



**COMMITTEE OF THE WHOLE MEETING
MONDAY, DECEMBER 4, 2017
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.
(Immediately following the Village Board Meeting)**

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. T.I.F. Façade Grant for 110 John Street

EXECUTIVE SESSION

ADJOURN

Initials

SB

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: 110 JOHN STREET TAX INCREMENT FINANCING FAÇADE GRANT
AGENDA: 12/4/2017 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The North Aurora Tax Increment Financing Grant Program (NATIFGP) provides financial assistance to commercial property owners to make building, landscaping and signage improvements within the TIF district. The NATIFGP offers reimbursement up to 50% of the cost of improving storefronts, building facades or landscaping up to \$20,000. The program also provides up to \$10,000 for sign improvements that bring nonconforming signs into conformance with the Village's sign ordinance with no match required. A one-time reimbursement of \$1,000 is also available for architectural and engineering services.

The owner of 110 John Street is in the process of converting the former Post Office building into a beauty salon. Replacing the existing windows is part of the renovation project. As such, the property owner is requesting \$4,987.50 in NATIFGP funding for exterior windows. After receiving at least two separate quotes for the project, Touch of Glass & Mirror provided the lowest bid for the 19 windows (\$9,975).

RECEIVED

NOV 28 2017

VILLAGE OF NORTH AURORA
TAX INCREMENT FINANCING DISTRICT GRANT PROGRAM
Application Form

1. Application information

Date: 11/22/17 ~~\$4,987.50~~
Loan Amount Requested: \$ ~~4,900.00~~ Total Project Cost: \$ 9,975.00
Name: LAMLY LAPP & KATHY LAPP
Home address: 318 LAICE RVD LANE N. AURORA, IL.
Email Address: SAL16842 @ GMAIL. COM
Phone: (312) 907-8882 Fax: NONE

2. Business information (the building or establishment for which the grant is sought)

Name: HIDDEN BEAUTY SALON
Address: 110 JOHN ST.
Email Address: SAME AS ABOVE
Phone: SAME Fax: NONE

Applicant is: Owner Tenant If tenant, term of lease: _____

If tenant, name & phone of owner: _____

3. Proposed use of program:

- Canopy/awning
- Windows/doors
- Painting/tuck pointing
- Landscaping
- Other (please specify) _____
- Signage
- Exterior lighting
- Restoration of architectural feature
- Exterior ADA accessibility

4. Breakdown of Project:

Estimated Amount	Description of Work
A. \$ <u>9,975.00</u>	<u>TOUCH OF GLASS</u>
B. \$ <u>13,500.00</u>	<u>GLASSHOPPER</u>
C. \$ _____	_____
D. \$ _____	<u>(FOR DESCRIPTION OF WORK)</u> <u>SEE ATTACHED PHOTOS</u>

TO COMPLETE THIS APPLICATION, PLEASE ATTACH THE FOLLOWING INFORMATION TO FURTHER DESCRIBE THE PROPOSED PROJECT:

- Preliminary cost estimates (typically a copy of itemized contractor estimates/quotes).
- Site plan and elevation drawn to scale, with scale(s) noted, illustrating the proposed improvements. Proposed materials, colors, finishes and details, including signage (if any).
- Elevations of any façade proposed to be drawn to a scale of a least 1/8" = 1'; each elevation drawing should include notations of proposed materials, colors, finishes, and details. The drawing should clearly show proposed signage (if any).
- Clear and identifiable photographs, at least 5"x7" in size, of the building facades and facades of buildings on the same block. If more than one façade is proposed for renovation, photographs of each façade and buildings on the same block should be submitted.

5. Statement of Understanding:

- The applicant (undersigned) agrees to comply with the guidelines and procedures of the Village of North Aurora Tax Increment Financing District Grant Program and the conceptual design and outline specifications as agreed to by the applicant and the grantor.
- The applicant understands that the applicant must submit detail cost documentation, copies of building permits, bids contracts and invoices and contractor's final waivers of lien upon completion of the approved improvements.

