

**CITY OF EDWARDSVILLE**  
**Façade Improvement Program Description**

The City of Edwardsville, Illinois in its continuing effort to support the development/redevelopment of designated areas within the city has created a Façade Improvement Program for all business owners and operators within these areas. The Façade Improvement Program, in concert with the Historic Preservation Commission, will continue the process of creating a more inviting appearance for the targeted area.

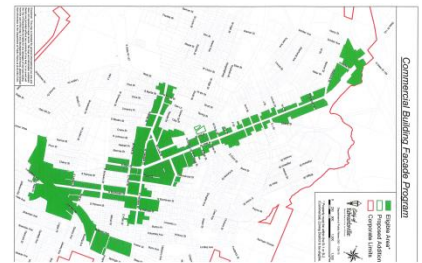
**What is a Façade Improvement Program?**

The City wishes to encourage and support building and business owners' investment in the upgrade of their existing building storefronts. The Façade Improvement Program will provide a grant of up to 25% of the documented cost of improving the exterior of buildings. The program operates on a reimbursement basis with funds disbursed by the City after all authorized work is completed, inspected, and approved by the City. For a building with one façade, reimbursement will be limited to 25 percent of the documented cost of the façade improvements, not to exceed \$10,000 on any one project. For buildings with two or more facades visible, the amount rebated will not exceed \$15,000 or 25 percent of the documented project costs, whichever is less. All work is subject to prevailing wage requirements. Applicant must demonstrate compliance with this requirement.

Minimum façade project cost to be eligible for the City of Edwardsville Façade Program is ten thousand dollars (\$10,000.00 U.S)

**Eligible Properties and Applicants**

All commercially operated buildings within the highlighted areas are eligible for the Façade Improvement Program. This highlighted area will hereafter be referred to as the District. Only improvements to façades that directly front a public right-of-way, or can be seen from the right-of-way are eligible for funding. Any building with a zoning or building code violation is not eligible for the program. Any commercial building owner, or business owner with building owner authorization, may apply for the grant. For a larger version of this map please click [here](https://www.cityofedwardsville.com/DocumentCenter/View/725/facade-program-boundaries).  
<https://www.cityofedwardsville.com/DocumentCenter/View/725/facade-program-boundaries>



In addition, an applicant must be current on property taxes, utility bills, and/or any other form of indebtedness to the City. Elected officials from the City of Edwardsville, the City Administrator, the Public Works Director, City Planner, and the Economic/Community Development Director are ineligible from participating in this program.

Priority will be given to structures which are determined to be of primary significance to the historical nature of the city and those projects which will render a high impact in improving the appearance of the business.

For buildings located outside of the district, limited funds are available annually. These funds are distributed on a first come, first serve basis. For information on these funds contact the Façade Administrator. This façade request will be reviewed by the Façade Review Committee.

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**Eligible Improvements**

The following improvements are eligible to receive funding through the program. A building or business owner who is undertaking an improvement project that includes a portion of the eligible improvement may apply for the matching grant, but only the improvements identified below will be eligible for funding. This program defines total project cost as those costs associated with the program's design guidelines and incurred by third-party independent contractors to make improvements and repairs to the exterior facades of the commercial building.

**Improvements Eligible for Façade Grant Funding**

Window/door repair or appropriate replacement work	Storefront rehabilitation, including removal of non-original siding	Cleaning or painting of exterior surfaces (sandblasting or abrasive cleaning methods are strongly discouraged and in some cases may be prohibited)
Repair or restoration of architectural detailing	Cornices and awnings over a rigid framework (awnings with advertisements are not eligible)	Building permits and architectural fees
Materials used to rehabilitate the façade	Removal of non-original or inappropriate finish materials	

Funds may only be used for exterior repairs and improvements to commercial buildings. Front, side, and rear of buildings are eligible but priority is given to fronts and other portions of buildings that are directly exposed to a street. (Roof work and residential structures will not be funded under this program.) Maintenance and upkeep to buildings are generally not appropriate for façade program funding. Items determined to be maintenance/upkeep may be determined ineligible at the discretion of the Façade Committee or City Council.

**Ineligible Projects**

The Façade Improvement Program will not provide funds for working capital, debt refinancing, equipment/inventory acquisition, legal fees, plumbing repair/improvements, HVAC repair/improvements, parking lot resurfacing, or interior remodeling.

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**Administration**

Any commercial building or business owner within the District who wishes to apply for a Façade Improvement Grant can obtain an application from the City Clerk's Office at City Hall, 118 Hillsboro Avenue, Edwardsville, IL 62025. Only complete applications that include all required submittal documents and information will be accepted. The Economic/Community Development Director will review the application for accuracy and will determine if it meets the requirements for funding. These requirements for funding include:

- Adherence to the design guidelines for the targeted area
- Improvements must meet all applicable city codes
- Improvements to be financed in part through this program should comply with the “Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings”
- Improvements are eligible under the provisions of the Façade Improvement Program

Questions should be directed to the Economic/Community Development Director at 618-692-7533. Completed applications should be sent to the attention of the Economic/Community Development Director at 118 Hillsboro Avenue, Edwardsville IL, 62025.

The Economic/Community Development Director will review applications for completeness and program eligibility, and then forward applications and a summary of comments to the Façade Review Committee and Finance Committee. The Finance Committee will consider such requests for funding at the Finance Committee meetings and will make funding recommendations to the City Council. The City Council will make the final funding decision.

The Façade Review Committee consists of the Chairperson of the Historic Preservation Commission, the Chair of the Finance Committee and the Mayor.

