

ORDINANCE NO. CO-2021-10

**AN ORDINANCE AUTHORIZING AND APPROVING
CERTAIN EXPENDITURES FROM THE MADISON STREET / 5TH AVENUE
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA FUND
TO PAY FOR THE VILLAGE'S SHARE OF A FAÇADE IMPROVEMENT PROJECT**

**(Window, Tuckpointing and Door Façade Improvements by Mohammad Musa
d/b/a Sharks Fish & Chicken at 100 West Madison Street, Maywood, Illinois)**

WHEREAS, the President and Board of Trustees (the "Corporate Authorities") of the Village of Maywood, Cook County, Illinois (the "Village"), in an effort to revitalize the Village's local economy and provide for the comprehensive and coordinated development of an underutilized and blighted area within the Village, have adopted a redevelopment plan and project, designated a redevelopment project area, and adopted the use of tax increment financing ("TIF") in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"), for the Madison Street / 5th Avenue Tax Increment Financing Redevelopment Project Area (the "Project Area"); and

WHEREAS, the Corporate Authorities have determined that, in order to encourage private investment and restore and enhance the tax base of the Village and affected taxing districts, certain blighting and adverse conditions within the Project Area must be removed, certain infrastructure improvements must be made, and the Project Area must be redeveloped; and

WHEREAS, the removal of blight and adverse conditions, the completion of infrastructure improvements and the redevelopment of the Project Area require the expenditure of redevelopment project costs as defined in the Act, as summarized in the Madison Street / 5th Avenue Tax Increment Financing Redevelopment Project and Plan (the "Plan") by the Village; and

WHEREAS, under Ordinance No. CO-2013-12, approved at a public meeting on March 13, 2013, the Corporate Authorities extended the estimated date of completion of the Original Plan and Project, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined by the Original Plan and Project, to December 31, 2020, subject to receipt of year 2020 incremental real estate tax revenues during calendar year 2021; and

WHEREAS, under Ordinance No. CO-2020-39, Ordinance No. CO-2020-40 and Ordinance No. CO-2020-41, approved at a public meeting on December 29, 2020, the Corporate Authorities extended the estimated date of completion of the Original Plan and Project, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined by the Original Plan and Project, to December 31, 2032, subject to receipt of year 2032 incremental real estate tax revenues during calendar year 2033; and

WHEREAS, in 2003, the Corporate Authorities established a "Commercial Property Improvement Program" (known as the "Matching Grant Façade Program") (the "Program") and the Program is funded, in part, on an annual basis with Madison Street / 5th Avenue TIF Funds in order to pay for eligible façade improvements as applied for by business owners and property owners of property located within the Project Area. The Village pays a matching reimbursement of actual, documented funds expended by the applicant and the Village's matching dollar commitment is capped at a fifty percent (50%) share of

eligible façade improvements for the Applicant, not to exceed \$25,000.00, or such other dollar amount as set by the Corporate Authorities of the Village; and

WHEREAS, Mohmmad Musa d/b/a Sharks Fish & Chicken filed a Façade Improvements Application (the "Application") with the Village requesting reimbursement of certain proposed expenditures to improve the existing building and property located at 100 West Madison Street, Maywood, Illinois (the "Property"), and Village Staff has issued a Memorandum dated April 20, 2021 recommending that the requested reimbursement for the proposed façade improvements set forth in the Application be approved and that the Village pay its matching fifty percent (50%) share of the proposed façade improvements for the Property, with the Village's matching funds capped at \$25,000.00. Copies of the Application and the Village Staff Memorandum are attached to this Ordinance as **Group Exhibit "A"** and made a part hereof. After review of the Application and the Village Staff Memorandum, the Corporate Authorities find it necessary and beneficial to approve the use of Madison Street / 5th Avenue TIF Funds to pay the Village's matching fifty percent (50%) share of eligible façade improvements for the Applicant, as follows:

Improvements:	Replacement of Exterior Windows, Tuckpointing and Doors for the building at the Property (the "Project")
Estimated Total Project Cost:	\$140,000.00
Estimated Village's Share:	Not to exceed \$25,000.00 (the "Expenditures")

; and

WHEREAS, it is desirable and in the best interests of the residents, businesses and property owners of the Village for the Corporate Authorities to approve the Application and to authorize the reimbursement of the Village's Share as set forth above, which Expenditures will be paid to the Applicant upon submittal of the required proof of completion of the façade improvements, releases of lien, and Village inspection and approval of the improvements as being compliant with the Village Code.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: Recitals. The statements set forth in the preambles of this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

SECTION 2: Authority. The Village is a duly constituted and organized home rule municipality, as described in Division 6 of Article VII of the Illinois Constitution of 1970, and as such may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to tax and incur debt. This Ordinance is adopted in connection with implementing the Plan in accordance with the Act. This Ordinance is a declaration of official intent under Treasury Regulation Section 1.150-2.

