



SSA #51 Façade Rebate Program Guidelines and Application

1. Façade Rebate Program Description

The Façade Rebate Program provides incentives in the form of a rebate for physical improvements to storefronts and facades along the public way. The goal of the Façade Rebate Program is to beautify and revitalize the SSA Business District, attract and retain businesses, enhance the streetscape, and provide design guidelines that enhance the character and qualities of the district. The Façade Rebate Program is administered locally by the Chatham Business Association, SSA#51 Service Provider and under the oversight of the Chicago Department of Planning and Development.

2. Rebate amounts

Approved applicants may receive a rebate according to the following guidelines:

- Façade Rebate not exceeding \$5,000 for eligible improvements
- Cannot be granted before the application is approved
- Cannot be used for improvements started before the rebate is approved
- Cannot be awarded until improvements are completed in the allotted time

Applications will be considered in the order that they are received until all the Façade Rebate Program funding is disbursed for the fiscal year. If the list of applications received before the next SSA Commission review exceeds the amount of funding for the program a lottery will be held to determine the order in which the projects will be funded and a wait list for funding should it become available. In order to maximize the number of eligible projects that receive assistance, the SSA Commission reserves the right to award a Rebate at an amount less than the allowable maximum.

3. Eligible Properties: SSA boundaries

Only properties within the boundaries of SSA # 51 are eligible for rebates through the Façade Rebate Program. See the description below and attached boundary map.

4. Program Eligibility

- 1. Rebate requests will not be granted for façade improvements that were started before the application is received and approved.**
- 2. The application must be approved by the SSA Commission before construction can begin. If the applicant moves ahead with the project before receiving the approval the applicant accepts the risk that the project may not be approved for a rebate.**
- 3. Applicant must fully and timely comply with all the requirements and deadlines set forth in the Application.**
- 4. Applicants must be the entity paying for the improvements.**
- 5. If applicant is a tenant, written consent of the property owner is required.**
- 6. Only owners and tenants of street-level property located within the SSA boundaries are eligible for the Program.**
- 7. The property must be free of liens and legal questions as to ownership of the property, excepting any mortgage liens.**
- 8. Applicants must have proof of proper zoning and City permits for the improvements.**
- 9. To the extent that the owner or tenant is supplying their own materials or labor for the improvements, profits and overhead are not eligible expenditures for the rebate.**
- 10. Applications are considered on a rolling basis through the calendar year. There is no guarantee that funding will be available upon request of rebate.**
- 11. If multiple applications are received before the next available SSA Commission review AND the combined rebate requested in all applications exceeds the available Program funding, a lottery will be held to determine the order in which the projects will be funded and a wait list for rebates as future funding becomes available.**
- 12. The Department of Planning and Development has declared that SSA Commissioners are eligible to participate in the Façade Rebate Program, provided they meet all other Program eligibility criteria and abstain from reviewing and voting on ALL Façade Rebate Program applications during the period beginning when their application is submitted until their Rebate check is approved and processed.**
- 13. If any change in ownership of the property or business participating in the Façade Rebate Program occurs during the improvements, eligibility for the Façade Rebate Program will be suspended until a meeting with the SSA Service Provider agency staff and new ownership is completed and any changes to the original application are approved in writing. There is no guarantee that new ownership will be approved for the same rebate amount as the previous owner. All such applications will be considered on a case-by-case basis.**
- 14. Properties that received a Small Business Improvement Fund (SBIF) grant in the previous 3 years or are currently enrolled in the SBIF program are ineligible from applying to the Façade Rebate Program.**
- 15. If the same façade improvement project already received funding from a different grant or incentive program it is ineligible for additional funding through the Façade Rebate Program.**
- 16. No property owner or business can receive more than one grant in three calendar years from disbursement of the original grant.**

5. Eligible Improvements

Improvements eligible for the rebate must be:

1. Visible from the public right-of-way and have a positive impact on the building-front appearance
2. Completed in accordance with the specifications described in the approved application, following the scope in the application, reflecting submitted costs and by a contractor whose bid was submitted with the application