If the application receives City Council approval, the applicant must enter into an agreement with the city. The Façade Improvement Grant Agreement stipulates that the improvement must be constructed within 180 days of approval. Matching grant funds will only be disseminated to the applicant once the authorized construction of the improvement has been completed and has been approved by City Inspectors. Matching grant funds will be disseminated to the applicant within 45 days of passing inspection.

**All applications must be approved before the commencement of the façade improvement.**

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**Commercial Building Façade Program  
Application**

**Part A: General Applicant Information**

1. Name: \_\_\_\_\_
2. Address of Applicant: \_\_\_\_\_
3. Phone Number: \_\_\_\_\_
4. Applicant is: \_\_\_\_ Property Owner and/or \_\_\_\_ Business Owner  
(Check both if applicable)
5. Address of Building to be Improved: \_\_\_\_\_
6. Amount of Reimbursement Requested: \$ \_\_\_\_\_
7. Total Project Cost: \$ \_\_\_\_\_

**Part B: Description of Proposed Façade Improvement**

1. Please provide a description of the scope of work to be done on this project:

**Part C: Project Implementation Schedule**

1. Please provide the following information for all activities that will occur on your facade improvement:

Description of Activity	Cost	Name of Contractor	Starting & Ending Dates
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**Part D: Certification by Applicant**

The applicant certifies that all information contained in this application, including the documents and attachments, is true to the best of his/her knowledge and belief, and is submitted for the purpose of obtaining financial assistance from the City of Edwardsville. I (We) also authorize the City of Edwardsville to obtain any information that may have a bearing on this application.

Name of Business and/or Building: \_\_\_\_\_

Applicant: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature of Building Owner  
If Different from Applicant: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Date: \_\_\_\_\_

**Part E: Attachments**

\_\_\_\_\_ **Exhibit 1:** Sketch, rendering, or photo showing the facade as it presently appears

\_\_\_\_\_ **Exhibit 2:** Sketch or rendering of proposed facade improvement

\_\_\_\_\_ **Exhibit 3:** Detailed contractor bids for the proposed facade project

\_\_\_\_\_ **Exhibit 4:** Proof of ownership of building to be improved

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**City of Edwardsville  
Façade Improvement Grant Agreement**

This Agreement, entered into this \_\_\_\_\_ day of \_\_\_\_\_  
Between the City of Edwardsville, Illinois (hereinafter referred to as “City” and the following  
designated OWNERS/LESSEE, to witness

Owner Name: \_\_\_\_\_  
Lessee Name: \_\_\_\_\_  
Name of Business: \_\_\_\_\_  
Tax ID#: \_\_\_\_\_  
Address of property to be improved:  
\_\_\_\_\_  
\_\_\_\_\_

**WITNESSETH:**

**WHEREAS**, the City of Edwardsville has established a Façade Improvement Program for application within the targeted area; and

**WHEREAS**, said Façade Improvement Program is administered by the City with the advice of the Façade Review Committee and is funded by the Tax Increment Financing District II for the purpose of controlling and preventing blight and deterioration within the District; and

**WHEREAS** pursuant to the Façade Improvement Program, the City has agreed to participate, subject to its sole discretion to reimburse OWNER/LESSEES for the cost of eligible exterior improvements to commercial establishments within the District of up to 25 percent of the documented cost of improving the exterior of their buildings; and

**WHEREAS**, the OWNER/LESSEE’S property is located within the District, and the OWNER/LESSEE desires to participate in the Façade Improvement Program pursuant to the terms and provisions of this agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreement obtained herein, the City and the OWNER/LESSEE do hereby agree as follows:

**SECTION 1**

With respect to a façade improvement to the structural elevation fronting a public roadway and related improvements, the City shall reimburse the OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE’s property at the rate of a building with one façade. Reimbursement will be limited to 25 percent of the documented cost of the façade improvements, not to exceed \$10,000 on any one project. For buildings with two or more facades visible, the amount rebated will not exceed \$15,000 or 25 percent of the documented project costs whichever is less.

The total reimbursement amount per this Agreement shall not exceed \$\_\_\_\_\_ for façade improvements. The improvement costs, which are eligible for City reimbursement, include all labor, material, equipment, and other contract items necessary for the proper execution of the work as shown on the plans, design drawings, specifications, and estimates approved by the City. Such plans, design drawings, specifications, and estimates are attached hereto as EXHIBIT A.

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**SECTION 2**

No improvement work shall be undertaken until the design has been submitted to and approved by the City. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within one hundred eighty (180) days. The OWNER/LESSEE may request a ninety-day (90) extension provided if there is demonstrated hardship.

**SECTION 3**

Upon completion of the improvement and upon final inspection, the OWNER/LESSEE shall submit to the City the contractor's invoice showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment necessary to complete the façade improvement related work. In addition, the OWNER/LESSEE shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement and subcontractors. The OWNER/LESSEE shall submit to the City a copy of the architect's statement of fees for professional services for preparation of plans and specifications of the façade improvements. The City shall, within forty-five (45) days of receipt of the contractor's invoice, proof of payment, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement for the grant amount.

OWNER/LESSEE

\_\_\_\_\_

PASSED this \_\_\_\_ day of \_\_\_\_\_, pursuant to a roll call vote as follows:

AYES:

NAYES:

ABSENT:

ABSTENTION:

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_.

BY: \_\_\_\_\_  
Hal Patton, Mayor, City of Edwardsville, Illinois

ATTESTED:

Filed in my office this \_\_\_\_\_ day of \_\_\_\_\_.

BY: \_\_\_\_\_

Jeanne Wojcieszak, City Clerk, City of Edwardsville, Illinois