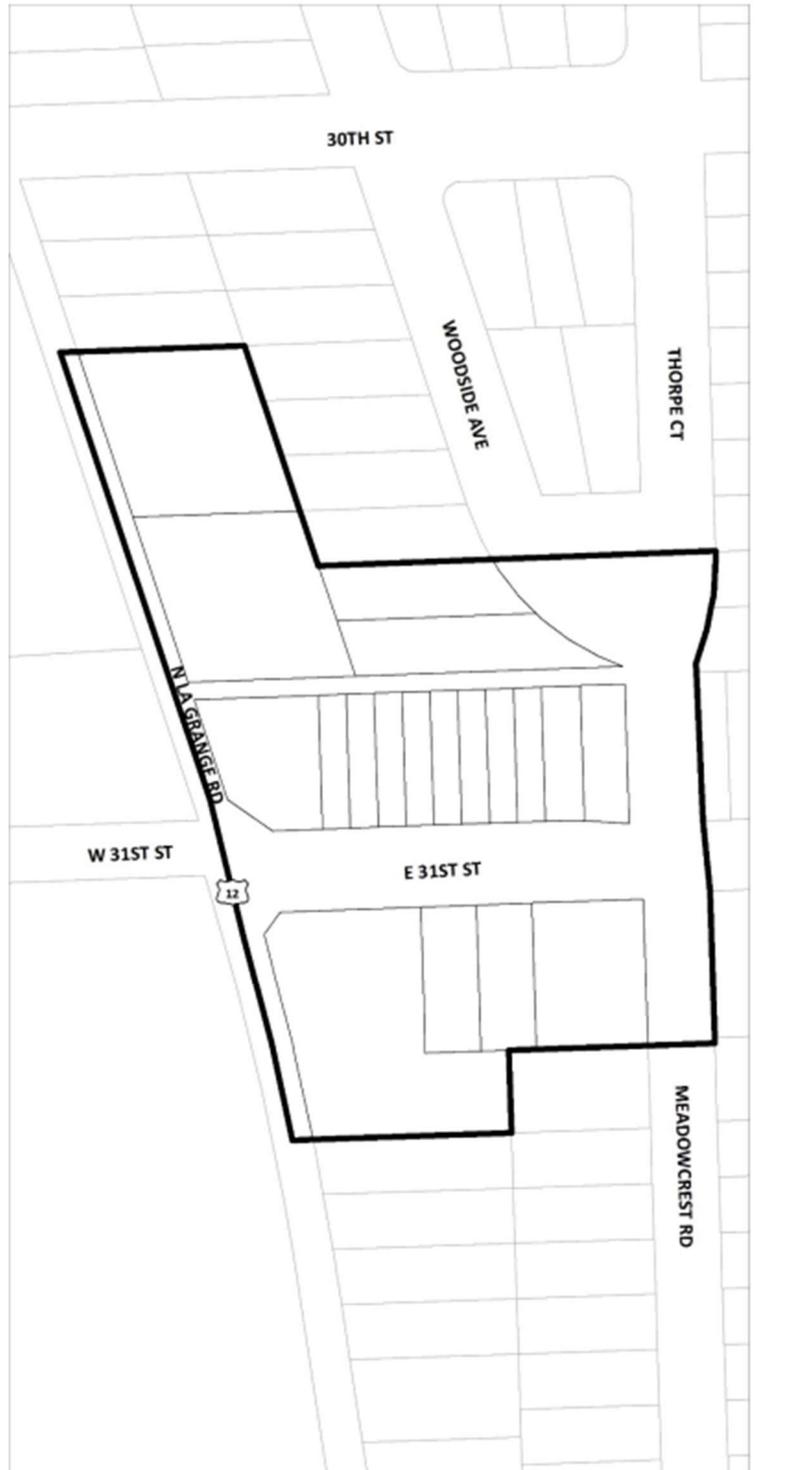
Village Market Business Development District (BDD)



31st Street/Barnsdale Business Development District (BDD)



31st Street/North La Grange Road Business Development District (BDD)



31st Street/Maple Avenue Business Development District (BDD)

