

**RESOLUTION 15 – 08**  
**APPROVING A TAX INCREMENT FAÇADE RENOVATION CONSTRUCTION**  
**AGREEMENT IN CONNECTION WITH TAX INCREMENT FINANCING AREA #1 -**  
**SCOTT & KIM PIGGUSH FOR 43-45 NORTH MAIN STREET**

**WHEREAS**, the Village of Manteno is a Municipal and Corporation, incorporated within the boundaries of the County of Kankakee, State of Illinois; and

**WHEREAS**, the Village of Manteno has in existence a Tax Increment Financing District, more specifically known as Tax Increment Financing District #1; and

**WHEREAS**, Tax Increment Financing District #1 provides for and allows the façade renovations of certain properties within the District; and

**WHEREAS**, a façade renovation construction request for the property commonly known as 43-45 North Main Street has been submitted; and

**WHEREAS**, the President and Board of Trustees of the Village of Manteno believe that it is in the best interests of the citizens of the Village of Manteno and Tax Increment Financing District #1 that said façade renovation project be approved.

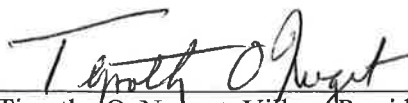
**NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MANTENO, KANKAKEE COUNTY, ILLINOIS AS FOLLOWS:**

**SECTION 1:** That a Tax Increment Façade Renovation Construction Agreement between the Village of Manteno and Scott & Kim Piggush, with the maximum allowed assistance not to exceed \$23,130.00 for the façade renovation of 43-45 North Main Street, allowable expenses also includes signage and landscaping, within Tax Increment Financing District #1 be in the same as hereby approved. Scott & Kim Piggush have provided proof of ownership of the building.

**SECTION 2:** That the Village President is hereby authorized, empowered and directed to execute said Tax Increment Façade Renovation Agreement provided for in Section 1 of this Resolution in the form and content of Exhibit "A" which is attached hereto and made a part hereof.

Passed by the Board of Trustees of the Village of Manteno, Kankakee County, Illinois at a regular meeting thereof held on the 19 day of Jun, 2016 and approved by me as Village President on the same day.

RECORD OF THE VOTE	Yes	No	Abstain	Absent
President Timothy Nugent				
Trustee Timothy Boyce	✓			
Trustee Samuel Martin	✓			
Trustee Diane Dole	✓			
Trustee Todd Crockett	✓			
Trustee Joel Gesky	✓			
Trustee Wendell O. Phillips				✓
TOTAL VOTES <i>or</i>				
BY OMNIBUS VOTE	5			

  
 Timothy O. Nugent, Village President

ATTEST:

  
 Alisa Blanchette, Village Clerk

# Village of Manteno

## TAX INCREMENT FINANCING AREA FAÇADE RENOVATION ASSISTANCE PROGRAM

### PURPOSE

The Village of Manteno has established a façade renovation assistance program to support revitalization of our TIF business district, which includes commercial properties on Main Street, Oak Street and Locust Street. Ultimately, the benefits of this TIF program supporting existing and future businesses and buildings will accrue beyond the boundaries of the TIF Area to the entire Village, creating positive results for all Manteno taxing districts.

This program will address the following Redevelopment Plan Objectives:

1. Reduction or elimination of those conditions which qualified the TIF Area as eligible for Tax Increment Financing.
2. Prevention of the recurrence of the blighting factors and conditions.
3. Enhancement of the real estate tax base for the Village and all other taxing districts that tax real property within the TIF Redevelopment Project Area.
4. Encouragement and assistance of private investment in development and redevelopment within the Redevelopment Project Area through the provision of financial incentives as permitted by the TIF Act.
5. Improvement of the physical environment and the public's general safety.
6. Encourage the creation of new permanent jobs.

