

ORDINANCE NO. 25-05

VILLAGE OF WASHBURN, ILLINOIS

**APPROVING AND ADOPTING
FY 2026 COMMERCIAL FAÇADE RENOVATION PROGRAM
for the
WASHBURN
TAX INCREMENT FINANCING DISTRICT**

**ADOPTED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES
OF THE VILLAGE OF WASHBURN, WOODFORD COUNTY, ILLINOIS,
ON THE 12TH DAY OF MAY, 2025.**

ORDINANCE NO. 25-05

VILLAGE OF WASHBURN, ILLINOIS

APPROVING AND ADOPTING
FY 2026 COMMERCIAL FAÇADE RENOVATION PROGRAM
for the
WASHBURN TAX INCREMENT FINANCING DISTRICT

WHEREAS, the statutes of the State of Illinois by the “Tax Increment Allocation Redevelopment Act,” 65 ILCS 5/11-74.4-1 *et seq.*, as amended, hereinafter referred to as the “TIF Act,” provided that municipalities may create within their corporate boundaries Tax Increment Financing Redevelopment (“TIF District”) Areas, Plans and Projects and to amend them from time to time; and

WHEREAS, on June 16, 1999, the Village of Washburn, Woodford County, Illinois (“Village”) by its duly elected president and Village Board of Trustees heretofore adopted a Redevelopment Plan and Projects; adopted Tax Increment Financing pursuant to the TIF Act; and designated a Redevelopment Project Area known as the Washburn Tax Increment Financing District (“Washburn TIF District”); and

WHEREAS, on August 12, 2013, the Village by its duly elected president and Village Board heretofore adopted the First Amendment to the TIF District Redevelopment Plan, Projects and Area by Ordinance No. 13-05; and

WHEREAS, on July 11, 2022, the Village by its duly elected president and Village Board heretofore adopted the Second Amendment to the TIF District Redevelopment Plan, Projects and Area by Ordinance No. 22-2; and

WHEREAS, on July 13, 2020, the Village approved Ordinance No. 20-03 to extend the life of the TIF District for an additional twelve (12) years from the original date of termination for a total of thirty-five (35) years, as authorized by the Illinois Legislature in SB2052 (Public Act 101-0647) on May 23, 2020 and signed by the Governor on June 26, 2020; and

WHEREAS, pursuant to the TIF Act, the Village has the authority to provide incentives to owners or prospective owners of real property to redevelop, rehabilitate and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues (“real estate tax increment”) or from other Village revenues; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5 the Village has the authority to appropriate and expend funds for economic development purposes, including without limitation, the making of grants for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, pursuant to Section 5/11-74.4-4(b) of the Act, the Village may make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of the TIF District Redevelopment Plan and Projects; and

WHEREAS, pursuant to Section 5/11-74.4-4(j) of the Act, the Village may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement and further defined in Section 5/11-74.4-3(q) of the Act; and

WHEREAS, in furtherance of the goals and objectives of the Washburn TIF District Redevelopment Plan and Projects, the Village now proposes to establish a commercial façade renovation program called the “FY 2026 Commercial Façade Renovation Program” (the “Program” and hereto attached as ***Exhibit 1***) to promote improvements to commercial storefronts and the sides of commercial buildings which face Village streets and are located within the Washburn TIF District as designated in ***Exhibit 1***; and

WHEREAS, the Village proposes to allocate a sum not to exceed **Thirty Thousand and 00/100 Dollars (\$30,000.00)** per fiscal year from the Village of Washburn TIF District Special Tax Allocation Fund during the remaining life of the TIF District (i.e., real estate tax year 2034 payable 2043), for the purpose of providing grants to property owners and/or business owners undertaking TIF eligible redevelopment projects as allowed under the “FY 2026 Commercial Façade Renovation Program”; and

WHEREAS, all applications for the “FY 2026 Commercial Façade Renovation Program” must ultimately be reviewed and approved by the Washburn Village Board and subject properties must be located within the Washburn TIF District depicted in ***Exhibit 1***. The Village will first forward the application to the Washburn TIF (Advisory) Committee for review prior to further review and approval by the Washburn Village Board, pursuant to the terms of the Program; and