SECTION 3: Approval of Application and Authorization of Expenditures. The Corporate Authorities of the Village:

- (a) Approve the Façade Improvement Program Application of Mohmmad Musa d/b/a Sharks Fish & Chicken for the property located at 100 West Madison Street, Maywood, Illinois, as attached hereto in **Group Exhibit "A"** and made a part hereof.

- (b) Authorize the use of Madison Street / 5th Avenue TIF Funds to pay to the Applicant the Village's fifty percent (50%) share of the total costs of the proposed façade improvements in an amount not to exceed to \$25,000.00, subject to the Applicant complying with the conditions, terms and provisions of this Ordinance and the Façade Improvement Program.

SECTION 4: Public Inspection. This Ordinance shall be immediately available for inspection by the public at the office of the Village Clerk.

SECTION 5: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

SECTION 6: Severability. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 7: Ratification. All actions of the Corporate Authorities, agents and employees of the Village that are in conformity with the purpose and intent of this Ordinance, whether taken before or after the adoption of this Ordinance, are ratified, confirmed and approved.

SECTION 8: Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as required by law.

ADOPTED this 4th day of May, 2021, pursuant to a roll call vote as follows:

AYES: Mayor Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

NAYS: None

ABSENT: None

APPROVED by me as Village President, and attested to by the Village Clerk, on the 4th day of May, 2021.

Edwenna Perkins, Village President

ATTEST:

Viola Mims, Village Clerk

Published by me in pamphlet form this 5th day of May, 2021.

Viola Mims, Village Clerk

Group Exhibit "A"

**Application for Façade Improvements
filed by Mohmmad Musa d/b/a Sharks Fish & Chicken
for the building at 100 West Madison Street, Maywood, Illinois**

and

**Village Staff Memorandum
dated April 20, 2021**

(attached)

MAYWOOD

Village of Eternal Light

VILLAGE OF MAYWOOD - MAYWOOD COMMUNITY DEVELOPMENT CORPORATION
MATCHING GRANT FAÇADE PROGRAM
APPLICATION

APPLICANT INFORMATION

Mohammad Musa 708.623-4488 (708) 623-4488
 Applicant Name Phone (w) Phone (h)
 12701 Misty Harbour Lane Palos Park, IL. 60464
 Mailing address (Street/City/State/Zip)
 mohammusa29@yahoo.com
 Email address Phone (c)

BUILDING INFORMATION

Sharks Fish & Chicken
 100 W. Madison St. Maywood, IL. 708.623-4488 adayrestaurantgroup@gmail.com
 Building own Name Address Telephone Email
 Applicant is Owner /Tenant
 Mohammad Musa (owner) 100 W Madison Maywood, IL 60153
 Street Address(es) of building for which grant is sought
 1 2 1806 square ft.
 Total number of storefronts Number of stories Building frontage (in sq ft)

ATTACHMENTS:

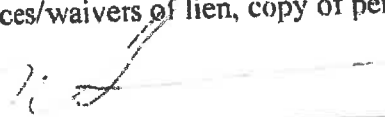
Photo Design/drawing Bids/Estimates Lease Proof of Ownership Owners' Permission myself

Tenant(s) Lease Expiration Date(s)

Tenant(s) Lease Expiration Date(s)

STATEMENT OF AGREEMENT

The applicant (undersigned) agrees to comply with the guidelines and procedures of the Maywood Matching Grant Façade Program. The applicant understands that s/he must submit copies of the contract for work, design drawings, invoices/waivers of lien, copy of permits upon completion of the approved improvements.