### ELIGIBILITY FOR PARTICIPATION IN THE PROGRAM

All projects must meet the following criteria in order to be eligible for this program:

1. Property owner must apply, with proof of ownership.
2. Commercial-zoned building must be within the eligible TIF Area; either existing or potential business(es) must be located in the building.
3. Proposed façade renovation must follow Village guidelines. Final design and plan must be approved by the Village Board. Owner is required to present the project at the village meeting.
4. Application must be accompanied by photos of the current building, color design renditions and building material specifications with appropriate samples of materials for the proposed façade renovation.
5. No work may begin until Village approval has been given through Board Resolution. Failure to adhere to this requirement will immediately void the application.
6. Building owner must participate by providing private funds to match or exceed the amount covered by the TIF Façade Renovation Grant.
7. Any approved project for which construction has not begun within 8 months of Village Board approval will be considered null and void and a new application process is required before the project may continue.

## FAÇADE RENOVATION GRANT

The intent of the façade renovation grant is to encourage and support total building façade improvements which include basic features of historical storefronts. Through the utilization of a specified earth-tones color palette (browns, grays, deep reds, deep greens, blues), quality materials (brick, stone, split-face concrete block, dryvit) and historical architectural detailing, our TIF business district is envisioned as a vibrant, attractive destination displaying the charm of Manteno. While every business will be unique, the unifying design elements have proven to be a wonderful success in our downtown area.

As detailed in the Design Guidelines presented by Economic Development Resources dated September 13, 1999, areas to be addressed for all Main Street or Oak Street properties:

1. Form and Proportion
2. Architectural Detailing
3. Windows and Door Openings
4. Signs and Awnings
5. Building Relationship with Site

For Locust Street properties, in addition to the above areas, also address:

1. Landscaping (required)
2. Lighting (required)
3. Parking Lot Improvements (optional, and only as part of the entire design)

The Façade Renovation Grant is not a tool to pay for general maintenance and repair nor for improvements outside of the required design elements (i.e. normal exterior painting, siding with vinyl, etc). It is also not the intent of the grant to support individual renovations in phases, nor support a single element of a potential design (i.e. only placing an awning or signage on a building that does not meet other design requirements.)

The Façade Renovation Grant for 50% of the total cost of the project, to a maximum limit of \$15,000, will be issued as a reimbursement of final eligible expenses as identified upon submittal of PAID invoices and approval by the Village Board. The project must be completed in its entirety, having passed all necessary inspections and reviews prior to reimbursement.

Eligible costs which meet the program requirements shall be limited to:

1. Architectural design costs.
2. Building permit costs.
2. Construction costs of the approved façade renovation including preparation and repair necessary to accomplish the project.
3. Window, door and entry replacement for the front of the building.
4. Signs and awnings that are presented as part of the project.
5. Route 50 properties: Landscaping, lighting and parking lot improvements, when all are addressed and presented with signage and façade renovation.

**THIS APPLICATION IS FOR A FAÇADE RENOVATION GRANT ONLY,  
WITH REQUIREMENTS AS SPECIFIED. THERE IS NO FURTHER IMPLIED  
NOR ACTUAL ECONOMIC OR OTHER INCENTIVE  
ASSOCIATED WITH THIS APPLICATION.**

Village of



# Manteno

## TAX INCREMENT FINANCING AREA FAÇADE RENOVATION ASSISTANCE PROGRAM

### PROPOSED PROJECT APPLICATION

Owner/Applicant: Scott + Kim Piggush  
 Address: 1665 Waterford Pl, Bourbonnais IL 60914  
 Telephone: 815.573.3635 + 815.295.3805  
 Email: Scott@SAPiggush.com + Kim@SAPiggush.com

#### SUMMARY OF PROPOSED PROJECT

Type of Business:  Individual Proprietorship  
 Partnership  
 Corporation - State of incorporation: IL  
 Other: \_\_\_\_\_

Correct Address of Proposed Project: 43 + 45 N Main St. Manteno  
 (Attach legal description) Attached  
 (Attach proof of ownership) Attached

Brief Description of Proposed Project (attach photos, project renditions & materials list):  
Please see attached.