WHEREAS, said grants provided under the “FY 2026 Commercial Façade Renovation Program” shall be awarded for applications submitted and approved by the Village Board of Trustees beginning on the date of approval of this Ordinance; and

WHEREAS, the Village Board has determined that the “FY 2026 Commercial Façade Renovation Program” will help the Village address characteristics of blighting conditions as set forth in the Washburn TIF District Redevelopment Plan and is in the best interests of the citizens of the Village of Washburn.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF WASHBURN, WOODFORD COUNTY, ILLINOIS, THAT:

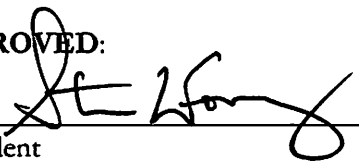
1. The “FY 2026 Commercial Façade Renovation Program” hereto attached as ***Exhibit 1*** is hereby approved. The program shall become effective upon its approval on this date and shall automatically renew on May 1st of each successive fiscal year of the Village during the remaining life of the TIF District, or real estate tax year 2034 payable 2035, whichever occurs first, unless otherwise amended or terminated by ordinance approved by the Village Board of Trustees.
2. The Village of Washburn shall hereby allocate a sum not to exceed **Thirty Thousand and 00/100 Dollars (\$30,000.00)** per fiscal year from the Village of Washburn TIF District Special Tax Allocation Fund for the purpose of financing grants awarded to “FY 2026 Commercial Façade Renovation Program” applicants.
3. All applications must ultimately be reviewed and approved by the Washburn Village Board. The property must be located within the Washburn TIF District as depicted in ***Exhibit 1***. The

Village will first forward the application to the Washburn TIF (Advisory) Committee for review prior to further review and approval by the Washburn Village Board pursuant to the terms of the Program.


4. The "FY 2026 Commercial Façade Renovation Program" description, requirements, program application and Village approval form as included in *Exhibit 1* are hereby approved and the Washburn Village Board of Trustees (with oversight as requested by Village of the Village's Special Counsel to the TIF District) is hereby authorized and directed to approve and execute on behalf of the Village said Program Applications and Grants of TIF Funds relating to the Program provided such financial assistance is compliant with the statutory requirements of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*).
5. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
6. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED and ADOPTED by the President and Village Board of Trustees of the Village of Washburn, Illinois, on the 12th day of May, A.D., 2025, and deposited and filed in the Office of the Village Clerk of Washburn on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Ed Grebner Steve Prather			Abstain
Kevin Burdette	✓		
Ginger Humphrey	✓		
Becky Schupp	✓		
Randy Knoblauch	✓		
Kris Hammond	✓		
Steve Forney, President			
TOTAL VOTES:	5		1

APPROVED:

 President

Date: 5/12/2025

ATTEST:

 Village Clerk

Date: 5/12/2025

ATTACHMENT:

EXHIBIT 1. FY 2026 COMMERCIAL FAÇADE RENOVATION PROGRAM

EXHIBIT 1

WASHBURN TIF DISTRICT FY 2026 COMMERCIAL FAÇADE RENOVATION PROGRAM

FY 2026 COMMERCIAL FACADE RENOVATION PROGRAM

Village of Washburn Tax Increment Financing (TIF) District

Village of Washburn, Illinois, 134 N. Jefferson Street, P.O. Box 292, Washburn, IL 61570/ Telephone: (309) 248-7222

The **Washburn FY 2026 Commercial Façade Renovation Program** (the "Program") is designed to stimulate economic growth and visibly enhance commercial buildings located within the Washburn Tax Increment Financing (TIF) District Redevelopment Project Area as depicted below (Fig. 1).