 01-24-2021
 Signature of Applicant Date

Received - April 20, 2021 - BOT Admitt

MAYWOOD

Village of Eternal Light

PROJECT INFORMATION

Proposed use of funds (Check all that apply and briefly describe work)

Category of Work	Est. Cost
Cleaning and tuck-pointing <u>brickwork to exterior / stucco</u>	\$ <u>49,000</u>
Window front rehab/replacement <u>replace storefront / exterior framing</u>	\$ <u>20,800</u>
Window/door repair/replacement <u>replace windows & doors (aluminum)</u>	\$ <u>22,000</u>
Painting of exterior surface <u>paint exterior gray</u>	\$ <u>included with stucco</u>
Exterior lighting <u>add lighting</u>	\$ <u>5,000</u>
<u>Sidewalk/parking lot</u> <u>concrete sidewalk / parking lot striping and paving</u>	\$ <u>33,200</u> \$ 7,000
Signage <u>put up new sign / sign does not include post</u>	\$ <u>10,000</u>
Total Cost of Project <u>\$ 140,000⁰⁰</u>	\$ <u>140,000</u>
Total Grant Request <u>\$ 25,000⁰⁰</u>	\$ <u>140,000⁰⁰</u>

Note: Applicant must provide copy of proof of ownership, all proposed materials and design drawings for estimated scope of work and, upon completion, a copy of the contractors' waivers of lien for evidence of payment.

TACH:

- Building design
- Bids and/or estimates
- Color samples
- Catalog cuts of lighting fixtures
- Sign design
- Logo for business signage

CDC/FacadeGuidelines.doc

Office Use Only:

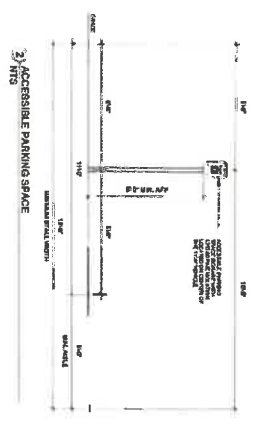
Date Received:
Committee Meeting Date:
Funds Deposit into Account #:

Grant Awarded:

Applicant Notified:



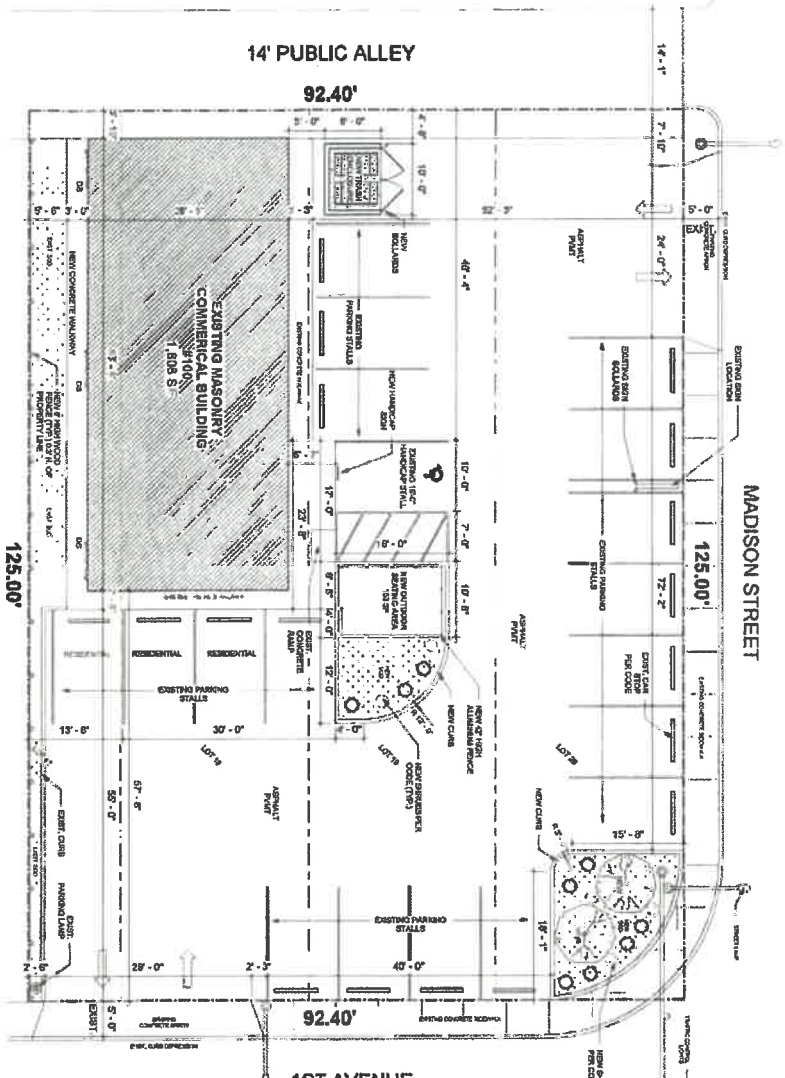
PROPOSED BUILDING EXTERIOR



2ND FLOOR FIRE SPRINKLER SYSTEM DRAWINGS SHALL BE SUBMITTED BY A THIRD PARTY CONTRACTOR UNDER A SEPARATE AND SHALL COMPLY WITH A SEPARATE PERMIT FOR PROPOSED SIGNAGE.

PROPOSED SIGNAGE SHALL BE SUBMITTED BY A SEPARATE CONTRACTOR UNDER A SEPARATE PERMIT FOR PROPOSED SIGNAGE.

ZONING DATA	GENERAL COMMERCIAL (C-2)
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM LOT DEPTH	100 FT.
MINIMUM SETBACKS	10 FT. (FRONT), 5 FT. (SIDE), 10 FT. (REAR)
PROPOSED OCCUPANCY USE	COMMERCIAL (C-2)
PROPOSED FLOOR AREA, MAX.	10,000 SQ. FT.
PROPOSED FLOOR AREA, MIN.	10,000 SQ. FT.
PROPOSED FLOOR AREA, ACTUAL	10,000 SQ. FT.
PROPOSED FLOOR AREA, PERMITTED	10,000 SQ. FT.
PROPOSED FLOOR AREA, EXISTING	10,000 SQ. FT.
PROPOSED FLOOR AREA, TOTAL	10,000 SQ. FT.
PROPOSED FLOOR AREA, NET	10,000 SQ. FT.
PROPOSED FLOOR AREA, GROSS	10,000 SQ. FT.
PROPOSED FLOOR AREA, TOTAL	10,000 SQ. FT.
PROPOSED FLOOR AREA, NET	10,000 SQ. FT.
PROPOSED FLOOR AREA, GROSS	10,000 SQ. FT.
PROPOSED FLOOR AREA, TOTAL	10,000 SQ. FT.



INTERIOR BUILD-OUT AND 2ND STORY ADDITION OF EXISTING COMMERCIAL BUILDING

APPLICABLE CODES:

- 2003 INTERNATIONAL BUILDING CODE (W/ LOCAL AMENDMENTS)
- 2003 INTERNATIONAL FIRE CODE (W/ LOCAL AMENDMENTS)
- 2003 INTERNATIONAL MECHANICAL CODE (W/ LOCAL AMENDMENTS)
- 2003 INTERNATIONAL PLUMBING CODE (W/ LOCAL AMENDMENTS)
- 2003 INTERNATIONAL ELECTRICAL CODE (W/ LOCAL AMENDMENTS)
- 2003 INTERNATIONAL ENERGY CONSERVATION CODE (W/ LOCAL AMENDMENTS)
- 2003 INTERNATIONAL FIRE CODE (W/ LOCAL AMENDMENTS)
- 2003 INTERNATIONAL MECHANICAL CODE (W/ LOCAL AMENDMENTS)
- 2003 INTERNATIONAL PLUMBING CODE (W/ LOCAL AMENDMENTS)
- 2003 INTERNATIONAL ELECTRICAL CODE (W/ LOCAL AMENDMENTS)
- 2003 INTERNATIONAL ENERGY CONSERVATION CODE (W/ LOCAL AMENDMENTS)

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS AND I AM NOT PROVIDING ANY INFORMATION THAT I KNOW TO BE FALSE OR MISLEADING.

ENERGY CONSERVATION STATEMENT

THIS PROJECT IS SUBJECT TO THE ENERGY CONSERVATION CODE (ECC) OF THE CITY OF MAYWOOD, ILLINOIS. THE EDITION OF THE ECC TO BE APPLIED TO THIS PROJECT IS THE 2003 INTERNATIONAL ENERGY CONSERVATION CODE (W/ LOCAL AMENDMENTS).

