BARRINGTON
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NOTICE OF A PUBLIC MEETING
OF THE TIF GRANT SELECTION COMMITTEE

The TIF Grant Selection Committee of the Village of Barrington will hold a meeting on **Monday February 15, 2021 at 1:00 P.M**. **virtually** at 200 South Hough Street, Barrington, Illinois.

ZOOM Meeting Link Available Here:
https://www.barrington-il.gov/feb15tif

Webinar ID: 861 0855 9986

Please use this information to attend with video:
Meeting Link: https://www.barrington-il.gov/feb15tif OR visit www.zoom.com click "Join a Meeting" and enter Webinar ID: 861 0855 9986

You can also join by phone by dialing any of the following numbers, then entering the Webinar ID: 861 0855 9986 followed by the pound (#) key. Dial: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

PUBLIC COMMENT: Public comment for this meeting will be accepted in three (3) ways:

1.) Live public comment at the virtual meeting. Instructions for how to provide a live public comment at the virtual meeting will be provided at the beginning of the meeting and again prior to the public comment section of the meeting.

2.) By email prior to the meeting if received by 12:00 p.m., Monday February 15, 2021. To submit public comment in advance of the meeting, submit an email to: jtennant@barrington-il.gov including: Name, Street Address (Optional), City/State, Phone (Optional), Organization, Agency, etc. Being Represented (If representing yourself, put "Self"), Topic or Agenda Item, followed by your comment. Any comments received by the deadline will be read by Staff during the public comment section of the meeting.

3.) By phone prior to the meeting if received by 12:00 p.m. on Monday February 15, 2021. The public without access to email or unable to attend the live virtual meeting may leave a message with the TIF Grant Selection Committee at (847) 304-3462.

AGENDA:

- **Call to Order**
- **Roll Call**

VILLAGE HALL
200 S. HOUGH ST.
BARRINGTON, IL. 60010
(847) 304-3400

VILLAGE PRESIDENT &
VILLAGE MANAGER'S OFFICE
T. (847) 304-3444
F. (847) 304-3490

FINANCIAL SERVICES
T. (847) 304-3400
F. (847) 381-7506

DEVELOPMENT SERVICES
T. (847) 304-3460
F. (847) 381-1056

PUBLIC WORKS
300 N. RAYMOND AVE.
BARRINGTON, IL 60010
T. (847) 381-7903
F. (847) 382-3030

PUBLIC SAFETY
400 N. NORTHWEST HWY.
BARRINGTON, IL 60010

POLICE
T. (847) 304-3300
F. (847) 381-2165

FIRE
T. (847) 304-3600
F. (847) 381-1889

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- **Old Business**

- **New Business**
  - **TIF 20-01: 105, 107, 113 E. Main Street**
    The applicant is seeking approval of a Façade Improvement Grant.

- **Approval of Minutes**

- **Other Business**

- **Adjournment**

Posted: Barrington Village Hall

TIF Grant Selection Committee Members, Village President and Board of Trustees, Village Manager, Department Heads, Recording Secretary, Courier / Herald / Chicago Tribune / Chicago Sun Times

The Village of Barrington is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village Clerk's Office at 200 S. Hough Street, Barrington, Illinois 60010 or call at 847/304-3400 promptly to allow the Village to make reasonable accommodations for those persons.

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TIF Grant Selection Committee Memo

To: TIF Grant Selection Committee

From: Jennifer Tennant, Assistant Director of Development Services

Subject: TIF Façade Improvement Grant Application 21-01: 105, 107 & 113 E. Main Street

Date: February 15, 2021

TIF GRANT REQUEST SUMMARY

The Applicant is requesting a Façade Improvement Grant for the replacement of the storefront window systems in the three (3) tenant spaces located at 105, 107 and 113 E. Main Street. The Applicant has provided a quote of $24,840.00 to complete the proposed work. Under the terms of the grant program, window and doors are eligible expenses may qualify for a maximum of 50% reimbursement of up to a maximum of $10,000.00.

The applicant is proposing to replace the existing storefront systems in all three (3) tenant spaces with a new system to match the existing bronze windows and doors on the rest of the building (see attached pictures).

The grant is a reimbursement program and no funds will be distributed until all work has been completed, paid for and all required documentation submitted to the Village including proof of payment and State of Illinois certified payroll documentation.

The TIF Grant Selection Committee should make a recommendation to the Village Board on the requested grant application.

