

**CITY OF FAIRVIEW HEIGHTS
BUSINESS ASSISTANCE PROGRAM'S
Review Committee Meeting
WEDNESDAY, FEBRUARY 10, 2016 – 1:30 P.M.
MAYOR'S CONFERENCE ROOM
FAIRVIEW HEIGHTS CITY HALL
10025 BUNKUM ROAD**

AGENDA

1. CALL TO ORDER
2. CITIZENS' COMMENTS
3. REVIEW/DISCUSSION OF TIF #3 FINANCIAL ASSISTANCE APPLICATION FOR IMPROVEMENTS AT PERFECT FINISH LOCATED AT 10610 LINCOLN TRAIL
4. REVIEW/DISCUSSION OF TIF #3 FINANCIAL ASSISTANCE APPLICATION FOR CONSTRUCTION OF A NEW NAPA AUTO PARTS STORE PROPOSED FOR LOCATING AT 10408 LINCOLN TRAIL
5. RECOMMENDATIONS OF REVIEW COMMITTEE TO FINANCE COMMITTEE (FEBRUARY 10, 2016 AT 7:00 P.M.) ON ABOVE ITEMS 3 AND 4
6. ADJOURN

February 8, 2016

Recommendation to Review Committee

Subject: Perfect Finish Business Assistance Application

- Consider approval of the drafting of a Letter of Intent with Steven Giger (Developer) for expansion improvements (Perfect Finish) totaling \$498,209.00 at 10610 Lincoln Trail with the following terms and conditions:

City

1. Provide a total of \$74,731.35 of Lincoln Trail TIF #3 funds with \$24,910.45 being paid after six (6) months of operation, (after issuance of certificate of occupancy) an additional \$24,910.45 being paid after twelve (12) months of operation and a final payment of \$24,910.45 being paid after twenty-four (24) months of operation.
2. Authorize Perfect Finish to receive:
 - a. Sales Tax Abatement (Sales Tax Exemption Certificate) subject to the Illinois Department of Revenue issuing the same on building materials through the city's newly designated Enterprise Zone.

Developer

- A. Invest no less than \$498,209.00 on the expansion improvements for Perfect Finish at 10610 Lincoln Trail.
- B. Retain 15 jobs and create 2 new jobs on/or before two (2) years of operation.
- C. Create sales after the 2nd year of operation of no less than \$892,000.00.
- D. Agree to operate the facility at its present location for no less than 5 years.
- E. Agree to include in the building construction the ten (10) Lincoln Trail Development Standards on the checklist (attached).

received
1-29-16

RECEIVED JAN 29 2016

APPENDIX 1

Application #: _____

Business Assistance Program Application

Applicant Information

1. Name of Person Completing Application: STEVEN GIGER
2. Address: 101 MARILYN AVE, SWANSEA, IL 62226
3. Phone Number: 618-531-9494, 618-398-3100
4. Fax Number: 618-398-4297
5. Email: STEVE@PERFECTFINISHAUTOBODY.COM

Business Information

1. Business Name: PERFECT FINISH, INC.
2. Owner: STEVEN M GIGER, JENIFER A GIGER
 - a. Representative of owner: SAME AS OWNER
 - b. Does Representative have a financial interest in the project? Yes No
 - c. If yes, what is the percentage level of participation? 100 %
3. State of Organization: _____
4. Address: 10610 LINCOLN TRAIL, FAIRVIEW HTS, IL 62208
5. Phone Number: 618-398-3100
6. Fax Number: 618-398-4297
7. Email: STEVE@PERFECTFINISHAUTOBODY.COM
8. Type of Business Entity: CORPORATION - AUTOBODY REPAIR SHOP

Project Information

Provide the Street Address of the project: 10610 LINCOLN TRAIL

1. Is project located in
- Lincoln Trail Tax Increment Finance District (See Map Exhibit A)
 - Fairview Heights Tax Increment Finance District (See Map Exhibit B)
 - St. Clair Square Shoppes Tax Increment Finance (See Map Exhibit C)
 - St. Clair Square Shoppes Business District (See Map Exhibit C)
 - City of Fairview Heights (See Map Exhibit D)
 - Lincoln Trail Corridor portion of Lincoln Trail Tax Increment Finance District (see map exhibit E)

2. Have you completed an application for Site Plan Review (Appendix 2)?

YES NO

If Yes, attach a copy of your completed Site Plan Review application, *including copies of any Site Development Plans, Maps, or any other supporting documentation*. If No, contact the Director of Land Use, Planning, and Development to obtain and complete all necessary applications.