Eligible Improvements	Ineligible Improvements
<ol style="list-style-type: none"> a. Tuck-pointing and masonry b. Exterior Lighting c. Window/door replacements d. Landscaping e. New café corrals or full replacement of café corrals. f. Awnings g. New Signage or sign graphics h. Parking lot landscaping, decorate fencing, buffers, lighting, signage that face the main shopping street i. New security shutters j. Improvements done to vacant buildings. k. Improvements to residential structures. 	<ol style="list-style-type: none"> a. Roofing improvements b. Interior improvements c. Rear, side, alley, or secondary improvements not visible from the public right-of-way d. New construction or additions e. Improvements that are considered regular building upkeep or maintenance f. Improvements planned for new buildings (constructed less than 5 years before application date), except for sidewalk cafes, awnings, and/or signage g. Flower boxes and planters h. Sidewalk café furniture considered temporary in nature, such as tables and chairs i. Parking lot improvements that face side, streets, alleys or are not visible from the main shopping street.

6. Application Process

A Program application package must be submitted to the SSA Service Provider agency. Incomplete applications will not be considered for approval by the SSA Commission or its designated Review Committee. The Application package must include the following items:

1. Completed application
2. \$50 non-refundable application fee made payable to the (SSA Service Provider);
3. Photographs of existing building and the proposed project area;
4. Detailed plans and specifications for the proposed project;
5. **Detailed cost estimates from at least two contractors for each Improvement task. Specify which contractor you prefer for each task. The Commission reserves the right to reject any questionable estimates, as well as implement such additional Program rules and regulations as it deems reasonable. If the applicant plans to complete construction themselves, they must submit two estimates in addition to their own;**
6. Owner's deed; or lease if applicable; list of applicable City permits to be obtained; written consent from and contact information for the property owner, if the applicant is not the owner.

7. Review Process

Completed application must be submitted to SSA Manager and/or Executive Director prior to the next meeting of the SSA Commission. The SSA Commission meeting dates are posted on the Service Provider's website.

Within 10 (ten) business days of the Commission meeting at which the application was voted upon, the applicant will be notified of the rebate amount he/she can expect to receive for the proposed project.

8. Rebate Request and Distribution

Once the Improvements have been completed, the applicant must request the rebate by submitting the following documentation to the SSA Service Provider in writing (the "Rebate Request"):

1. Written verification that all agreed-upon work has been completed correctly
2. Before and after photographs showing the completed work
3. Copies of all required City permits
4. Copies of all paid invoices from the selected vendor(s)
5. Copies of the cancelled checks or credit card receipts for all eligible work that shows all work has been paid for in full

9. Design Guidelines

These design guidelines are intended to ensure that Improvements funded by the SSA will benefit the public way by improving the physical appearance and the sidewalk appeal of commercial streets within the SSA's boundaries. In keeping with the recommendations in the area's master plan (if applicable), the design guidelines seek to enhance the pedestrian environment, emphasize historic building elements, reduce non-transparent facades, and reinforce community identity through harmonious design while still allowing individual businesses to assert their unique presence and identity on the street.

Storefronts/Windows

No storefront may be covered or filled in and window openings should not be reduced in size. If original openings have been previously filled in they should be restored to their original size and configuration. Storefronts in the same building should have a consistent design and relate to the entire building as a whole. Display windows, entrances, signs, lighting, and other improvements should be compatible and harmonious with the original scale and character of the structure. Clear glass should be used for storefront windows. Glass block, tinted, spandrel, mirrored, or opaque glass should be avoided. Funding exterior security gates is discouraged. If existing exterior security gates or bars are present, they should be removed. Window signage, graphics, or other design elements should not obstruct the transparency of the storefront; **a minimum of 60% of the street-facing building façade between 4 feet and 10 feet in height must be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas.**

Parking Lots

Parking lots facing shopping streets and serving adjacent stores may be eligible for landscaping, signage, lighting, and decorative fencing along the edges that screen or buffer the area from pedestrian shoppers and produce a more harmonious pedestrian environment.