Staff recommends the following conditions of any approval granted:

1. All terms of the grant as stated in the grant application documentation must be adhered to including the use of prevailing wage and submittal of required payroll documentation.
2. A permit must be obtained prior to commencing any work approved by this grant.
3. Any additional work associated with the approved storefront system replacement including but not limited to building entrance threshold modifications will require review at the time of building permit for code compliance including local, state and federal ADA code compliance.
4. The window and door configuration should match the existing window and door configuration.
5. Bronze window color should match the other existing windows on the building. Provide color sample at time of permit.

ATTACHMENTS

1. Façade Improvement Grant Selection Checklist (completed by Staff)
2. TIF District Façade Improvement Grant Program Terms
3. Application, Quote & Storefront System Specifications
4. Pictures

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Village of Barrington

TIF District Façade Improvement Grant Selection Checklist

Grant Selection Committee Case No. TIF 21-01

Name of Business: Long & Co. Jewelers, Edyta Fine Art & Design, Fancy Art

Address of Business: 105, 107, 133 E. Main Street

Proposed Improvements: Storefront system replacement

Name of Applicant: Rising Ventures, Inc.

Selection Information:

- Extent to which improvements address appearance factors for the conservation area
- Viability and completeness of the proposal
- Condition of building façade and signage and need for renovation
- Extent to which proposed improvements restore, maintain or enhance the historic character of the downtown

SELECTION CRITERIA	Yes	No
Property in TIF District	X	
Façade or signage renovation/restoration/improvements	X	
Terminating location within 10 miles of Barrington		X
ARC Approval Required	If yes Date:	X
Written Consent of Owner	X	

Qualified Improvements: Storefront system/window & door replacement

Cost of Qualified Improvements: $24,840.00

Recommended Grant Amount: Not to exceed: $10,000.00

Committee Comments:

VOTE	Yes	No	Abstain	Absent
Committee Person Marcordes				
Committee Person Corr				
Committee Person Chmelik				

Village of Barrington

TIF District Façade Improvement Grant Program

Purpose:
The purpose of the TIF District Façade Improvement Grant Program is to provide financial assistance for the design and construction of façade improvements which are in keeping with the Village Center Master Plan. This program is a public/private partnership designed to provide incentives and assistance to encourage exterior building improvements that preserves the historic character of the Village and that help create a human scale and pedestrian-friendly atmosphere within the Village Center as well as address factors that qualified the District as a "conservation area".

Program Funding:
The program is funded with revenues generated from the Village's Tax Increment Financing (TIF) District.

Eligibility Factors:
Applicants shall either be the owner of an eligible building(s) or the owner of a new or existing retail business within the District. A tenant's eligibility is subject to written consent of the building owner for all proposed improvements. To be eligible for consideration, a project must comply with the following requirements:

- The property must be in the TIF District
- The building must be constructed before February 28, 2000.
- The project must be for façade or signage renovation, restoration or improvements
- The project must meet all building code and zoning ordinance requirements, including applicable design review.
- No financial support shall be given to an entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the Village, as provided in the Village's TIF Redevelopment Project and Plan.

Façade/Signage Expenses Eligible for Grant Funding:
The objective of the program is to encourage exterior improvements that preserve and enhance the historic character of the Village Center, are consistent with the concepts identified in the Village Center Master Plan, and address factors that qualified the District as a "conservation area". As such, expenditures relating to the following types of improvements and related services are considered qualifying for a maximum of 50% of verified eligible expenses (unless noted otherwise):

- Design professional fees and Architectural Review Commission (ARC) process fees
- Façade renovation/improvements
- Signage, awnings, windows, doors
- Painting (25% match)

Façade/Signage Expenses Ineligible for Grant Funding:
- Routine maintenance except painting undertaken in conjunction with associated wood replacement
- Exterior improvements that are not in keeping with the historic character of the building or with the character of the Downtown as identified in the Village Center Master Plan

- Non-building improvements (landscaping, driveways, fences) – with the exception of signage)

Selection Process:
A Selection Committee comprised of one representative of the Village of Barrington, one representative of the Barrington Area Chamber of Commerce, and one representative of the community at large, will review and evaluate all applications for grant funding. Village staff will also be in attendance to answer technical questions regarding the applications. Complete applications will be reviewed by the Selection Committee at their next available meeting.

Proposals shall be evaluated on their viability, their contributions to the District's aesthetic and historic character, their completeness and their eligibility based on the additional criteria identified in this program summary. Other factors that will be considered:

- Condition of building façade and signage and need for renovation.
- Extent to which proposed improvements address appearance factors that qualified the TIF District as a "conservation area"
- Extent to which proposed improvements restore, maintain or enhance the historic character of the downtown.
- All grants are subject to the approval of the Corporate Authorities of the Village, taking into account the review and evaluation of the Selection Committee.