**Estimate** of Cost: \$46,260

Breakdown:	<u>\$ 275<sup>00</sup></u>	Architectural Fees
	<u># —</u>	Property Site Preparation Fees
	<u>\$ 16,720<sup>00</sup></u>	Renovation Construction Cost
	<u>\$ 6,830<sup>00</sup></u>	Signage Cost
	<u>\$ 550<sup>00</sup></u>	Permit Fee
	<u>\$ 21,885<sup>00</sup></u>	Other: <u>Windows + Doors</u>
		Other: _____
<b>TOTAL:</b>	<u>\$ 46,260</u>	(add list as necessary) (attach proposals or estimates)

Total Amount of TIF Grant Requested: \_\_\_\_\_

Source of Funding for Remaining Cost: TME Investments - DBA  
S.A. Piggush Financial Consultants

JOB INFORMATION (required)  
 Number of Jobs Retained: - Permanent, - Temporary  
 Number of Jobs Created: 2 Permanent, - Temporary  
 Total Salaries Paid or Anticipated: \$ 150,000.<sup>00</sup>

It is understood that all costs and funds requested in this application are estimates only, and binding figures shall be arrived at when real costs are submitted for the project. TIF Grants shall be dispersed as a single pay-out at the completion of the project with documented proof of payment of the final invoices. Any questions regarding applicable expenses must be discussed and agreed upon during the preliminary stages of the proposal—no additional expenses shall be considered except those that meet grant requirements and that receive full Village Board approval. **Determination of eligible expenses shall be made by the Village.**

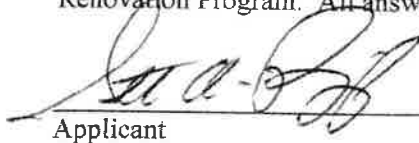
**NO WORK MAY PROCEED PRIOR TO VILLAGE BOARD APPROVAL THROUGH OFFICIAL RESOLUTION.**

Applicant must follow Village approval and construction procedures in a timely manner.

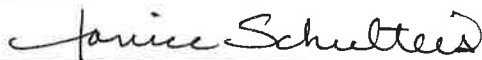
- Submittal to the TIF Administrator of the project plan, including proposed site and building renovations, must occur no later than forty-five (45) days after the acceptance of this signed application.
- Such plans will be reviewed by Village staff for consistency with the established program purpose and guidelines.
- The Village Board will determine final approval during a regularly scheduled board meeting, at which the applicant must present the project plan.
- Projects that receive Village Board approval must be submitted to the Building Department for appropriate permits within thirty (30) days of such Board approval.
- Ordinance requires that all permitted work then be completed within twelve (12) months of building permit issuance.
- Any approved project for which construction has not begun within 8 months of Village Board approval will be considered null and void and a new application process is required before the project may continue.

Failure to meet any of these appropriate time-frames will result in loss of requested grant funds for that particular project.

In acknowledgment of all requirements and understandings as outlined above and within this application packet, I request Village assistance through the Tax Increment Financing Façade Renovation Program. All answers are complete and accurate.

  
Applicant

12-30-15  
Date

  
Village Representative, acknowledging receipt of application

1-15-2016  
Date

### Brief Description of Proposed Project:

We are renovating the façade, all in earth tones, bringing the store front out flat to be in line with other businesses. This also includes replacement of greatly needed storm windows to reflect the similar configuration of other newly renovated buildings/facade on Main Street and help to continue revitalizing the business district and highlighting key architectural and historical details (of the Orchid Building).

We are very excited to be part of such a great community that is continually implementing new ideas to continue to grow our district. We are also excited to help in any way we can!