3. What is the current zoning classification of the property? PLANNED BUSINESS

Will the proposed project require a zoning amendment, variance, or special use permit?

If Yes, provide application numbers and dates for each application: _____

4. What is the nature of the proposed project?

New Construction Expansion Occupancy of Existing Building

If new construction specify as: Commercial; Residential; Industrial

5. Provide a narrative description of the proposed project (attach additional pages if necessary). Applicant must be as specific as possible in describing: (1) the type of business proposed to be conducted at the site; (2) current condition of the site including size and condition of any existing structures, environmental conditions, and past uses of the site; (3) proposed development/redevelopment activities, scope of work, type of construction, etc.; (4) financing; (5) why Business Assistance Program monies are necessary for completion of the project; and (6) how the project is consistent with the goals and objectives identified in the TIF Redevelopment Plan or Business District Plan.

SEE ATTACHED NARRATIVE

6. Are any public infrastructure improvements required for this project to proceed?

YES NO. If Yes, describe improvements required:

7. Will the applicant obtain competitive bids from local contractors and sub-contractors?

YES NO ALREADY HAVE A LOCAL CONTRACTOR

8. Identify: Project Start Date: MAR 15, 2016 and Project Completion Date: NOV 2016

Miscellaneous

1. Does project involve a move from another location? NO YES

If Yes, indicate City and State _____

2. Business Development Program Benefit Sought:

- TIF Program (reimbursement of TIF-eligible project costs)
- Lincoln Trail TIF Façade and Site Improvement Program
- Business District Program (reimbursement of eligible Business District project costs)
- Economic Incentive Agreement (Sales Tax Rebate)

3. Applicant acknowledges that, to obtain benefits under the City of Fairview Heights' Business Assistance Program, the proposed project must be of a nature that a building permit must be obtained through the City of Fairview Heights. As such, the applicant agrees that such a permit must be obtained prior to disbursement of any funding under the Business Assistance Program.

Applicant Agrees Applicant Disagrees

SIGNATURE OF PROJECT REPRESENTATIVE

I hereby certify I have read and understand the content of the Business Assistance Program Document and to the best of my ability present the above information as true and accurate.

<u>Steve Gigu</u>	<u>PRESIDENT</u>	<u>1-29-16</u>
NAME	TITLE	DATE

NOTE: Applications will not be considered for approval until they are completed in full and signed by the applicant.

LEGAL DISCLAIMER: completion of this application does not entitle the applicant to financial assistance under the Business Assistance Program. Any such assistance must be approved by the Fairview Heights City Council.

All applications shall be submitted to Mike Malloy, AICP, at the address listed below. If you have any questions, please contact:

Mike Malloy, AICP
Director of Economic Development
City of Fairview Heights
10025 Bunkum Road
Fairview Heights, IL 62208
618.489.2033 (Direct)
618.791.3980 (Cell)
618.489.2067 (Fax)
malloy@cofh.org



10614 Lincoln Trail
Fairview Heights, IL 62208
Office (618) 398-3100
Fax (618) 398-4297
Email: perfect@peaknet.net

April 28, 2015

Subject: Proposed project at 10614 Lincoln Trail, Fairview Hts, IL

I am proposing to tear down the existing 2900 Square foot building located at 10614 Lincoln Trail, which is a shell only with no utilities and is currently used for storing vehicles. The condition of the building is poor and not worth renovating. We will construct a new 4800 square foot building which will be used as an extension of our current auto body repair shop located next door at 10610 Lincoln Trail. We will also be adding mechanical, possibly restoration work, and a car rental agency. The new building will be constructed of the same split faced block and design as our current building. We will also have adjoining parking lots which will give customers, employees and towing companies' better access to the property. I have also had an environmental study performed on both properties and was given a clean bill of health. We used this property from 1997-2005 for our body shop operations before we moved next door to our current location. I have financing approved through several local banks and can begin construction as soon as I am issued a building permit. I need business assistance monies to curb the high cost of construction. Business operation cost increase every year and we need the assistance to sustain our longevity in our business community. This project will enhance the look of this area tremendously. I've attached several photos of both our current body shop building and the building we will be replacing. Thank you for your consideration.