Terms:
The terms of the program are as follows:

a) The improvements must be completed within twelve (12) months from the date of the grant approval.
b) The grant shall be issued in the form of reimbursements for eligible expenses incurred by the Applicant.
c) Reimbursement shall be limited to a maximum of 50% of eligible and verified eligible expenses for awnings, signage, windows and doors, façade renovations/improvements, professional design fees and ARC process fees. Reimbursement is limited to a maximum of 25% of verified eligible expenses for painting undertaken in conjunction with associated wood replacement. Cancelled checks shall be required as proof of payment for expenses to be eligible for reimbursement.
d) The grant shall not be used by the same applicant to renovate the same improvements on the premises more than once.
e) All improvements covered by reimbursement shall be in compliance with the current Zoning Ordinance.
f) Failure to abide by the terms and conditions of this Grant Program or of any other applicable Village of Barrington TIF program in which the applicant is participating will result in forfeiture of program funding.
g) In the event of a default by the Applicant, the Village of Barrington reserves the right to require repayment of any grant funds disbursed to the Applicant.
h) Applicants shall comply with all state, federal and local laws in the construction of this project, including but not limited to, the Illinois Prevailing Wage Act (820 ILCS 130/1, et seq.) as applicable, and not less than the Prevailing Rate of Wages as found by the Village or by the Illinois Department of Labor pursuant to the Illinois Prevailing Wage Act (820 ILCS 130/1, et seq.), or as determined by a court on review, shall be paid to laborers, workers, and mechanics performing work on the project, if such Act is applicable.
i) No grant shall be awarded to any business, individual or property which is currently in violation of any applicable ordinances of the Village or which is delinquent in any payments to the Village.
j) A grant shall not be considered for work performed prior to the submittal of a complete application. Any work performed prior to grant approval by the Board of Trustees is performed at the applicant's sole risk.

k) The applicant shall be required to sign an authorization form or statement giving the Village the right to contact the applicant's bank or other sources to validate, to the Village's reasonable satisfaction, the availability of funds for the payments made for reimbursable expenses to the Village.
l) Maximum grant amount to be awarded under the program is $10,000 (based on the applicable percentage of verified eligible expenses). The Selection Committee may recommend grants amounts that are less than the applicable percentage of verified eligible expenses.
m) A grant shall not be used to renovate the same store front or tenant space more than once for the same business.
n) A grant shall not be awarded to any business or property owner who has received other financial incentives or inducements from the Village for a particular business or site.
o) The funding level for program shall be established through the Village's biennial budget process.

Coordination of Incentive Programs:
The low interest loan program may be used in conjunction with this grant program to fund the applicant's match as well as the costs for additional eligible improvements, which costs exceed the amount of the grant plus the applicant's corresponding match.

Further Information:
For more information regarding the Grant Program, please contact:

Jennifer Tennant, Asst. Director of Development Services
Phone: (847) 304-3462
Email: jtennant@barrington-il.gov

Reimbursement Authorization Form

The undersigned does hereby give the Village of Barrington the authorization to contact the undersigned's financial institution for the purpose of verifying, to the Village's satisfaction, payments made for reimbursable expenses for the Façade Improvement Grant Program. Furthermore, I hereby swear that all information provided for this grant by myself or my agents is correct and accurate. I understand that failure to abide by the terms and conditions of this program will result in forfeiture of program funding. In the event of a default by the applicant, the Village of Barrington reserves the right to require repayment of any grant funds disbursed to the applicant.

_____

Signature

_____

Date

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Façade Improvement Grant Application

TIF District Façade Improvement Grant Program

Grant Selection Committee Case No. _____

In order to determine if your project qualifies for consideration of a grant under the Façade Improvement Grant Program, completion of this application is required. Projects that provide the greatest impact upon the objectives of the program will be considered for grant funding, subject to successful completion of the project and verification of the improvements outlined in the application.

Name of Business: RISING VENTURES, INC.

Address of Business: 101 S. HOUGH ST. BARRINGTON, IL 60010

Proposed Improvements: REPLACE STOREFRONT GLASS & FRAMES @ 105, 107, & 113 E. MAIN ST.

Name of Applicant: BRIAN LONG

Applicant Home Address: 91 OTIS RD. BARRINGTON HILLS, IL 60010

Daytime Telephone Number: 847-977-2798

Describe proposed improvements & attach detailed drawings & cost estimates:
(see criteria on attached information sheet) SEE ATTACHED ESTIMATE, SHOP DRAWING, & PRODUCT DATA.
BASED ON CURRENT RESEARCH, THESE STOREFRONTS ARE CIRCA 1960'S. FRAMES ARE BEYOND REPAIR. NEW FRAMES WILL MATCH IN COLOR WITH THE SIDE, BACK, & SECOND STORY BRONZE COLOR.