## TIF Renovation Assistance Program

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### Architectural Design Costs:

1. Architect, Jeff Jarvis, design and drawings = \$275

### Building Permit Costs:

1. Building Permit = Allowance of \$550 (to be verified with the village)

### Construction Costs of the Approved Facade Renovation including Prep and Repair

1. PSI, Inc. Proposal = \$16,720.00
  - a. Building temporary enclosure on from elevation
  - b. After construction of temporary enclosures, demo existing storefront
  - c. Demo 6" of concrete walk to edge of village
  - d. Lay New 8" block foundation from top of existing foundation wall to bottom of new window elevation
  - e. After new storefront is installed (by Valley Glass) we will supply and install new cultured stone from sidewalk grade to bottom of new windows
  - f. We will also run stone up the north and south edges of the windows to the top of the parapet
  - g. Re-pour small strip of sidewalk to edge of village sidewalk and new concrete at entrance
  - h. Dry-Vit, 18" Crown mold at the parapet
  - i. Bump out in the middle, and 18" crown
  - j. Includes all necessary framing and flashings at the roof line and miscellaneous blocking

### Window, Door, and Entry Replacement

1. Valley Glass Proposal = \$21,885.00
  - a. (2) each exterior storefront openings with fixed glazing (+- 89") atop an 18" height wall
  - b. (2) each exterior storefront openings with fixed glazing (+- 60") atop an 18" height wall
  - c. (1) each +- 84" width exterior entrance system with a single 3'0"x7'0" door flanked by side-lites at exterior vestibule entrance
  - d. (2) each +- 80" width interior entrance systems with a single 3'x7' door with a single side-lite at interior vestibule entrance
  - e. Miscellaneous break metal column covers and corner transitions at vestibule are to match framing finish
  - f. Complete installation of all components included

### Signs & Awnings

1. Friendly Signs, Inc. Proposal = \$6,830
  - a. Raised Halo Lit Letters for Company Sign on Exterior
  - b. Installation

**Total: \$46,260**

# FUTURE Facade of 43 & 45 N. Main Street

10' x 14' (0000000000)

15' x 10' (0000000000)