THE DESIGNER HAS CONDUCTED AN ENERGY AUDIT OF THE EXISTING BUILDING AND HAS IDENTIFIED OPPORTUNITIES FOR ENERGY SAVINGS. THE DESIGNER HAS PROVIDED RECOMMENDATIONS FOR ENERGY SAVINGS MEASURES THAT CAN BE IMPLEMENTED TO REDUCE ENERGY CONSUMPTION AND COSTS.

Sheet Name	Sheet Number
COVER	A100
CONCRETE	A101
FOUNDATION PLANS	A102
PROPOSED PLANS	A103
PROPOSED PLANS	A104
PROPOSED PLANS	A105
PROPOSED PLANS	A106
LANDSCAPE PLAN	A107
ELEVATIONS	A108
SECTION & DETAILS	A109
WALL ASSEMBLIES & OCCUPANCY PLANS	A110
MECHANICAL	A111
ELECTRICAL	A112
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ELECTRICAL	A114
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ELECTRICAL	A198
ELECTRICAL	A199
ELECTRICAL	A200

ZENEX CONSTRUCTION INC.

8210 s. New England Ave.

Burbank IL. 60459

Tel: (708) 372-7008

Email: zenexconstruction@yahoo.com

PROPOSAL

OWNER NAME: Moe Musa (Sharks Fish and Chicken)

JOB ADDRESS: 100 Madison St, Maywood IL. 60153

Zenex Construction will do the following exterior work:

- 1.) Demolition**
- 2.) Brickwork**
- 3.) Stucco**
- 4.) Framing**
- 5.) Aluminum store front**
- 6.) Sidewalk**
- 7.) Paving**

TOTAL COST: \$140,000

Signature _____

February 1st 2021



Estimate

Date	Estimate #
2/2/2021	4689

Name / Address
Sharks Fish & Chicken Moe Musa 100 Madison Street Maywood, IL. 60153

Ashdel Remodeling
 10125 S. Roberts Road
 Suite 102
 Palos Hills, IL. 60465
 708-549-6886

Item	Description/ Detail of Work	Cost	Total
Exterior work Demolition Paving Sidewalk Framing Aluminum/Stor... Brickwork	Exterior Work as listed below:	152,500.00	152,500.00
		Total	\$152,500.00

Payments Terms will be taken in 3 separate intervals. 40% due upon the first day of business; 40% halfway toward completion of project; and 20% on final completion.
Note: Clients are responsible for purchasing ALL City Permits required. Contractor will go over all measurements and materials with clients that needs to be ordered. *Note: Ashdel would like the client's permission to use photos of the work that will be taking place on the property for advertising*

Signature _____ Secondary Signature _____ Date _____

Estimate

Customer

Name **Moe Mura**
 Address **100 Madison**
 City **Maywood** State **IL** ZIP **60153**
 Phone _____

Misc

Date **2/2/2021**
 Order No _____
 Rep **340222021**
 Claim # _____

Qty	Description	Unit Price	TOTAL
	AAA GROUP CONTRACTORS INC will do afacelit to the bulding which includes brick , stucco, aluminum storefront, sidewalk and paving		

Subtotal	\$	165,800.00
Shipping		
over head profit	10.00%	\$
over head		0%
TOTAL	\$	165,800.00

Payment Check

Signature _____
 Name _____
 CC # _____
 Expires _____

Full payment is due when work is completed
 Bid price given is only good for 30 days