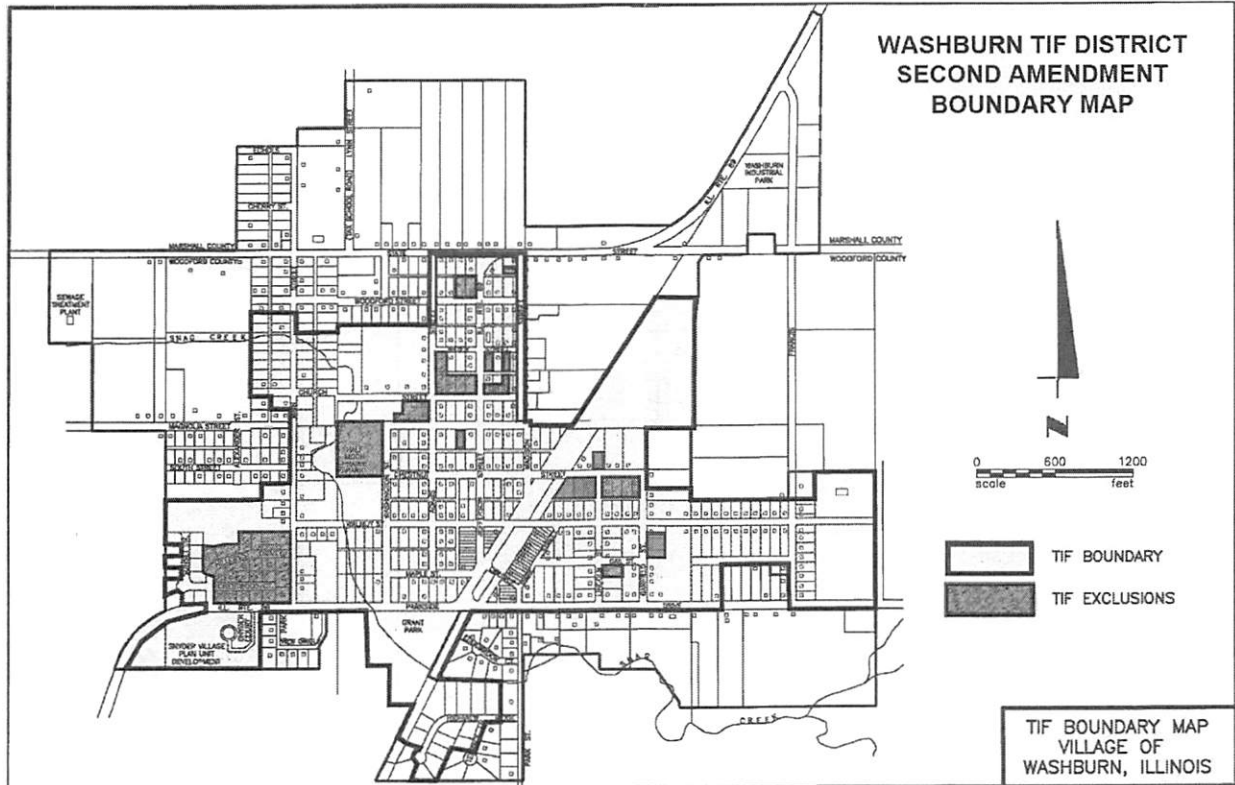


Figure 1. Washburn Tax Increment Financing (TIF) District Boundary Map, as Amended.

Program Basics:

- **Purpose:** Program applications are accepted for projects that will result in substantial improvements to existing commercial storefronts, sides, and rear facades of existing commercial buildings within the TIF District that also face a Village street.
- **Frequency:** Village will accept only one (1) Program Application per Property during each Fiscal Year.
- **Maximum Benefit:** 75% of TIF eligible project costs incurred by the Applicant, not to exceed \$7,500. Program grants are reimbursements for costs incurred by the Applicant within 180 days of approval for Program Grant Funding and are paid upon completion of the project and verification of the eligible project costs. Any project costs incurred outside of this period will not be eligible for reimbursement under this Program.
- **Compliance:** Projects supported with Program grant funds must comply with the TIF Act, the Village's Design Review Guidelines, and applicable building codes.
- **Special Program:** This Program is specifically offered within the TIF District. Grant funding may be awarded to qualified Applicants irrespective of other financial assistance or incentives offered by the Village.