Possible Cultural Signs

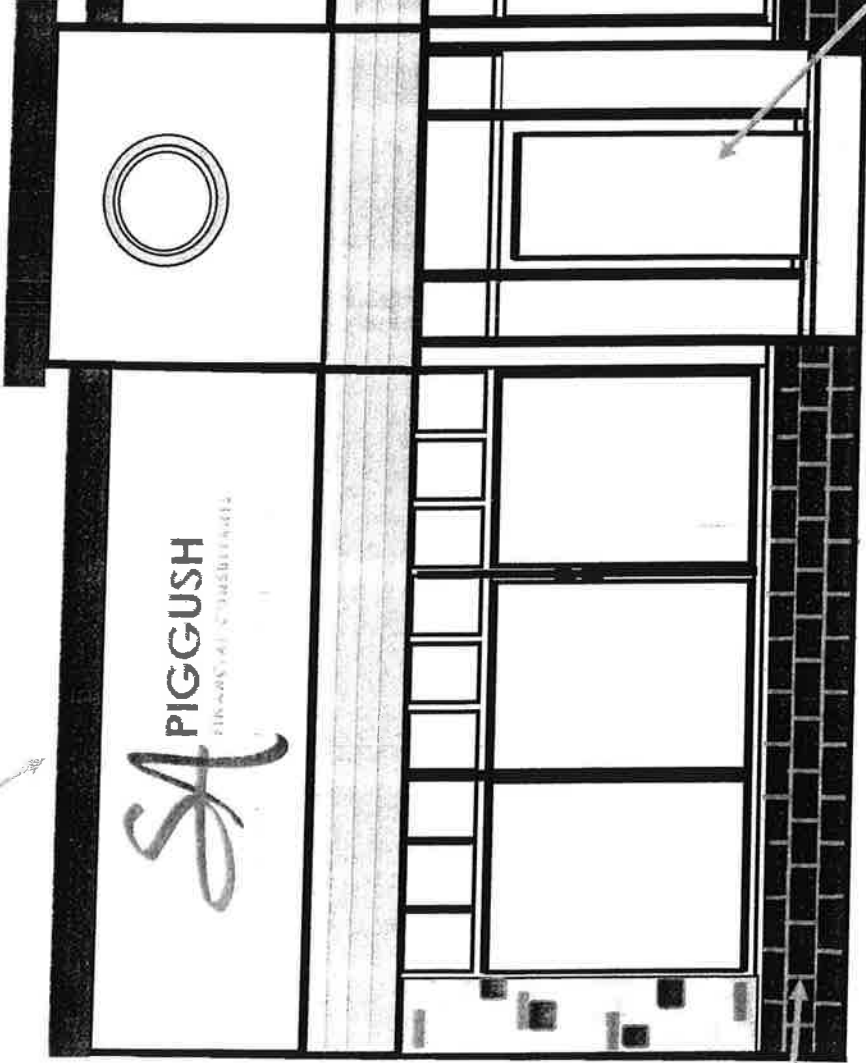
Shopper Signs

**SA** PIGGUSH  
FINE ARTS CENTER

Other Company's Sign

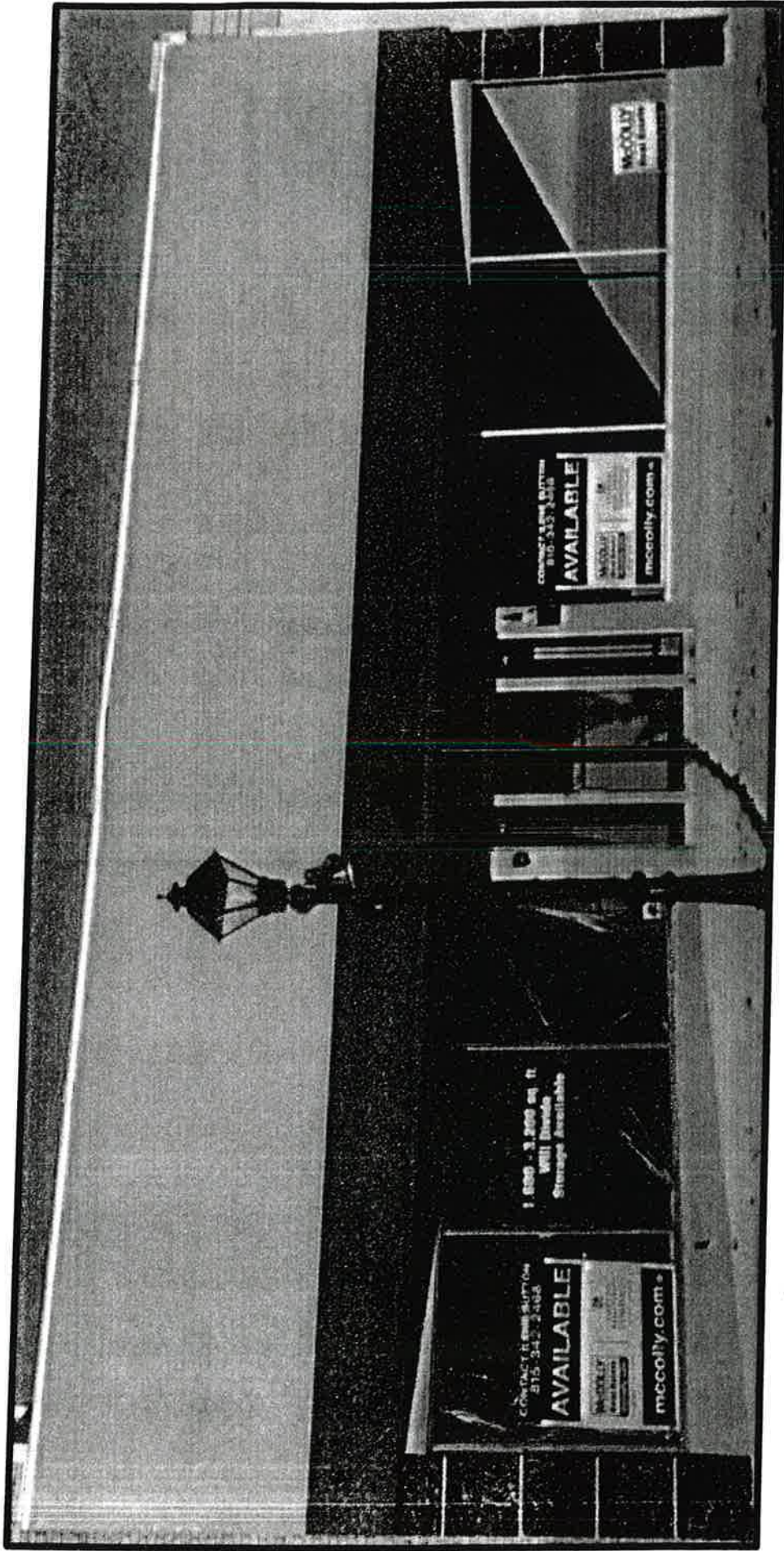
NO-LOW CURRENT TEXTURE READY  
TO MATCH EXISTING

All New Glass  
(3 Doors, Vestibule Windows, Exterior Windows)





# Current Facade of 43 & 45 N. Main Street



11  
2/27/15

Tax Statements To,  
TME Investments LLC  
45 North Main Street  
Manteno, Illinois 60950



LORI GADBOIS  
RECORDER  
KANKAKEE COUNTY, IL  
RECORDED ON  
12/27/2015 03:47:04PM

REC FEE: 45.00  
RHSP: 9.00  
STATE STAMPS: 245.00  
COUNTY STAMPS: 122.50  
PAGES: 11

Prepared By:  
Dana M. Meyer  
Marek, Meyer and Coghlan, Ltd.  
One Dearborn Square, Suite 400  
Kankakee, Illinois 60901

TRUSTEE'S DEED ST 52484

THIS INDENTURE, made this 4<sup>th</sup> day of December, 2015 between FERNE M. FELBER as Trustee of the Ferne M. Felber Grantor Trust dated February 1, 2013 as party of the first part and TME INVESTMENTS LLC, party of the second part.

WITNESSETH, that said party of the first part, in consideration of Ten Dollars and other good and valuable consideration in hand paid, does hereby warrant and convey unto party of the second part the following described real estate, situated in the County of Kankakee, State of Illinois, to-wit:

All of Lot Six (6), Block Six (6), Original Town of Manteno, in the Village of Manteno, Kankakee County, Illinois.

PIN: 03-02-22-102-021

Subject to all easements, declarations, and restrictions of record.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This Deed is executed by party of the first part, as Trustee as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned, and of every other power and authority thereunto enabling; subject to easements, covenants and restrictions of record, if any.

IN WITNESS WHEREOF, party of the first part has caused its name to be signed to these presents the day and year first above written.

*Handwritten signature: Tara A. Howard*

Ferne M. Felber, Trustee of Ferne  
M. Felber Grantor Trust dated ~~2/1/13~~ 2  
February 1, 2013

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF KANKAKEE        )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO  
HEREBY CERTIFY that Ferne M. Felber, as Trustee of Ferne M. Felber Grantor Trust  
dated February 1, 2013, personally known to me to be the same person whose name is  
subscribed to the foregoing instrument as having executed the same, appeared before me  
this day in person and acknowledged that he signed, sealed and delivered the said  
instrument as his free and voluntary act for the uses and purposes therein set forth,  
including the release and waiver of the right of homestead.

Date: 12/31/15

*Handwritten signature: Tara A. Howard*

Notary Public  
"OFFICIAL SEAL"  
Tara A. Howard  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 12/31/17

Return To: STANDARD  
TITLE  
==