235-C1
235

SW 7071
Gray Screen

235-C2

SW 7072
Online

235-C3

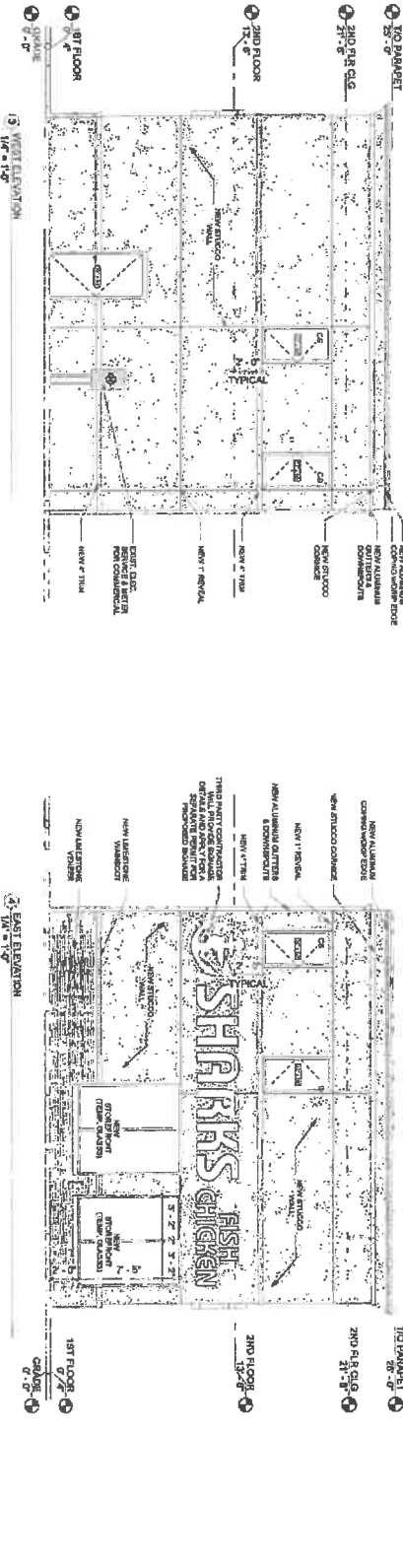
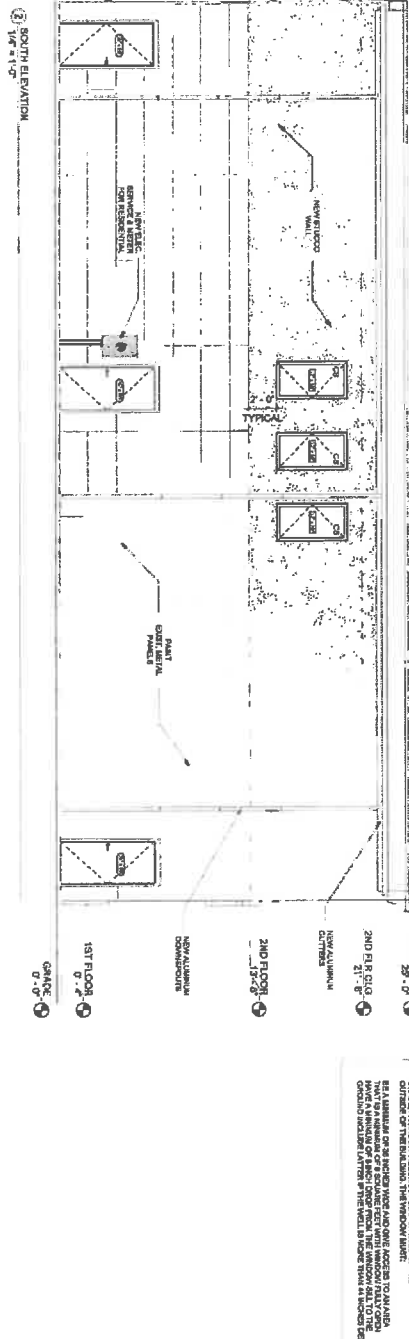
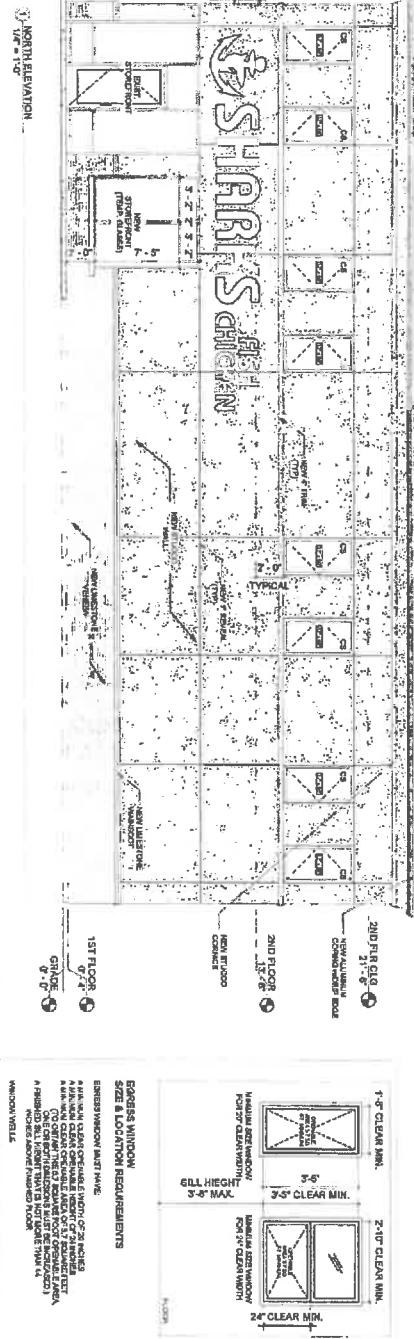
SW 7073
Network Gray