Sincerely,

Steve M. Giger
President and Manager, Perfect Finish

Strube Construction
2944 Renschler Rd
Belleville, IL 62221
618-580-1054

2-2-16
yes
→ All Union

Stephen Strube, Owner

Dumpsters	\$3500.00
Demolition	\$20,985.00
Excavating & Concrete	\$123,700.00
Masonry	\$75,350.00
Plumbing	\$29,500.00
Electric	\$44,885.00
HVAC	\$12,250.00
Painting	\$25,380.00
Overhead doors/Entry doors	\$8925.00
Aluminum Front & Windows	\$6319.00
Roofing	\$6705.00
Tin for shop ceiling	\$6125.00
Lumber bid	\$32,117.00
Retention Pond	\$10,796.00
Crane Time	\$3400.00
Lift time	\$2600.00
Gutters	\$3192.00
Insulation R38	\$7230.00
Carpentry Labor	\$40,500.00
Mark Up	\$10,700.00
Fence	\$13,550.00
Signs, Gate, Sign base	\$10,500.00
Total	\$498,209.00

CHARLES SUAREZ
COUNTY TREASURER
 10 PUBLIC SQUARE
 BELLEVILLE, IL 62220
 www.co.st-clair.il.us

ST. CLAIR COUNTY
2014 REAL ESTATE TAXES
BASED ON ASSESSED VALUE
AS OF JANUARY 1, 2014

66184

PARCEL NO. 03-28.0-302-041

Pay on-line: www.co.st-clair.il.us/Pages/parcel.aspx

E-Mail: treasurer@co.st-clair.il.us

TAXING INFORMATION		DISTRIBUTION OF 2014 TAXES						
		Taxing Body	2013 Rate	2013 Tax	2014 Rate	2014 Tax	Difference	% of Total
FAIR PROPERTY VALUE	100,700	BELLEVILLE HS #201	1.97120	\$673.80	2.03520	\$683.07	9.27	25.13
1977 BASE	4,636	GRANT DIST #110	3.91340	\$1,337.88	4.00200	\$1,343.19	5.61	49.42
SENIOR FREEZE BASE	0	SWIC DIST #522	0.41060	\$140.35	0.42850	\$143.82	3.47	5.29
ASSESSORS VALUE	34,182	CITY OF FAIRVIEW HTS	0.00000	\$0.00	0.00000	\$0.00	0.00	0.00
BD OF REVIEW VALUE	34,182	LINCOLN TRAIL REDEVELOPMENT PROJECT	0.00000	\$0.00	0.00000	\$0.00	0.00	0.00
TOWNSHIP MULTIPLIER	X 9819	ST CLAIR CO GEN	0.11240	\$38.42	0.11590	\$38.90	0.48	1.43
LOCAL VALUE*	= 33,563	ST CLAIR CO OTHER	0.79580	\$271.95	0.82290	\$276.19	4.24	10.16
HIE/DAV VALUE	- 0	CASEYVILLE TWP	0.11450	\$39.14	0.12150	\$40.78	1.64	1.50
VALUE TO BE EQUALIZED	33,563	CASEYVILLE ROAD	0.10740	\$36.71	0.11770	\$39.50	2.79	1.45
STATE MULTIPLIER	X 1.0000	FAIRV CASEY TWP FIRE	0.43430	\$148.45	0.45350	\$152.21	3.76	5.60
STATE EQUALIZED VALUE	= 33,563	CITY OF FRVW HTS LIB	0.00000	\$0.00	0.00000	\$0.00	0.00	0.00
OWNER OCCUPIED EXEMPTION	- 0							
SENIOR FREEZE	- 0							
SR. HOMESTEAD EXEMPTION	- 0							
RETURNING VET EXEMPTION	- 0							
VET/DISABILITY EXEMPTION	- 0							
FARM ASSESSMENT	+ 0							
TAXABLE VALUE	= 33,563							
TOTAL TAX RATE	X 8.0972							
TOTAL TAX DUE	= \$2,717.66							
*ESTIMATED 1/3 OF FAIR PROPERTY VALUE								
TWP: CASEYVILLE								
TAX CODE: 08064								
UNIT: 0060								

