



Facade Improvement ~~Program~~– TIF Program

Program Purpose and Benefits

The Façade Improvement Program (“Program”) is designed to improve and visually enhance the façade of commercial buildings along commercial corridors throughout the city by providing financial support for ~~and~~ improvements to the ~~he~~ appearance of older, ~~and~~ historic ~~and~~ commercial buildings along commercial corridors throughout the districts within many but not all, of the City of Peoria’s (“City”) ~~TIF Districts~~.

Program’s Goals

The Program is intended to encourage owners and business tenants of existing commercial properties to invest in the improvement, renovation, or restoration of their building façade. Property or business owners who invest \$24,000 or more in façade improvements (“Project”) are eligible to receive a reimbursement grant totaling 50% of total project costs, (75% match in distressed areas) or \$505,000, whichever is less.

Project Eligibility

A Project is eligible for grant fund reimbursement if the following conditions are met:

1. Applicant must be the property owner, or business tenant of an existing commercial property.
2. Applicant, nor any of their principals may be in default of any obligations to the City.
3. Applicant must demonstrate they can fully pay for the Project, prior to grant reimbursement.
4. Property must be zoned for and occupied by a commercial, mixed, or industrial user¹. Vacant properties are not eligible, unless occupancy is pending via a lease agreement.
5. Property must be within along a commercial corridor within the City of Peoria ~~Tax Increment Financing (TIF) district with available funds~~.
6. Property taxes and/or assessments, general and special, must be paid and current;
7. Property has no more than two façade grants total, and one grant within a year.
8. Project improvements must be at least \$24,000 in eligible costs shown in Exhibit A.
9. Project improvements must visually enhance the building’s exterior façade, and not solely use for repair of existing code violations.
10. Project improvements must comply with all City zoning and building code requirements and all applicable permitting as required by City ordinances. Any outstanding zoning or building code violations must be corrected, before reimbursement will occur.

Project Approval and Grant Reimbursement Process

Project will be processed on a “first come- first served” basis and applicants are encouraged to apply as soon as possible as limited funds are set-aside and available each year.

1. Application Submittal - Submit a complete **Façade Application**, electronically or by mail
2. City Staff Review - Staff will review the Façade Application for eligibility, completeness, compliance, and propose any changes before a final application is recommended to City Council.
3. City Council Approval and Letter of Commitment – Upon City Council approval, Staff will provide a Letter of Commitment (LOC) for applicant’s signature.
4. Construction & Permits: After the LOC has been executed, applicant may award the construction contract and secure all necessary construction permits
5. Construction Completion - Applicant shall schedule a final walk-through with City Staff to determine completion of Project.
6. Final Determination and Grant Fund Disbursement: Grant funds will be disbursed by a check payable to the applicant upon final determination project was completed and paid.

For more information, contact:

Cesar Suarez, City of Peoria—Economic Development Department

¹ The City of Peoria Development Center (309) 494-8600 can confirm property’s current legal use.

Economic Development
Department



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