Estimated total cost of qualifying improvements: $24,840.00

Amount of the grant request: $10,000.00

Applicant Signature: BRIAN LONG Date: 11-20-2020

****

(To be completed by Village)

Property Location:	[ ] Qualifies	[ ] Does Not Qualify
Project:	[ ] Qualifies	[ ] Does Not Qualify
Grant Request & Amount Awarded:	[ ] Approved: $	[ ] Not Approved

Application Review By: _____ Date: _____

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Signature

11-20-2020

Date

NOT SURE IF YOU NEED THIS PAGE NOW OR LATER, SO I PLAYED IT SAFE!

All Custom Glass Inc.
22029 N. Pepper Rd. Unit #1
Lake Barrington, IL 60010
(847) 381-7751
allcustomglassinc@gmail.com

Estimate

ADDRESS
Brian Long Rising Ventures, Inc 101 S. Hough St. Suite 10 Barrington, IL 60010

SHIP TO
Brian Long Rising Ventures, Inc 101 S. Hough St. Suite 10 Barrington, IL 60010

ESTIMATE #	DATE
8234	11/16/2020

DATE	ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
	storefront doorsand windows	Quote to remove old storefronts and install new dark bronze framing and insulated glass and new door for (3) storefronts and display case at prevailing wage	3	8,280.00	24,840.00
	MESSAGE	Carpenter would have to cut back wood on interior of stores to allow for new framing to be installed. we would not be responsible for any damage to walls during removal of old framing.	1	0.00	0.00

A 50 % deposit is required to order product, and balance is due upon installation.

TOTAL **$24,840.00**

Quotes Valid for 30 Days.