Taxing Body	2013 Rate	2013 Tax	2014 Rate	2014 Tax	Difference	% of Total
BELLEVILLE HS #201	1.97120	\$673.80	2.03520	\$683.07	9.27	25.13
GRANT DIST #110	3.91340	\$1,337.88	4.00200	\$1,343.19	5.61	49.42
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CITY OF FAIRVIEW HTS	0.00000	\$0.00	0.00000	\$0.00	0.00	0.00
LINCOLN TRAIL REDEVELOPMENT PROJECT	0.00000	\$0.00	0.00000	\$0.00	0.00	0.00
ST CLAIR CO GEN	0.11240	\$38.42	0.11590	\$38.90	0.48	1.43
ST CLAIR CO OTHER	0.79580	\$271.95	0.82290	\$276.19	4.24	10.16
CASEYVILLE TWP	0.11450	\$39.14	0.12150	\$40.78	1.64	1.50
CASEYVILLE ROAD	0.10740	\$36.71	0.11770	\$39.50	2.79	1.45
FAIRV CASEY TWP FIRE	0.43430	\$148.45	0.45350	\$152.21	3.76	5.60
CITY OF FRVW HTS LIB	0.00000	\$0.00	0.00000	\$0.00	0.00	0.00
Totals	7.8594	\$2,686.50	8.09720	\$2,717.66	\$31.16	

03-28.0-302-041
 GIGER, STEVEN M & JENIFER A
 GIGER STEVEN M & JENIFER A
 101 MARILYN AVE
 SWANSEA IL 62226-

Legal Description
 ST CLAIR HILLS
 ST CLAIR HILLS
 LOT/SEC-23 PT LT 22 & PT LT 23 DOC A02370315

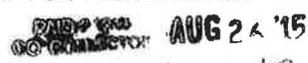
Location of Property
 10614 LINCOLN TR
 FAIRVIEW HEIGHTS, IL 62208-0000

ACRES
 0.00

Dear Taxpayer:
 Please read your bill carefully. On or before the installment due date, pay the first amount shown on payment coupon. After the due date pay the amount that includes penalty. The dates below are important to you. Please read them carefully.
First installment due date: 07/01/2015
Second installment due date: 09/01/2015
Last day to pay and avoid publication: 09/25/2015
 The credit card & E-Check systems will be temporarily shut down September 25 at 3:00pm until 8:00am September 28, 2015.
Notice of tax sale by certified mail: 10/02/2015
Publication of unpaid taxes: 10/05 - 10/09/2015
LAST DAY TO PAY TAXES: 11/06/2015
 The credit card & E-Check services will be permanently shut down on November 6, 2015 at 3:00pm.
POSTMARK WILL NOT BE HONORED ON LAST DAY TO PAY PAYMENTS MUST BE RECEIVED BEFORE 5 PM ON 11/06/2015
9:00 AM Tax Sale of all unpaid taxes: 11/09 - 11/12/2015
No payment will be taken during tax sale.
 I remind you the County Treasurer only collects your taxes and is not responsible for your property assessment or the amount of tax you are paying.

YOUR CANCELLED CHECK WILL SERVE AS YOUR RECEIPT. PLEASE KEEP FOR YOUR RECORDS

1st INST:	2nd INST:
DATE PAID:	DATE PAID:
AMT. PAID:	AMT. PAID:


 \$1358.83

Lincoln Trail TIF Corridor – Façade & Site Improvement Program
Appendix 5, Nov. 2014

Lincoln Trail Corridor Development Standards – Checklist

See the Development Design Standards for a description of each of the following improvement items.

