



VILLAGE OF NILES

Façade & Streetscape Improvement and Beautification Program

Purpose

The Village of Niles, in its continuing effort to support the development of Niles Business Districts, has created a Façade & Streetscape Improvement and Beautification Program for all commercial business owners and operators within qualifying districts in Niles. The Village encourages building and business owners to invest in and upgrade their existing storefront for a more inviting character of Niles.

What is a Façade & Streetscape Improvement and Beautification Program?

The Façade & Streetscape Improvement and Beautification Program is a process where the Village will provide a 50% matching grant to Niles business or building owners who construct eligible improvements to the facades and streetscapes of their buildings. The Village will match dollar-for-dollar on eligible projects that improve the appearance of their building's storefront, façade and streetscape up to a maximum amount of \$15,000.

Administration

Applications will be accepted on a first come first serve basis. Only completed applications that include all required submittal documents and information will be accepted. Applications are available online or at Village Hall. Completed applications and supporting documentation should be returned to the General Government Department, 1000 Civic Center Drive or faxed: (847) 588-8051. If you have questions regarding the Façade & Streetscape Improvement and Beautification Program, contact Katie Schneider at (847) 588-8005 or kds@vniles.com.

Application, Review and Approval Process

Village staff will review the application for accuracy and will determine if it meets the requirements for funding. Once accepted by Village staff the application will be sent to the Director of Community Development and the Village Manager's Office for their consideration. Additional documentation or improvement requests may be made by Village staff. Once an application has been finalized with approval from the Village Manager and Director of Community Development, it will be recommended to the Village Board of Trustees for approval.



Review of Proposals

Every project will be evaluated for the value of its aesthetic improvement to the Village of Niles, extent/scope of work proposed, and its potential economic impact on the Village. The staff review will consider the following aspects for its proposal review:

- Aesthetic Improvement Value: Improvement in overall appearance and impact on the block and Village as a whole
- Extent/Scope of Work Proposed: Amount of construction to be conducted and adherence to the Niles 2030 Comprehensive Plan
- Potential Economic Impact: Anticipated increase in assessed value and use of building following the project including ways it will contribute to the economic vitality of the community and how use is compatible with and/or compliments mix of existing Niles uses.

Approved Applications

Approved applicants must enter into an agreement with the Village. The Façade & Streetscape Improvement and Beautification Grant Agreement stipulates that the improvements must be constructed within 180 days of approval. Projects still ongoing after 180 days need to notify the Village for an extension up to 120 days. Matching grant funds will only be disseminated to the applicant once the construction of the approved improvements has been completed all receipts of full payment have been turned into the Village of Niles and improvements have been inspected by the Village Community Development Department. Matching grant funds will be disseminated to the applicant within 45 days of a passing final inspection. Total budget amount allocated for this program varies per TIF District. If grant funding is completely distributed, applicants will be placed on a waiting list to be considered for a grant when more funds become available.

Eligible Properties and Applicants:

- All commercially operated buildings within C-Zoning Districts which are also located within a TIF (Tax Increment Financing) District
- Only one grant will be awarded per building within a five-year period.
- Only improvements to facades and streetscapes that directly front a public right-of-way.
- 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.

Ineligible Projects:

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

ELIGIBLE IMPROVEMENTS

Three of the following eligible requirements must be incorporated into the overall improvements:

- Exterior Doors and Storefront Windows
- Streetscape Elements
- Landscaping
- Painting
- Shutters and Awnings
- Stairs, Porches, Railings
- Wall Façade Repair & Treatment
- Exterior Lighting
- Roofs visible from the Street
- Original Architectural Features repair
- Signage Repair or Replacement (free standing pole or monument signs are not an eligible improvement. All requests for signage as part of the façade program are subject to further review)
- Improvements for ADA compliance

A building or business owner who is undertaking an improvement project that includes a portion of the eligible improvements may apply for the matching grant, but only the improvements identified above will be eligible for funding.

VILLAGE OF NILES

Façade & Streetscape Improvement Application

APPLICANT INFORMATION	
Name:	Phone:
Mailing Address:	Fax:
Email:	Federal Tax ID:

PROPERTY INFORMATION	
Address of Building for Grant Funding:	
Name of Building Owner:	
Property ID Number(s):	Phone:

PROPOSED IMPROVEMENTS <small>Check all the Apply</small>	
<input type="checkbox"/> Exterior Doors <input type="checkbox"/> Streetscape Elements <input type="checkbox"/> Landscaping <input type="checkbox"/> Painting <input type="checkbox"/> Shutters and Awnings <input type="checkbox"/> Stairs, Porches, Railings <input type="checkbox"/> Wall Façade Repair & Treatment	<input type="checkbox"/> Exterior Lighting <input type="checkbox"/> Roofs visible from the Street <input type="checkbox"/> Original Architectural Features Repair <input type="checkbox"/> Signage Repair or Replacement <input type="checkbox"/> Other: _____

PROPOSED IMPROVEMENTS
<p>Please describe the scope of the proposed project below (include a summary of the building’s current condition, areas to be improved and how, as well as any proposed materials of colors):</p>

APPLICANT CHECK LIST	SIGNATURE
<input type="checkbox"/> Completed and signed Niles Façade & Streetscape Grant Application <input type="checkbox"/> Current photographs of the property to be improved (entire façade and details) <input type="checkbox"/> Historical photograph of the property to be improved (if available) <input type="checkbox"/> Drawings of proposed improvements (drawings do not have to be architectural renderings, but should be to scale to understand the proposed project). <input type="checkbox"/> Color and material samples if relevant (material specifications supplied by manufacturer) <input type="checkbox"/> Preliminary estimate of cost	<p>I agree to comply with the guidelines and process of the Village of Niles Façade and Streetscape Improvement and Beautification Program, and I understand that this is a voluntary program, under which the Village has the right to approve or deny any project or proposal or portions thereof.</p> <p style="text-align: center; font-size: 1.2em; font-weight: bold;">X</p> <hr/> <p style="display: flex; justify-content: space-between;"> Applicant Signature Date </p> <p style="text-align: center; font-size: 1.2em; font-weight: bold;">X</p> <hr/> <p style="display: flex; justify-content: space-between;"> Building Owner’s Signature <i>(if different from applicant)</i> Date </p>