Accepted By

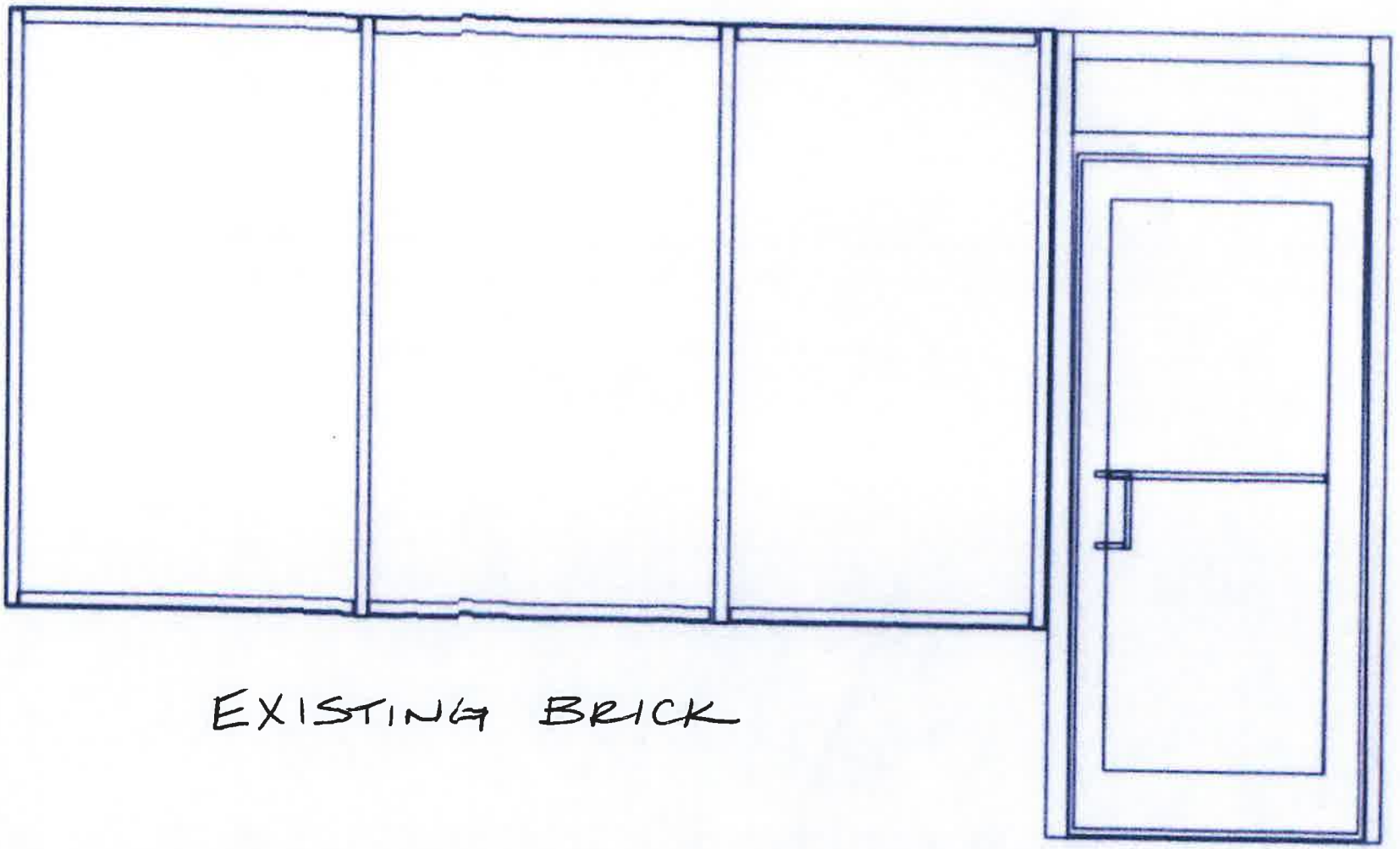
Accepted Date

The work has been completed to your satisfaction._____

Date_____

105, 107, & 113 E. MAIN ST. BARRINGTON

3 storefront openings Like This



EXISTING BRICK

800-866-2227 / www.tubeliteinc.com

E14000 Series Storefront Framing

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard non-thermal and thermal members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.

Standard Medium Stile Entrances

ALSO USED WITH

200 Series Curtainwall

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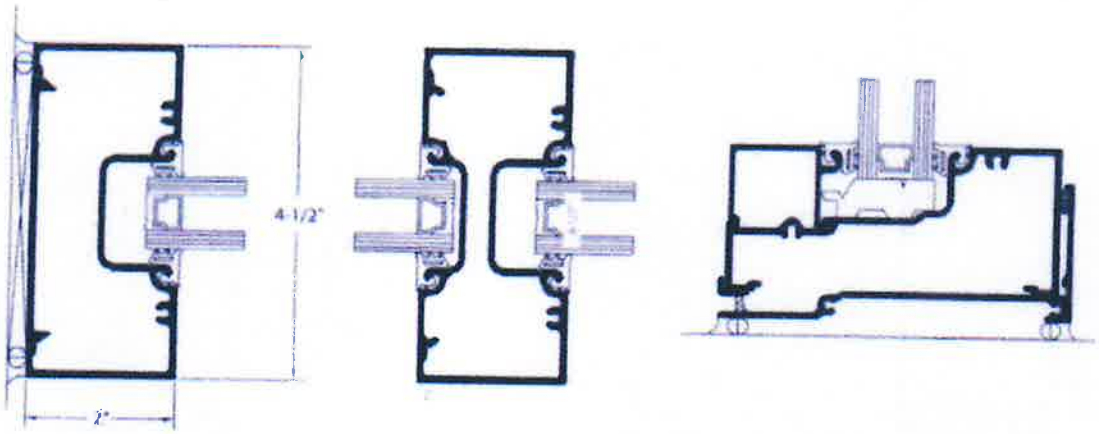
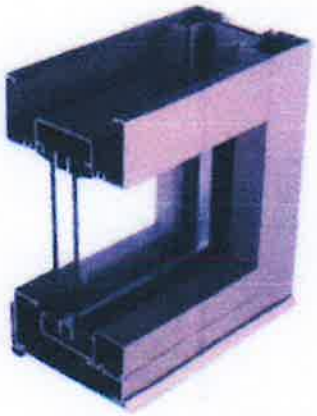
E14000 Series Storefront Framing



System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single Pour & Debridge thermal break with Acorn Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth



Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- A wide variety of standard anodized and painted colors are available to complement any project with coordinated profile trim as well as stress appeal
- Curved Heartex
- Non-thermal framing

E14000 Series Product Specifications

Application: [illegible] commercial buildings: retail, office, healthcare, schools, etc.
Description: 2" x 4-1/2" center set, curtainwall/storefront glazed framing

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	Acoustic:
2"	4-1/2"	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible] reserves the right to change or modify the design of its products without prior notice. For the latest information and specifications, please visit our website at www.tubeliteinc.com or contact our Technical Support Department.