Awnings

There are three typical types of awnings: retractable awnings, straight fixed awnings, and curved fixed awnings (“bubble” awnings). Curved “bubble” awnings are not eligible for funding from the Program. Awnings should be made of woven cloth or linen fabric, not vinyl or plastic.

Signs

Signs that are simple and compatible with each other make it easier for people to locate businesses in a commercial district, while contributing to the character of the district. Creative signage design and “theater district” style signage are encouraged. Signs should be designed as a permanent storefront element with the purpose of identifying a business and what it does, and should be designed for both drivers and pedestrians. Signs should not be overbearing, or cluttered with excessive information or marketing/advertising messages. Signs for previous businesses must be removed as part of any improvements. Portable or temporary signs, large signs on upper facades, rooftop signs on or above the parapet or cornice of the building, billboards, and other outdoor advertising signs painted or mounted on structures, except as otherwise described, are prohibited under the Program. Exceptions of an aesthetic or historic nature shall be considered for approval on a case-by-case basis.

Wall Murals and Graphics

Wall murals and graphics can be an attractive addition to a building and also to an overall shopping area. Murals and graphics also can help establish a unique identity. If the side of a building proposed for a graphic or mural is highly visible from the main shopping street such artwork may be considered an eligible improvement.

Sidewalk Cafes

Sidewalk cafes are a way to bring more activity to the public way and contribute to a more vibrant street life. Sidewalk cafes should be located in coordination with the neighboring businesses in order to minimize obstructions to pedestrians.

Historic Buildings

Historic buildings are an important part of a neighborhood’s identity and character. Facades and storefronts of historic buildings should be repaired and original features and materials should be maintained or replaced to match the originals. Improvements planned for Chicago Landmark buildings, buildings rate Orange or Red by the Chicago Historic Resources Survey (CHRS), and buildings listed in the National Register of Historic Places, must be completed in accordance with the Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings

<https://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm> A listing of historic buildings may be found at <http://webapps1.cityofchicago.org/landmarksweb/web/home.htm> Applicants planning

improvements for historic buildings are to seek advice from the Historic Preservation Division staff at the Chicago Department of Planning and Development when planning projects.

10. Resources

Note: Information on permits is subject to change. Please consult the City of Chicago and/or a licensed architect/contractor for official information about permits. SSA Service Providers and their agents accept no responsibility for information that is no longer accurate.

https://www.cityofchicago.org/city/en/depts/bacp/sbc/building_permits.html

Building Permits

Building permits are issued by the Department of Buildings, City Hall, Room 900, 121 N. LaSalle St. 312-744-3600. To apply for and access permits online, visit:

<https://www.cityofchicago.org/city/en/depts/bldgs.html>

Barricade Permits

Construction that will impact the public way requires a permit issued by the Chicago Department of Transportation. For more information, visit:

http://www.cityofchicago.org/city/en/depts/cdot/supp_info/regulations_for_constructioninthepublicway.html

Awning Permits

Awnings and canopies that extend two feet or more over the public right-of-way require a Public Way Use permit from the Department of Business Affairs and Consumer Protection, 121 N. LaSalle St., 8th Floor, (312) 744-6060. A permit for an awning that extends LESS than two feet over the public right-of-way can be issued by the Department of Buildings. For more information, visit:

http://www.cityofchicago.org/city/en/depts/bacp/provdrs/public_way.html

Sidewalk Café Permits

A permit is required to operate a sidewalk café during the sidewalk café season of March 1 to December 1. For more information, visit:

http://www.cityofchicago.org/city/en/depts/bacp/provdrs/public_way.html

Electrical Permits

Electric permits are issued by the Department of Buildings, Electrical Inspections, City Hall, Room 900, 121 N. LaSalle St., 312-744-3400.

Special Service Area Façade Rebate Program Application

Location of Proposed Improvements

Street Address

City

State ZIP

Property PIN

Name of Business at above address

Has the property or business received any rebates through this or any other programs before?