Applicant's Signature*:  Date: 11/22/17

If the applicant is other than the owner, the following line must be completed:

I certify that I, the owner of the property at _____, do authorize the applicant to apply for a grant under the Village of North Aurora Tax Increment Financing District Grant Program and to undertake the approved improvements.

Lease beginning date: _____ Lease ending date: _____

Owner's signature*: _____ Date: _____

*By signing above, the applicant and owner agree to abide by all applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout including the Illinois Prevailing Wage Act. The grantee or entity awarded funding will be required to submit certified payroll to the Village of North Aurora on a monthly basis for the work being performed under the grant and/or redevelopment agreement if said grant or redevelopment agreement funding is being used for the purchase of labor for the materials or services being rendered.

Return completed application form to:

**Michael Toth
Community and Economic Development Director
Village of North Aurora
25 East State Street
North Aurora, IL 60542**

For Office Use Only

Date application received: 11/22/17 Zoning: B-3

Minimum of two cost estimates for each work item: Yes No

Ineligible improvements, if any: _____

Grant Approved Date: _____ Grant Denied Date: _____

Total estimated project cost: \$ _____ Reason: _____

Percent applied for grant: _____

Total amount of grant: \$ _____

A Touch of Glass & Mirror
939 Montgomery Avenue
Aurora, IL 60506
Phone: 630-801-1230
Fax: 630-801-1280

October 31, 2017

Mr. Larry Lapp
110 Johns Street
North Aurora, IL 60542

Job: Windows

The total price including tax is \$9,975.00.

A Touch of Glass & Mirror will furnish and install (19) clear LOW E insulated units into your existing opening(s). We will also install new metal along the bottom of the existing openings.

Approximate Description: Insulated Units

- (2) 56" x 12", ½" clear LOW E units
- (4) 52" x 72", 1" clear LOW E units
- (2) 52" x 72", 1" clear LOW E units
- (1) 50" x 72", 1" clear LOW E units
- (7) 26" x 52", 1" clear LOW E tempered units
- (3) 26" x 62", 1" clear LOW E tempered units

The above quantities, description or options are to be provided at quoted price. A Touch of Glass & Mirror accepts no responsibility for omissions.

Respectfully Submitted,
Kelly Sahli, Secretary

Acceptance: _____

Printed Name: _____

Date: _____

**Glasshopper Schor Glass
116 W. New York Street
Aurora, IL 60506
(630) 897-5298**

November 16, 2017

Larry Lapp
110 John Street
North Aurora, IL
Email: sal16842@gmail.com

Estimate:

Remove existing glass and sash from (7) openings approximate size 52"x72" and (2) openings approximate size 56"x12" with aluminum sash for 1" insulated units. Furnish and install (7) low-E units 52"x72" and (2) low E units 56"x12". Remove old panels, sash out openings and install 1" low-E tempered units.

Total Price Installed: \$13,500.00

Thank you,
Larry Dumdie
Glasshopper Schor Glass

If you would like to proceed with the above work please sign and date below and return to our office.

Acceptance: _____

Date: _____

Hidden Beauty Salon
110 John Street
(North Side Windows)





