

Resolution No. 37-15

A RESOLUTION APPROVING THE RESIDENTIAL FAÇADE IMPROVEMENT PROGRAM IN THE VILLAGE OF EAST DUNDEE

WHEREAS, the Village of East Dundee (the "Village") is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the proposed Residential Façade Program (the "Program") is designed to encourage property owners in the Village to improve the exterior appearance of their homes to improve the appearance of the neighborhood and increase property values; and,

WHEREAS, it is proposed that the Program will be funded from the revenue the Village receives from the fees imposed on the video gaming machines in the Village; and,

WHEREAS, the Program will award grants based on priority to homes that will most benefit from the improvements paying fifty percent of the cost of the improvements with a maximum grant of five thousand dollars; and,

WHEREAS, the Program will provide reimbursement after completion, inspection and proof of payment for the improvements.

NOW THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

Section 1: That the *RESIDENTIAL FAÇADE IMPROVEMENT PROGRAM* that is attached hereto and made a part hereof by reference as Exhibit A, is hereby approved and the Village Administrator is hereby authorized to implement the Program as described in the attached procedures.

Section 2: That this resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED this 16th day of Mar, 2015, pursuant to a roll call vote as follows:


AYES: Trustees Lynam, Selep, Wood and Mahoney

NAYS: Trustees Gorman and Skillicorn

ABSENT: Ø

APPROVED this 16th day of Mar, 2015.

Attest: 
Heather Maieritsch, Village Clerk


Lael Miller, Village President



VILLAGE OF EAST DUNDEE

120 Barrington Avenue, East Dundee, Illinois 60118 847-426-2822 fax: 847-426-2956

December 4, 2014,

To: Lael Miller, President,
Robert Skurla, Administrator
Village Trustees,
East Dundee, IL

From: Doug Bergren,
Econ. Development Director
East Dundee, IL

Dear President Miller, Mr. Skurla, and Village Trustees,

Because the Equalized Assessed Valuation (EAV) of residential property in East Dundee has fallen over 40% since 2009, the Village should do what it can to stabilize property values in the residential neighborhoods.

It is proposed that a Residential Façade Grant Program be created. This program will be funded from the revenue gained from East Dundee's video gaming machines. Judging by the current rate of income, East Dundee will receive about \$75,000 this fiscal year.

From this income, it is proposed that \$75,000 be budgeted for the Residential Façade Program.

To gauge response for the first year, it is also proposed that \$5,000 be budgeted as a matching amount to be used per household. If the individual project is over \$10,000, we are currently working with a few area banks to augment the façade program with low interest home equity loans.

The Residential Façade Grant Program will be similar to the Commercial Façade Grant Program in that any monies awarded to the homeowner will be a reimbursement with proof of purchase after job completion.

A local contractor will do all repair work, and we are in the process of asking the local Oddfellows Chapter for voluntary assistance in painting.

Also, to help maintain the current housing stock in East Dundee, it was recommended by CMAP in their "Homes for a Changing Region," that a residential rehabilitation program be initiated.

Thank you for your consideration.



VILLAGE OF EAST DUNDEE

120 Barrington Avenue, East Dundee, Illinois 60118 847-426-2822 fax: 847-426-2956

Residential Façade Improvement Program

The Residential Façade Program is designed to encourage property owners to improve the overall exterior appearance of their homes within the Village of East Dundee, transforming their areas into well cared for and vibrant neighborhoods.

Goals and Objectives:

- To improve the overall viability and property values of residential properties,
- To assist home owners and owner-occupied rental unit owners with the rehabilitation and maintenance to the exterior of their properties,
- To be an active force in revitalizing blighted residential neighborhoods.

Eligible Activities:

To repair or replace existing deteriorated exterior finishes or structural components including:

- Stucco treatment,
- Wood framing or other basic exterior wall materials,
- Painting,
- Roof,
- Decorative masonry walls,
- Installation of new doors and windows,
- Correction of code violations that affect the exterior of the building and are visible from the street,
- Deterioration,
- Removal/replacement of inappropriate or incompatible exterior finishes or materials,
- For façade rehabilitation funded by the Village, the project area must be visible from the public right-of-way.
- **Note: Sandblasting of brick will not be funded. If another, less abrasive material is used to remove paint, for example, corn cob pieces or walnut shell pieces, this would be allowable and funded.**

Grant Terms:

- **East Dundee's Building Inspector will initially inspect the building to see if it will be eligible for the planned improvements.**
- **Grant work will be based on priority. Homes that need to have work done the soonest (based on condition) will have priority. East Dundee's Building Inspector will determine which homes will have priority.** Grants can only be used to pay for the costs of labor, materials, and services necessary to carry out the rehabilitation work for which the grant is approved.
- The grant provides assistance in an amount not to exceed fifty percent (50%) of the cost of improvements (maximum grant amount of \$5,000). The participant's fifty percent (50%) match must be committed or encumbered prior to the Façade construction. The Village will require evidence of the committed funds. (for example, a loan agreement with a bank).
- During and shortly after the work is completed, applicants are to display a sign (provided by the Village) indicating participation in the Village Residential Façade Program.
- Buildings are eligible for grant funding only one time within a seven (7) year period.

Applicant:

- Must submit an application (application fee of \$25. This will be refunded if the project is not approved) and any required supplemental documents, including photographs (5X7 or larger) of the proposed project area.
- Leaseholders must provide written permission from the building owner before submitting application for assistance.
- Property owners must possess and show proof all taxes paid is current.

