

**COMMUNITY DEVELOPMENT AUTHORITY**  
**VILLAGE OF FONTANA-ON-GENEVA LAKE**

---

***FACADE IMPROVEMENT PROGRAM***

---

**PURPOSE:**

This Facade Improvement Program is established to stimulate exterior building improvements to existing commercial buildings within the boundaries of Tax Increment Financing District Number One (TID #1) which are sufficient in scope to produce visible changes to the building facades.

**PROGRAM GOALS:**

- Enhance the overall attractiveness of the redevelopment area located within the boundaries of TID #1.
- Promote a high level of maintenance for a sustainable commercial area.
- Promote commercial vitality and increase economic activity.
- Maintain or improve existing property values in the redevelopment area and adjacent areas.

**PROJECT AREA:**

The redevelopment area for this Facade Improvement Program is the area included within TID #1. Please refer to the Project Plan and Boundary Description for Tax Increment Finance District Number 1, approved by the Village Board on September 26, 2001. (TID #1 Boundary Maps are available at the Building and Zoning Department)

**ELIGIBLE ACTIVITIES <sup>(1)</sup>:**

Eligible activities shall include but are not limited to the following:

- Repair and/or replacement of the original building's materials and decorative details which are deteriorated or missing.
- Repair of non-original materials which cannot be removed due to deterioration of the underlying original building material.
- Cleaning of exterior building surfaces.
- Tuck pointing and masonry repair.
- Painting.
- Repair, replacement or addition of entrances, doors, display windows, transoms, or second story windows.

- Removal, repair and/or replacement of existing signs and awnings.
- New signs and awnings.
- Design fees on completed projects.
- Landscaping improvements and planters.
- Permanent exterior lighting.
- Permit fees for completed projects.

**NON-ELIGIBLE ACTIVITIES:**

- Work on a Facade not facing a public street.
- Work on a roof.
- Work done before approval of an Application Agreement for this Facade Improvement Program.
- Purchase of property.
- Construction of a NEW building.
- Fixtures and equipment.
- Inventory.

**PROGRAM FUNDING:**

This program is established to stimulate eligible exterior improvements. Two types of grants are available under the program.

**1. Concept Design Grant**

This grant will share the cost of developing a conceptual design and cost estimate for improvement of the subject building facade. An approved applicant will receive 90% of the consultant cost for developing the COMPLETED conceptual design and cost estimate up to \$2,000.

**2. Facade Improvement Grant**

This grant will share in the actual cost of implementing the improvements identified in the conceptual design and cost estimate including the cost to complete final design and construction documents. An approved applicant will receive an amount equal to 25% of the aforementioned costs up to \$10,000. Amounts above the maximum may be authorized with approval by the Community Development Authority of the Village of Fontana.

**APPLICATION PROCESS:**

- A. An official application containing all information requested and photos of the front façade of the subject property in digital format shall be submitted to the Executive Director of the CDA by an Owner/Applicant.
- B. CDA staff reviews the application, meets with the Owner/Applicant to discuss the concept design process and program agreement.
- C. CDA staff and/or Owner/Applicant arranges for preliminary consultation with an approved design professional to ascertain the aesthetic and functional goals of the facade remodeling and determine the potential budget parameters. (A list of pre-approved design professionals is available at the Village Hall )
- D. Design professional prepares schematic concept elevation of the facade and a cost estimate for approval by Owner/Applicant and Village review process.
- E. Owner/Applicant submits the concept elevation and cost estimate to the CDA for approval.
- F. Owner/Applicant submits a Building, Site and Operational Plan (BSOP) for the accepted remodeling concept to the Fontana Plan Commission for approval.
- G. Owner/Applicant obtains a minimum of two written proposals from experienced contractors to complete the remodeling in accordance with the plans and specifications and all applicable laws and submits them to the CDA for review and approval.
- H. The Owner/Applicant and CDA execute an agreement in which the Owner/Applicant agrees to complete the project within one year. In return, the CDA agrees to reimburse the Owner/Applicant for 25% of the cost of the project, up to \$10,000, including the preparation of plans and specifications, upon completion of the project.

- 
- <sup>(9)</sup> Eligible activities must be found by the Village of Fontana Community Development Authority to be consistent with the purpose and goals stated herein prior to being funded through this program.

**APPROVED: CDA 08.08.2005**