

ORDINANCE NO. CO-2020-35

**AN ORDINANCE AUTHORIZING 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**

**(Awning Façade Improvements by Global Estates, LLC
at 840 South 17th Avenue, 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, in 2003, the Corporate Authorities established a "Commercial Property Improvement Program" (known as the "Façade Improvement 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; and

WHEREAS, Global Estates, LLC, located at 840 South 17th Avenue, Maywood, Illinois, filed a Façade Improvements Application (the "Application") with the Village for the above-listed improved property, which has an existing building, and Village Staff has issued a Memorandum dated November 17, 2020 recommending that the requested façade improvements set forth in the Application be approved and that the Village pay its fifty percent (50%) share of the proposed façade improvements for the Property. 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 fifty percent (50%) share of eligible façade improvements for the Applicant, as follows:

Applicant:	Global Estates, LLC
Improvements:	Replacement of Exterior Awnings for the building at 840 South 17th Avenue, Maywood, Illinois (the "Project")
Estimated Total Project Cost:	\$3,000.00
Estimated Village's Share:	\$1,500.00 (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 Global Estates, LLC for the property located at 840 South 17th Avenue, Maywood, Illinois, as attached hereto as **Group Exhibit "A"** and made a part hereof.
- (b) Authorize the use of Madison Street / 5th Avenue TIF Funds to pay the Village's fifty percent (50%) share of the total costs of the proposed façade improvements in an amount not to exceed to \$1,500.00, 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 1st day of December, 2020, 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 1st day of December, 2020.

Edwenna Perkins, Village President

ATTEST:

Viola Mims, Village Clerk

Published by me in pamphlet form this 2nd day of December, 2020.

Viola Mims, Village Clerk

Group Exhibit "A"

**Application for Façade Improvements
filed by Global Estates, LLC for the building
at 840 South 17th Avenue, Maywood, Illinois**

and

Village Staff Memorandum dated November 17, 2020

(attached)

MAYWOOD

Village of Eternal Light

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

APPLICANT INFORMATION

Andre + Vena Nelson
Global Estates LLC
Applicant Name
840 S. 17th Ave
Mailing address (Street/City/State/Zip)
708-975-6059
Phone (w)
Maywood IL 60153
Phone (h)
VNelson@SbcGlobal.com
Email address
Phone (c)

BUILDING INFORMATION

Global Estates LLC
Building own Name
Address
708-525-4544
Telephone
andrc43@sbcglobal.net
Email
owner
Applicant is Owner /Tenant
840 S. 17th Ave Maywood
Street Address(es) of building for which grant is sought

4
Total number of storefronts
3
Number of stories
Building frontage (in feet)

ATTACHMENTS:

Photo Design/drawing 3 Bids/Estimates Lease Proof of Ownership Owners' Permission

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.

Vena Nelson
Signature of Applicant

21

11/5/2020
Date

MAYWOOD

Village of Eternal Light

PROJECT INFORMATION

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

Type of Work	Est. Cost
Brick Cleaning and tuck-pointing _____	\$ _____
Storefront rehab/replacement _____	\$ _____
Window/door repair/replacement _____	\$ _____
Painting of exterior surface _____	\$ _____
Exterior lighting _____	\$ _____
Awning <u>Replace old + missing awnings</u>	\$ <u>3,000.00</u>
Signage _____	\$ _____
Total Cost of Project _____	\$ _____
Total Grant Request _____	\$ <u>1,500.00</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.

ATTACH:

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

4CDC/FacadeGuidelines.doc

Office Use Only:

Date Received:

Committee Meeting Date:

Funds Deposit into Account #:

Grant Awarded:

22

Applicant Notified:



3645 W. Irving Park Rd
 Chicago, IL 60618
 Phone: 773.509.0590
 E-Mail: signstudio00@aol.com
 Web: www.signstudiochicago.com

invoice

Attention: Andre & Vena Nelson
 Company: Global States LLC
 Address: 852 S. 17th Ave. Maywood IL 60153
 Phone: Cell: 708-975-6059 Fax:
 Email: Vnelson@gobigaccounting.com