*For assistance with determining eligibility for this Program or other potential
Tax Increment Financing incentives, please contact the Village for more information.*

FY 2026 COMMERCIAL FAÇADE RENOVATION PROGRAM

Village of Washburn Tax Increment Financing (TIF) District

Village of Washburn, Illinois, 134 N. Jefferson Street, P.O. Box 292, Washburn, IL 61570 / Telephone: (309) 248-7222

- APPLICATION FORM -

Date of Application: ____ / ____ / ____

Applicant Name: _____ ☐ Owner of Subject Property ☐ Tenant of Subject Property

Property Owner Name(s): _____ (if different from Applicant)

Applicant Address: _____

Subject Property Tax ID (PIN): _____ (only one PIN per application)

Subject Property Site Address: _____

Applicant Daytime Phone: _____ Email Address: _____

Type of Business Located on Subject Property (check all that apply):

☐ Service ☐ Retail ☐ Other (describe): _____

Are any residential addresses located on the Subject Property? ☐ Yes ☐ No

Anticipated Project Start Date: _____ and Estimated Project Completion Date: _____

Total Estimated Project Costs: \$ _____ (estimated costs must be verified upon completion of the Project).

Description of proposed project (a more detailed description should be attached and submitted with the Application):

NOTE: Program grants funds shall be awarded only for TIF eligible project costs pursuant to 65 ILCS 5/11-74.4 *et. seq.* on a first-come-first-served basis, and subject to the availability of funds as may be annually allocated by the Washburn Village Board.

Please read the following requirements carefully:

1. Property owners may apply for and receive Program grants for the same property only once during the Village's Fiscal Year (May 1st through April 30th).
2. Only properties that are located within the Washburn Tax Increment Financing (TIF) District are eligible to apply for this Program. A "Property" is defined herein as a parcel upon which an existing commercial building or a portion of an existing commercial building is located on a lot having a unique Property Identification Number (PIN) as assigned by the Office of the Woodford County Supervisor of Assessments. The PIN can be found on the most recent real estate tax bill.
3. Applicants must attach a detailed description of the planned improvements, estimated costs of the project (including contractor bids) and a project schedule. Conceptual sketches and drawings are encouraged, and the Village reserves the right to request additional information, including but not limited to how the building will be utilized (e.g., anticipated type of business use) after the improvements are completed.
4. Projects supported with Program grant funds must comply with the TIF Act, the Village's Design Review Guidelines, and applicable building codes. Applicant may consult with Village Staff regarding specific requirements and permits.

- a. Pursuant to the TIF Act, no Program Grant Funds shall be used to demolish, remove, or substantially modify a historic resource. Exceptions may be made for a place or structure for which the Village determines no prudent and feasible alternative exists, or the demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior. A "historic resource" for the purpose of this paragraph means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places.
5. The maximum Program grant amount for an approved *FY 2026 Commercial Facade Renovation Project* shall not exceed 75% of total project costs or a single lump sum reimbursement of **Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00)** per individual commercial property PIN, whichever is less, for the following types of eligible project costs:
 - a. Qualified Projects may include exterior repairs and renovations to storefronts, sides and rear facades of existing commercial buildings that also face a Village street. Such repairs and renovations include: exterior masonry & brick restoration; painting/re-siding exterior walls; repair or replacement of exterior doors, windows and concrete; final exterior trim work and weatherproofing; and murals subject to Village code requirements. Certain interior improvements which are a consequence of the proposed exterior rehabilitation may also qualify.
 - b. Roof repairs or other general custodial, cleaning, and property maintenance services do not qualify for reimbursement through this Program. However, repairs and renovations that are believed to be outside the scope of this Program should be discussed with Village staff, who may recommend other types of assistance.
 - c. All Project improvements must be completed and verified within 180 days of the Village Board's approval of the Program Application. Any project costs incurred outside of this period will not be eligible for reimbursement under this Program.
6. If Applicant is a tenant of the Property and is undertaking leasehold improvements that will be reimbursed through Program grant funding, then the Applicant must provide Village with verification of written consent from the property owner for the proposed improvements described herein.
7. Applications are subject to initial review and recommendation by the Washburn TIF Committee and the Village's TIF Administrator. All applications must then be approved by the Village Board.
8. It is the understanding of the Village and the Applicant that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by private Developers as reimbursement for TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website.
9. **Program grant funds are paid by the Village of Washburn to the Applicant upon completion of the Project and verification of TIF eligible project costs – no exceptions.** In advance of receiving Program grant funds, Applicant must: a) verify the most recent real estate tax bill has been paid for the Property; and b) verify total project costs incurred within 180 days of approval, including sufficient TIF eligible project costs equal to or greater than the amount of Program grant funds awarded to the Applicant by the Village Board. The Village's obligation hereunder to award grant funds for TIF eligible project costs is a limited obligation to be paid solely from the Washburn TIF District Special Tax Allocation Fund.
10. The Washburn Village Board reserves the right to award grant funds only to those Applicants who undertake projects the Village deems to be compliant with the TIF Act and those projects that the Village believes will further stimulate the type of commercial revitalization that is in the best interests of the citizens of the Village of Washburn. The rights and obligations of the Applicant under this Program Application shall not be assignable by the Applicant without providing written notice to the Village and the Village's consent. The Village Board reserves the right to reject an application for any reason.