____ Yes ____ No

If yes, please name rebate and describe details:

Applicant Information

Name of Business other Entity

Name of Contact Person

Phone

Email

Mailing address

Applicant's relationship to property where Improvements are proposed:

____ Business Owner/Tenant only

____ Both the Business and Property Owner

____ Property Owner only

Indicate whether the Applicant is an individual or legal entity and, if legal entity, indicate the type of entity below.

____ Individual

____ Limited Liability Company

____ Business Corporation

____ Joint Venture

____ Not-for-Profit Corporation

____ Sole Proprietorship

____ General Partnership

____ Other Entity (please specify below)

____ Limited Partnership

Property Owner Information

Leave blank if Applicant is the property owner

<i>Name of Ownership Entity</i>	<i>Contact Person</i>
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<i>Street Address</i>	<i>City</i>	<i>State</i>	<i>ZIP</i>
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<i>Phone</i>	<i>Email</i>
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Project Description

Please describe the proposed Improvements. Attach any necessary photos, plan, etc.

Project Need Statement

Please describe how funding from this Program will enhance the proposed project, why the Improvements are necessary for your business, and how the Improvements will contribute to a more attractive public way. Attach additional sheets if necessary.

Summary of Cost Estimates

Attach estimates from at least two contractors for each Improvement task with your application, and summarize any estimates by task below. Attach additional sheets if necessary.

TOTAL COST OF PREFERRED BIDS: \$ _____

Task: _____

_____ \$ _____
Preferred Contractor Cost

_____ \$ _____
Alternative Contractor Cost

_____ \$ _____
Alternative Contractor Cost

Task: _____

_____ \$ _____
Preferred Contractor Cost

_____ \$ _____
Alternative Contractor Cost

_____ \$ _____
Alternative Contractor Cost

Task: _____

_____ \$ _____
Preferred Contractor Cost

_____ \$ _____
Alternative Contractor Cost

_____ \$ _____
Alternative Contractor Cost

Task: _____

_____ \$ _____
Preferred Contractor Cost

_____ \$ _____
Alternative Contractor Cost

_____ \$ _____

Statement of Understanding

The applicant (undersigned) agrees to fully and timely comply with the guidelines and procedures of the SSA Service Provider's Façade Rebate Program and the outlined specifications as agreed to by the applicant and the local SSA Commission. It is understood by the applicant that two cost estimates, copies of building permits, contracts, insurance, and invoices are required documentation, and that they have read the entire Façade Rebate Program Guidelines and Application and agree to be fully bound by their terms and conditions. **APPLICANT RELEASES AND AGREES TO DEFEND AND INDEMNIFY THE LOCAL SSA SERVICE PROVIDER (TOGETHER WITH THEIR OFFICERS, DIRECTORS, AND AGENTS), THE LOCAL SSA COMMISSION, AND THE CITY OF CHICAGO FROM ALL CLAIMS AND CAUSES OF ACTION OF ANY KIND (KNOWN OR UNKNOWN) IN CONNECTION WITH THIS FAÇADE REBATE PROGRAM.**

Applicant's Signature: _____ Date: _____

Applicant's Name: (Please print) _____

Applicant's Title: _____

Applicant's SSN or Company's FEIN: _____

If the applicant is not the property owner, the following must be completed by the property owner:

I certify that I am the owner of the property located at _____,
and hereby authorize the applicant to apply for and receive a rebate under the Façade Rebate Program,
and to undertake the approved Improvements outlined in this application package.

Owner's Signature: _____ Date: _____

Application Checklist

Ensure all of the following items are completed and submitted with the application. Incomplete applications will not be accepted.

Completed Application Form

Application Fee

Project Description

Photos of Existing Building

Project Plans

Cost Estimates, at least 2 contractors.

Supplemental Documents

List Documents: _____

Owner's Deed

Tenant's Lease (if applicable)

Owner's Written Consent (if applicable)

Applicable City Permits

List Permits: _____

Zoning Approval (If Applicable)