Property:

- Property owner must be recorded owner of the subject property and provide verification documents.
- **Property must be inspected by the Village Building Inspector prior to Program payment.**

Compliance:

- Signage, paint/stucco colors and other improvements shall comply with applicable building and zoning codes and ordinances. If the project is in the Historic District, approval of the East Dundee Historic Preservation Committee will be needed.
- **Grants will be reimbursable expenses. Proof of purchase or of work performed (copies of paid receipts with copies of canceled checks, front and back) according to the Grant Terms will be required. Reimbursable expenses will be paid after completion of construction and inspection by the Village Building Inspector.**



VILLAGE OF EAST DUNDEE

120 Barrington Avenue, East Dundee, Illinois 60118 847-426-2822 fax: 847-426-9621

PROCEDURES FOR EAST DUNDEE FAÇADE RENOVATION PROGRAM

Please follow the order of procedures given below. Failure to do so could render a project ineligible or result in unnecessary delays.

1. APPLICATION: Participant must fill out a program application and submit it, along with photos (5X7 or larger) and application fee of \$25.00 to the Village of East Dundee. The application fee is refundable if the application is not approved.
2. DESIGN: Participant will need to discuss façade design with Village staff. Design must be approved by the Village of East Dundee Building Department. If the project building is located in East Dundee's Historic District, design approval by the Historic Preservation Committee is needed.
3. BIDS: If structural repair is needed, participant must include problems to be repaired to the Village Building Department for the work required.
4. CONSTRUCTION: The Contractor, appointed by the Village, will perform all work. Periodic inspections will be made by the Village Building Inspector during construction/improvements. Improvements must be completed within twelve (12) months from the date of grant approval.
5. PAYMENTS: Participant will pay the contractor their share of the project costs before requesting disbursement of Village funds. Reimbursable expenses will be paid after completion of construction upon the approval of East Dundee's Building Inspector.
6. CLOSING: Before construction begins, participant and the Village will enter into an agreement, which specifies the conditions of the grant. The Village will issue a check made out to the participant when all work has been completed as agreed and proof of payment has been supplied to the Village Building Department.

Information required by the Village Building Department to close the grant includes, but may not be limited to: a copy of the deed to the property, proof property taxes are paid up to date, a check for the filing fee for the mortgage, title insurance on the property, statements from the contractor indicating the project is complete and what, if anything, they are owed (or copies of front and back of canceled checks for the total amount of the approved project costs).

If the Village has any extraneous costs over and above the agreed upon grant amount, the participant will reimburse the Village, or the Village will have the right to place a lien on the property until the participant reimburses the Village, plus administrative costs.

Participant's Signature: _____ Date: _____

Village of East Dundee Building Dept: _____ Date: _____



VILLAGE OF EAST DUNDEE

120 Barrington Avenue, East Dundee, Illinois 60118 847-426-2822 fax: 847-426-9621

CHECKLIST FOR RESIDENTIAL FAÇADE RENOVATION PROGRAM

_____ Application fee of \$25 and photos (5X7 or larger) submitted. The application fee will be refunded if the project is not approved.

_____ Has the façade design been discussed with Village staff? If the project is located in East Dundee's Historic District, design approval by the Historic Preservation Commission will be required.

_____ Before improvements begin, participant and the Village will enter into an agreement, which specifies the conditions of the grant.

_____ East Dundee's Residential Façade Grant Program may consist of REIMBURSEABLE* expenses. That means you must pay the contractor and submit copies of your paid invoices. **Reimbursable expenses will be paid after completion of improvements and inspection by the Village Building Inspector.**

_____ Information that may be required by the Village Building Department to close the grant includes, but may not be limited to: a copy of the deed to the property and proof property taxes are paid up to date. A statement will be needed from East Dundee's building inspector indicating that the project is complete.

* If the project exceeds \$10,000, the Village has arranged with four banks with which to work. These banks will help finance the project with a low interest home equity loan. See Doug Bergren, East Dundee's Economic Development Director, for a list of these banks.



VILLAGE OF EAST DUNDEE

120 Barrington Avenue, East Dundee, Illinois 60118 847-426-2822 fax: 847-426-9621

VILLAGE OF EAST DUNDEE FAÇADE RENOVATION PROGRAM

APPLICANT INFORMATION

Name of Property Owner () Telephone Number

Street Address City State Zip

PROPERTY TO BE IMPROVED

Street Address () Telephone Number

Other Relevant Building Information: _____

ADDITIONAL INFORMATION/DOCUMENTS

The following information **must** accompany this application:

1. Photos of façade and other exposed sides (5X7 or larger preferred)
2. A document proving property ownership,
3. Your check for the \$25.00 application fee made out to the Village of East Dundee. This will be refunded if the project is not approved.

I have provided all information to the best of my knowledge, and I have read and fully understand the requirements of the Program.

Applicant Signature: _____ Date: _____

Village of East Dundee Building Dept: _____ Date: _____

Participating Banks for Residential Façade Program (as of 12-31-14)

First American Bank
David J. Leeney*
Dir. of Community Lending & CRA Officer
1650 Louis Ave.
Elk Grove Village, IL 60007-2133
847-586-2270
dleeney@firstambank.com

First American Bank
Jill Zelker, Branch Manager
261 S. Western Ave.
Carpentersville, IL 60110-1702
847-403-8220
jzelker@firstambank.com

Parkway Bank & Trust Company
Frank Oberlander, District Manager
2 N. Western Ave.
Carpentersville, IL 60110
847-551-4600
foberlander@parkwaybank.com

U.S. Bank
Gisele Garcia, Personal Banker
704 W. Main St.
West Dundee, IL 60118
847-851-8400
847-851-8451 direct
gisele.garcia@usbank.com