The undersigned certifies and warrants that to the best of his/her knowledge the information contained in and attached to this Application Form is true, correct, and complete and furthermore agrees to the terms and conditions provided herein. Nothing contained in this Program Application shall be construed by the Village of Washburn or the Applicant or any third person to create the relationship of a partnership, agency, or joint venture between the Village and the Applicant. Subject to Village Board approval, this Program Application shall become a binding Redevelopment Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Applicant Signature _____ Date: _____

FY 2026 COMMERCIAL FAÇADE RENOVATION PROGRAM

Village of Washburn Tax Increment Financing (TIF) District

Village of Washburn, Illinois, 134 N. Jefferson Street, P.O. Box 292, Washburn, IL 61570 / Telephone: (309) 248-7222

- APPROVAL FORM FOR VILLAGE USE ONLY -

Applicant Name: _____

Subject Property Tax ID (PIN): _____ (only one PIN per application)

Subject Property Site Address: _____

Date application received by the Village of Washburn: ____ / ____ / ____ by _____

Planned Improvements Verified as TIF Eligible Project Cost: ☐ Yes ☐ No (reason: _____)

Approved by Washburn TIF Committee: ☐ Yes, date: ____ / ____ / ____

☐ No (reason: _____)

Maximum Grant Funds Recommended for Approval by Village Board: \$ _____.

ORDINANCE NO. _____

BE IT ORDAINED BY THE VILLAGE OF WASHBURN, WOODFORD COUNTY, ILLINOIS THAT:

1. The Application referenced above for the *FY 2026 Commercial Facade Renovation Program* is hereby approved and shall be effective from and after its passage and approval as herein required by law.
2. The President is hereby authorized and directed to accept and execute said Application on behalf of the Village and the Village Clerk of the Village of Washburn is hereby authorized and directed to attest such execution.
3. The amount payable hereto in consideration of the Applicant complying with the terms of said Application shall not exceed 75% of Applicant's total project costs or **Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00)**, whichever is less.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Village of Washburn, Woodford County, Illinois, on the ____ day of _____, 20____, and deposited and filed in the Office of the Village Clerk of said Village on that date.

PRESIDENT & TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
TOTAL VOTES:			

APPROVED: _____ Date ____ / ____ / ____

President, Village of Washburn

ATTEST: _____ Date: ____ / ____ / ____

Village Clerk, Village of Washburn

Completion of Project verified on ____ / ____ / ____ Total Project Costs: \$ _____ Final Grant Amount: \$ _____

Verification of TIF Eligible Project Costs incurred by the Applicant were approved by TIF Administrator on ____ / ____ / ____.

Village grant payment issued to applicant on ____ / ____ / ____ by Village Check No. _____.