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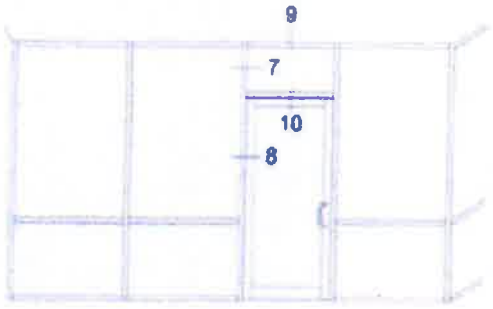
E14000 STOREFRONT



Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvement.

Local and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

Standard Details

1/4 scale

7

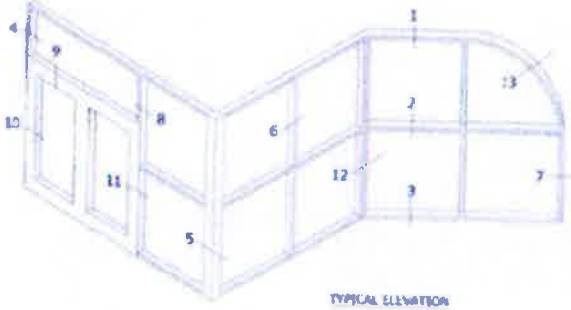
8

9

10

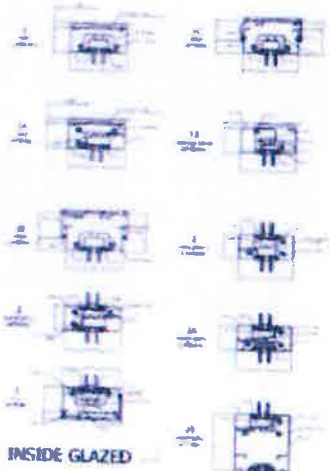
June 2020

For specific product applications, contact your Tubelite representative.
Details on this page represent standard details found on our website.
For more options, visit our website at www.tubeliteinc.com/14000-series-storefront-framing/

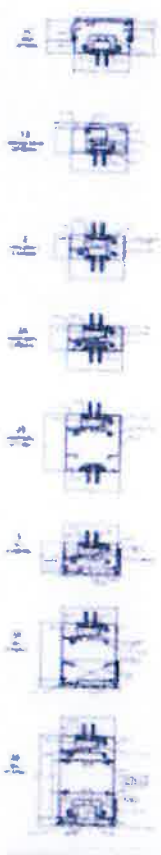


TYPICAL ELEVATION

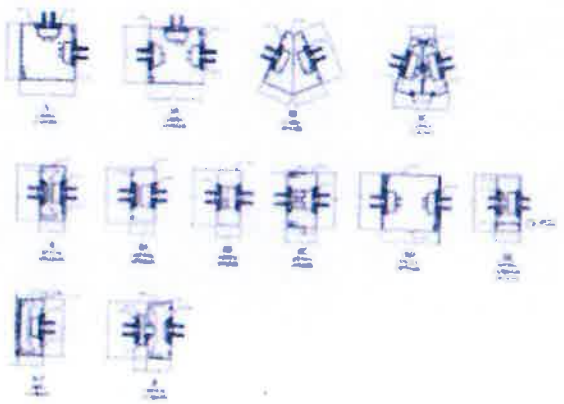
E14000 SERIES STOREFRONT



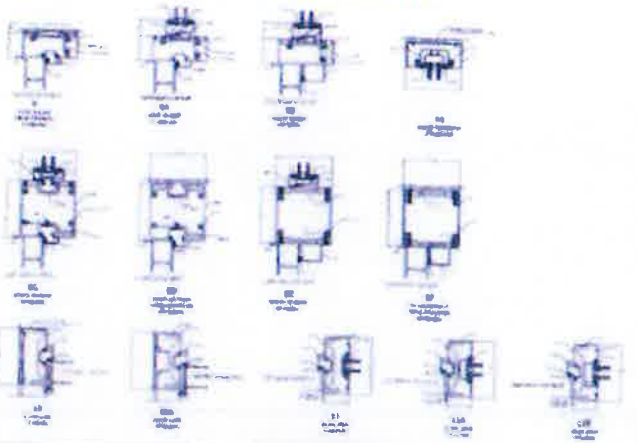
INSIDE GLAZED



OUTSIDE GLAZED



INSIDE & OUTSIDE GLAZED



DOOR DETAILS

GLAZING INFILL OPTIONS

TUBELITE

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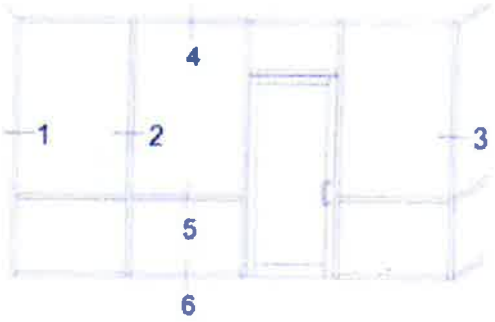
Last Revised: 7/09/2020