235-C4

SW 9162
African Gray

ELEVATION MATERIAL SCHEDULE

LOCATION	DESCRIPTION	MATERIAL
SHAWD	SHAWD (PANEL SYSTEM)	SHAWD (PANEL SYSTEM)
SHAWD	SHAWD (PANEL SYSTEM)	SHAWD (PANEL SYSTEM)
SHAWD	SHAWD (PANEL SYSTEM)	SHAWD (PANEL SYSTEM)
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WINDOW TYPE	MIN. CLEAR MIN.	MAX. CLEAR MIN.
SHAWD WINDOW	1'-0"	2'-0"
SHAWD WINDOW	1'-0"	2'-0"
SHAWD WINDOW	1'-0"	2'-0"

GENERAL WINDOW REQUIREMENTS

SHAWD WINDOW REQUIREMENTS

SHAWD WINDOW REQUIREMENTS

SHAWD WINDOW REQUIREMENTS

SHAWD WINDOW REQUIREMENTS

Village of



MAYWOOD

40 MADISON STREET • MAYWOOD, ILLINOIS 60153 • (708) 450-4405
Community Development

TO: Willie Norfleet Jr., Village Manager
FROM: Angela Smith, Coordinator of Business Development
DATE: April 20, 2021-BOT Agenda
RE: Façade Improvement – 100 W. Madison; Windows, Tuckpoint, and Doors

BACKGROUND: The Village of Maywood has a Façade Improvement program for local businesses. The façade program has been a true partnership between business owners and the Village to increase investment within our business districts and show the Village's commitment to Maywood's business corridors. The program uses TIF funds to match the owner's cost; the program can be used improvement to the building's façade i.e., windows, doors, awnings, and lighting. The program is a 50% match program where the Village reimburses the business owner half of the cost up to \$25,000.00 at the end of the project after an inspection is completed.

Please find attached an application for a new construction building for participation in the Façade Improvement Program, located at 100 W. Madison. The building will consist of 1800 sq.ft. of Commercial on the ground floor with 1800 sq. ft of residential apartments above. The owner is requesting funds for window, doors, stucco, and painting. By submission of application the businesses have been made aware of all permitting requirements.

FISCAL IMPACT: Reduction from Madison TIF Fund of \$25,00.00.

RECOMMENDATION: Approval and authorization of payment of funds upon completion from the Madison TIF in the amount of \$25,000.00 for Façade improvements to 100 W. Madison participation in the Façade Program.

Attachments: Application

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Viola Mims, Village Clerk of the Village of Maywood, Cook County, Illinois, certify that the attached document is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. CO-2021-10

**AN ORDINANCE AUTHORIZING AND APPROVING
CERTAIN EXPENDITURES FROM THE MADISON STREET / 5TH AVENUE
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA FUND
TO PAY FOR THE VILLAGE'S SHARE OF A FAÇADE IMPROVEMENT PROJECT
(Window, Tuckpointing and Door Façade Improvements by Mohmmad Musa
d/b/a Sharks Fish & Chicken at 100 West Madison Street, Maywood, Illinois)**

which was passed by a roll call vote of the Board of Trustees of the Village of Maywood at a Special Meeting of the Board of Trustees held on the 4th day of May, 2021, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 4th day of May, 2021.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Maywood was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Maywood, and that the result of the vote was as follows, to wit:

AYES: Mayor Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

NAYS: None

ABSENT: None

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 5th day of May, 2021.

Viola Mims, Village Clerk

SEAL