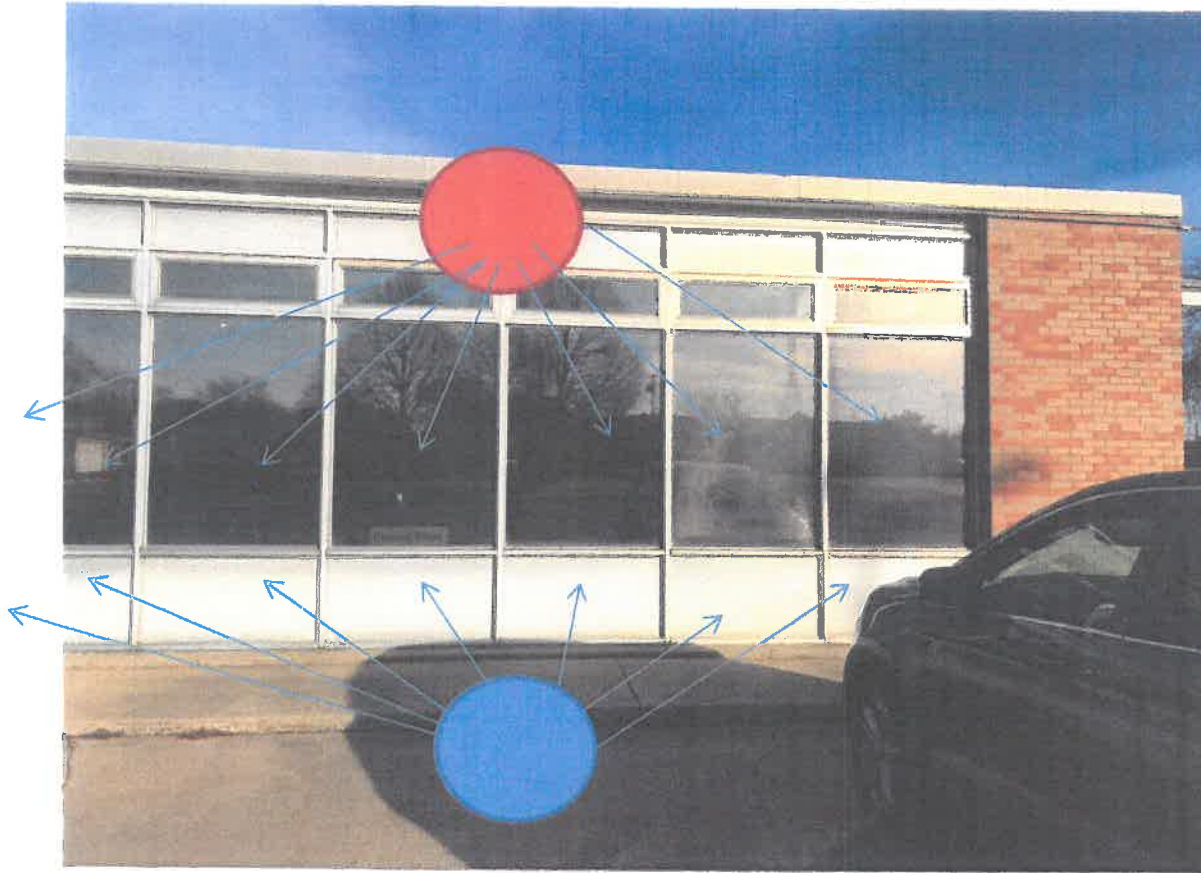
**Hidden Beauty Salon
110 John Street
(West Side Windows)**







North Side Improvements:

- 1) Replace two broken windows labeled 
- 2) Replace bottom silver inserts 



West Side Improvements

- 1) Replace all seven larger windows (4 are broken) 
- 2) Replace all seven bottom silver inserts. 

Note* Seventh window on the left of the photo was cut off.

North Side Justification:

- Two upper windows are broken, so they need to be replaced.
- Silver inserts are from the original building. Two of the three leak. Former owner on the inside glued insulation and then drywall on these sections. As a result, the interior of the insert is ruined. Instead of the inserts, owner would like to replace them with clear (low E) glass.



West Side Justification:

- Silver lower inserts will be replaced for the same reasons outlined on the north side of the building.
- All seven of the larger glass panes will be replaced. Four are damaged. All seven are a mirrored glass which will not allow potential customers to look inside the building. In addition, the mirrored glass is causing the glass itself to crack due to the stress of extreme heat. Want to replace all seven with a clear Low E glass panel.