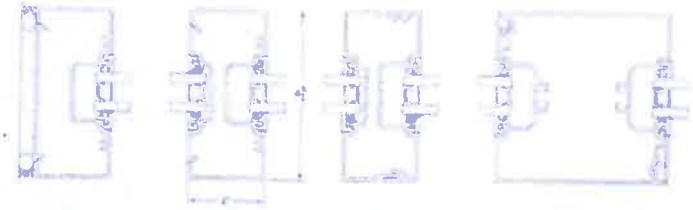


Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

Standard Inside Glazed Details

1/4 scale



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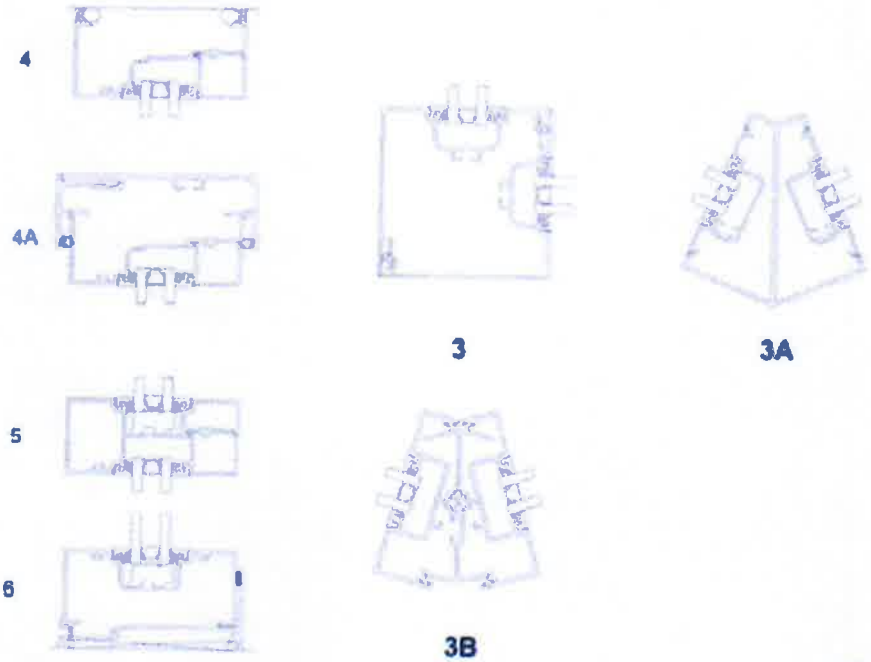

3 3A

3B

June 2020

TUBELITE

For specific product applications, contact your Tubelite representative.
Details on this page represent standard details found on our website.
For more options, visit our website at www.tubeliteinc.com/14000-series-storefront-framing/

E14000 STOREFRONT

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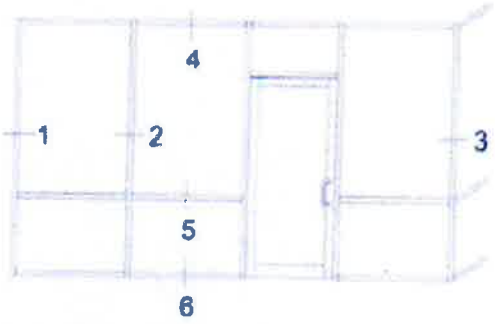
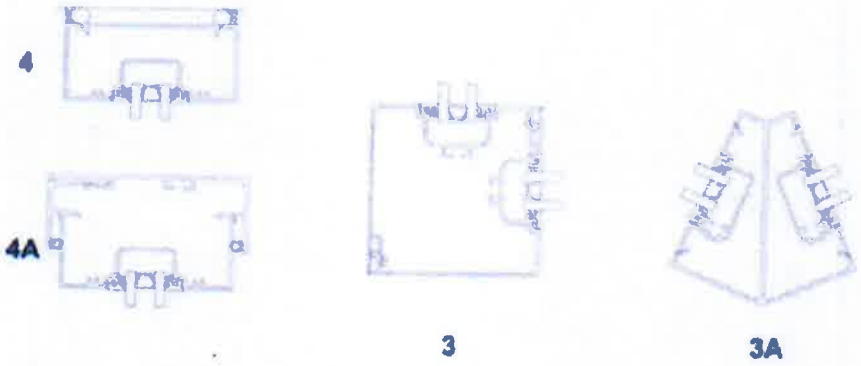
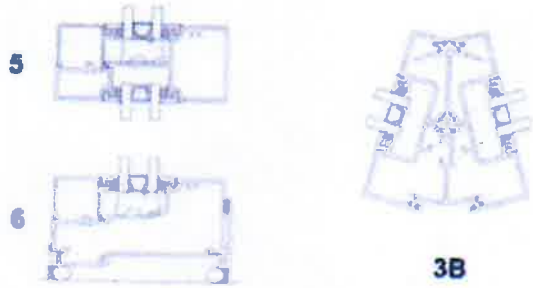