A. EXTERIOR BUILDING ELEMENTS

- 1. **WALLS** - Changes to exterior wall materials/colors
- 2. **PARAPET WALLS** - Addition of ornamental/architectural panels to emulate parapet walls.....
- 3. **BUILDING FAÇADES** - Articulating building facades for functional/visual architectural interest
- 4. **ARCHITECTURAL ORNAMENTATION** - Addition of exterior building elements (faux columns/beams, etc.) to break up long homogeneous facades
- 5. **ROOFING** - Changes to exterior roof materials/colors
- 6. **DOORS & WINDOWS** - Adding and/or enhancing doors and windows
- 7. **AWNINGS** - Addition of architecturally compatible awnings.....
- 8. **SHUTTERS** - Addition of architecturally compatible shutters
- 9. **BUILDING FAÇADE LIGHTING** – Addition of architectural façade lighting.
- 10. **EQUIPMENT SCREENING** - Screening visual clutter on roofs such as HVAC Units, cooler towers or electrical equipment.

B. SITE ENHANCEMENT ELEMENTS

- 11. **PARCEL ASSEMBLY**
- 12. **STRUCTURE DEMOLITION**
- 13. **DRIVEWAYS** - Sharing of Driveways and/or reducing curb cut widths.....
- 14. **PERIMETER LANDSCAPE** – For aesthetics and screening of parking lots and service areas.....
- 15. **PARKING LOT LANDSCAPE** - Landscape islands on the interior of parking lots
- 16. **PARKING LOT LIGHTING**
- 17. **PERMEABLE PAVEMENTS**
- 18. **SIDEWALKS** - Installation of sidewalks in ROW and/or sidewalk connection from ROW sidewalk to front door.
- 19. **BUILDING ENTRY AREAS** – Developing pedestrian areas at building entrances with color and/or imprinted paving or pavers.
- 20. **BUILDING ENTRY LANDSCAPE PLANTINGS** - Addition of landscape plantings (above ground or in-ground) at building entrances
- 21. **FLAG POLES AND SITE FURNISHINGS**
- 22. **WATER FEATURES**
- 23. **UNDERGROUNDING UTILITIES** - Placement of utilities underground

C. SIGNING

- 24. **BUILDING SIGNS** - Addition of signing compatible with building architecture.....
- 25. **SITE SIGNS** - Site signage enhancements
- 26. **SIGN REMOVAL** - Removal of pole signs

10 - not under #5m

needs 12

Lincoln Trail TIF Corridor – Façade & Site Improvement Program
Appendix 5, Nov. 2014

TOTAL NUM BER OF IMPROVEMENT ITEMS CHECKED.....