Invoice No.: 5590
 Date: November 5, 2020

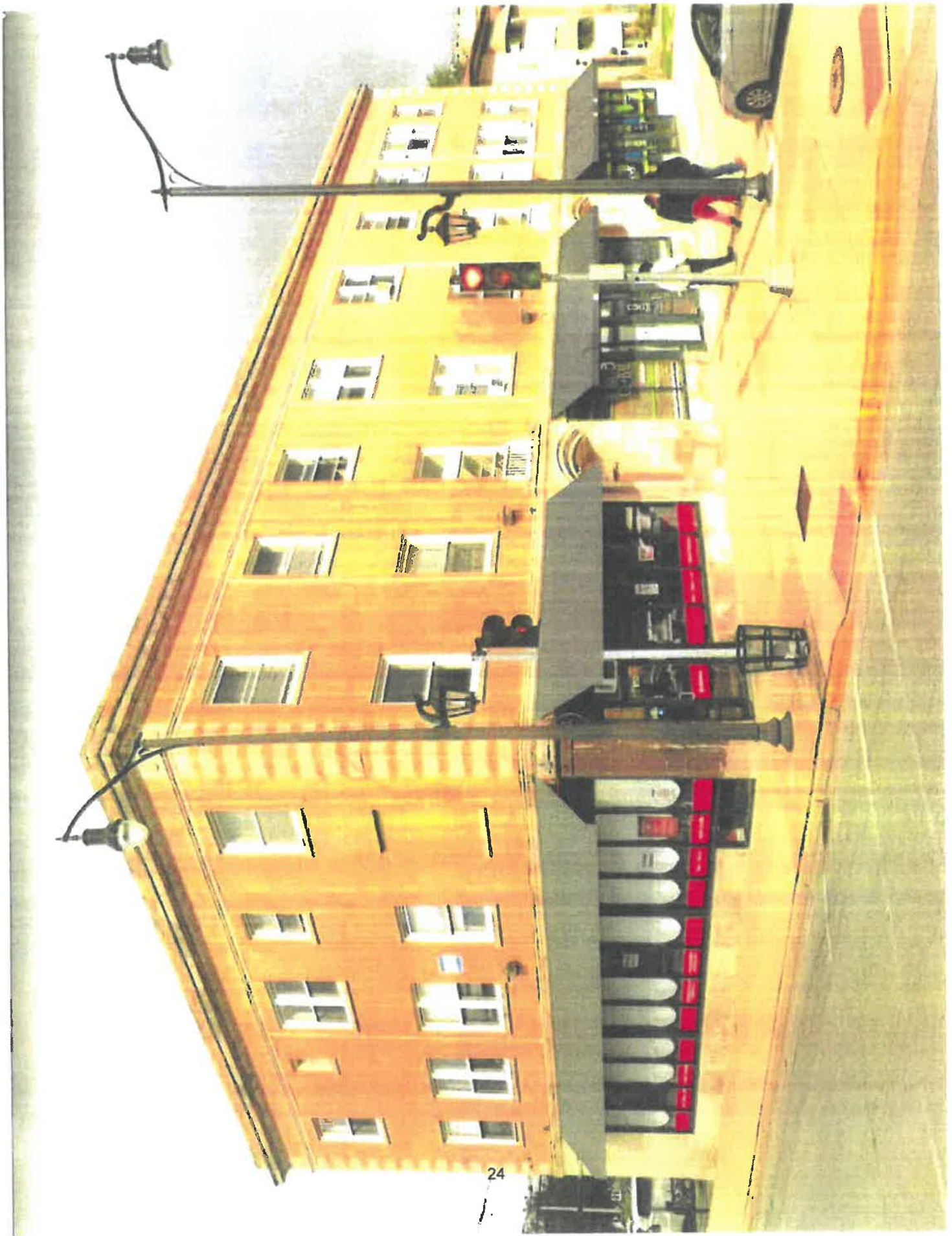
Item	Description	Dimensions	Quantity	Price	Total
	Regarding Estimate #6605				
	Awning Recover (Color: R-164 Charcoal Grey)	60LF		\$50 LF	\$3,000.00

- Customer Responsible for providing all Material for installation 2 weeks prior to install
- Any sign / product installed are still property of sign studio until remainder of balance is paid in full

Notes: Please make your check payable to Sign Studio USA Limited

Total: \$3,000.00

WE THANK YOU FOR YOUR BUSINESS!



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: November 17, 2020-BOT Agenda

RE: Façade Improvement – Awning replacement 840 S. 17th

Background:

Please find attached an application from the Maywood Property Management, LLC for participation in the Façade Improvement Program, located at 840 S. 17th. The owner is requesting funds for replacing awnings for the commercial storefronts. By submission of application the Owner/Manager has been made aware of all zoning/permits requirements. Property owner and manager have also been informed that the façade program is a reimbursement program, that reimbursements are only paid once project is complete with proof of payment to all contractors submitted. At the time of application the property owners are not delinquent on property taxes or water obligations.

Fiscal Impact:

Reduction from Madison TIF Fund of \$1,500.00

Approval:

Authorization of funds from the Madison TIF in the amount of \$1,500.00 for Global Estates (Vena and Andre Nelson), LLC participation in the Façade Program and authorization for payment once project is complete.

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-2020-35

**AN ORDINANCE AUTHORIZING 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**

**(Awning Façade Improvements by Global Estates, LLC
at 840 South 17th Avenue, 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 1st day of December, 2020, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 1st day of December, 2020.

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 2nd day of December, 2020.

Viola Mims, Village Clerk

SEAL