Standard Outside Glazed Details

1/4 scale





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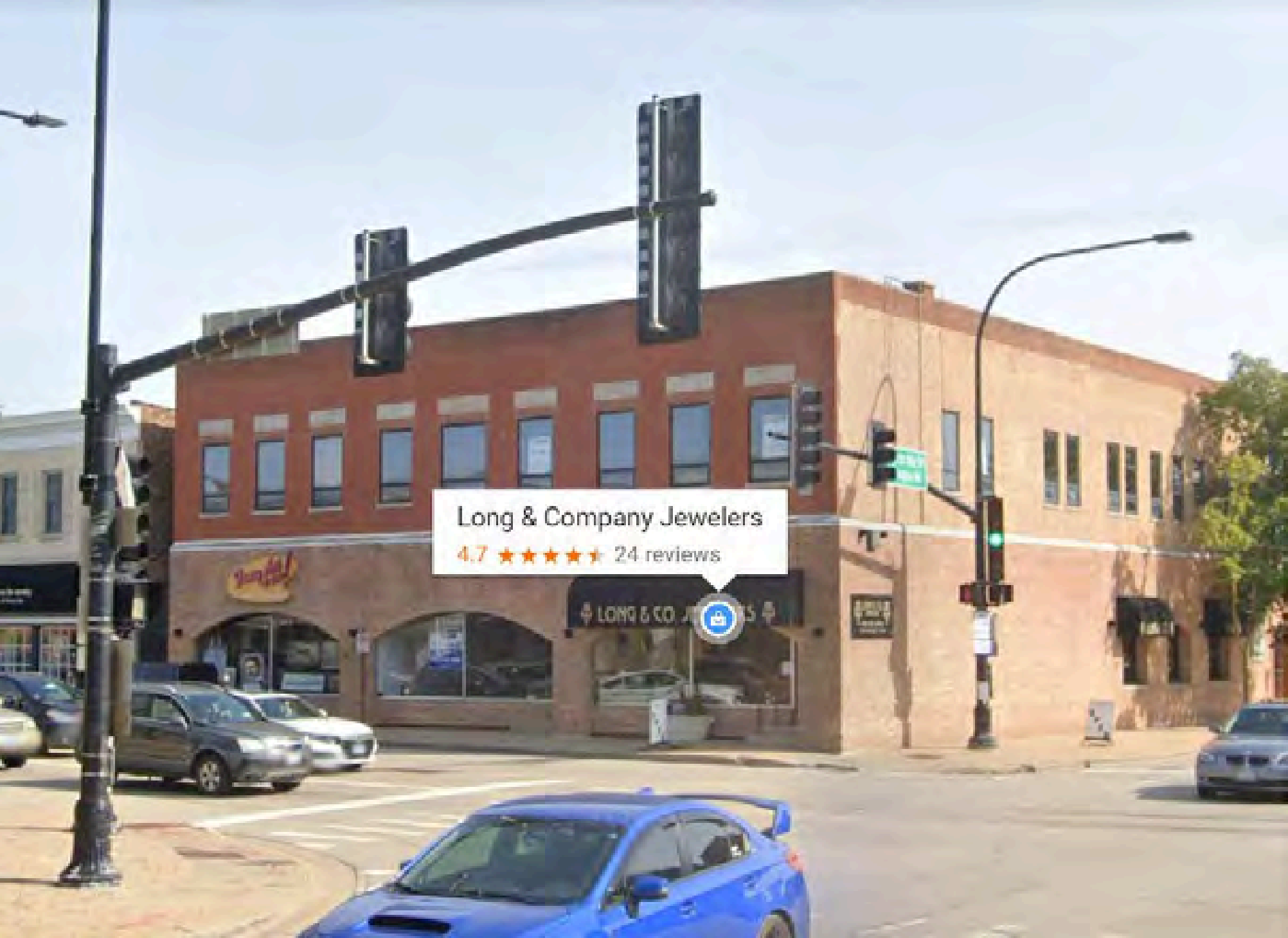
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