D. POSSIBLE FUNDING(1) (TOTAL PROJECT COST NOT TO EXCEED \$150,000)

of improvements checked

Make Improvements (10) – potential 50% funding from City

Make Improvements (9) – potential 45% funding from City

Make Improvements (8) – potential 40% funding from City

Make Improvements (7) – potential 35% funding from City

Make Improvements (6) – potential 30% funding from City

Make Improvements (5) – potential 25% funding from City

Less than 4- No City Funding

E. POSSIBLE FUNDING (TOTAL PROJECT COST BETWEEN \$150,001 AND \$300,000)

Make no less than 8 improvements – 25% funding from City

F. POSSIBLE FUNDING (TOTAL PROJECT COST BETWEEN \$300,001 AND \$500,000)

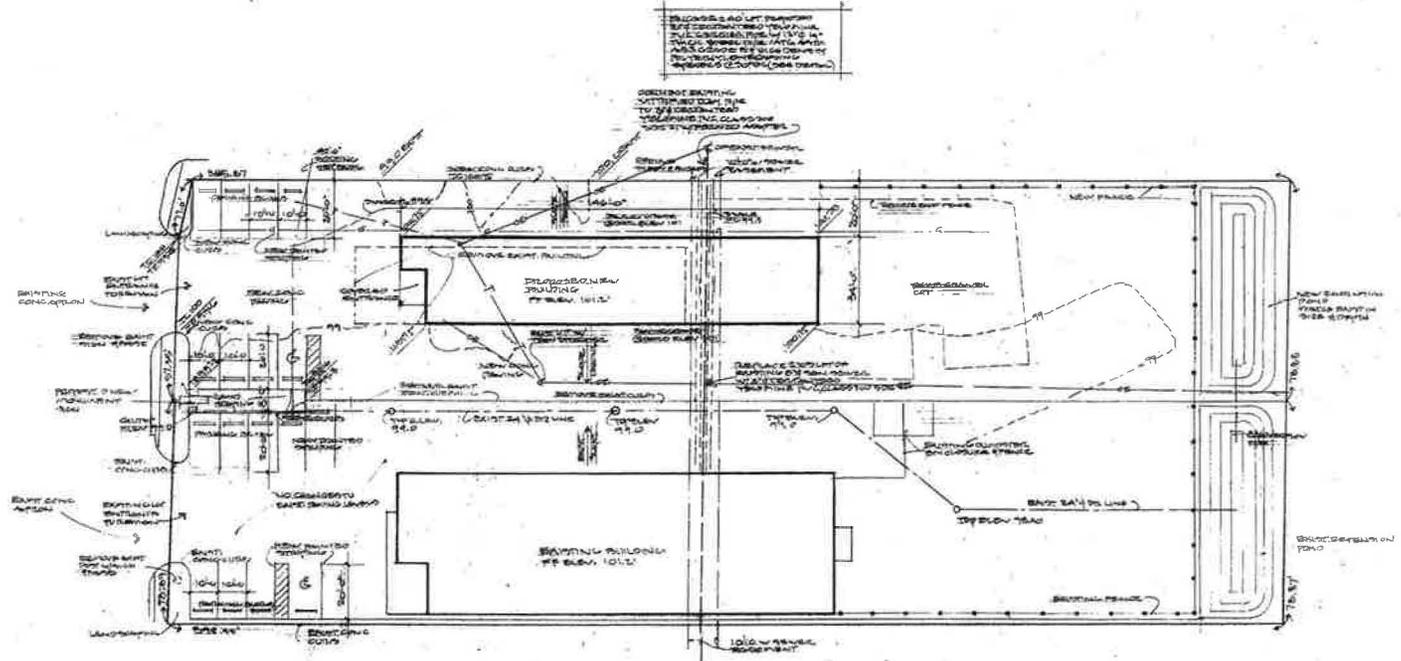
Make no less than 10 improvements – 15% funding from City

G. POSSIBLE FUNDING (TOTAL PROJECT COST EXCEEDS \$500,000)

Make no less than 12 improvements – 10% funding from City, not to exceed \$75,000.

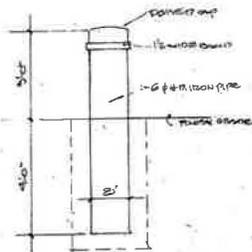
¹City financial participation shall require compliance with prevailing wage rate ordinance, lowest responsible bidder ordinance; individual phases of a project can be considered separately.



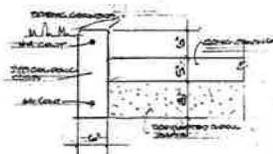


REMOVE EXIST. PARTITION
 AND RECONSTRUCT WITH
 NEW PARTITION WALLS
 AND DOORS AS SHOWN
 ON THIS DRAWING
 (SEE NOTES)

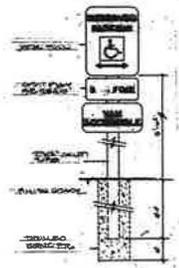
REMOVE EXIST. PARTITION
 AND RECONSTRUCT WITH
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 AND DOORS AS SHOWN
 ON THIS DRAWING
 (SEE NOTES)



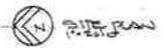
GUARD POST
 1/2\"/>



CURB & PAVING DETAIL
 1/2\"/>



SIGN
 1/2\"/>

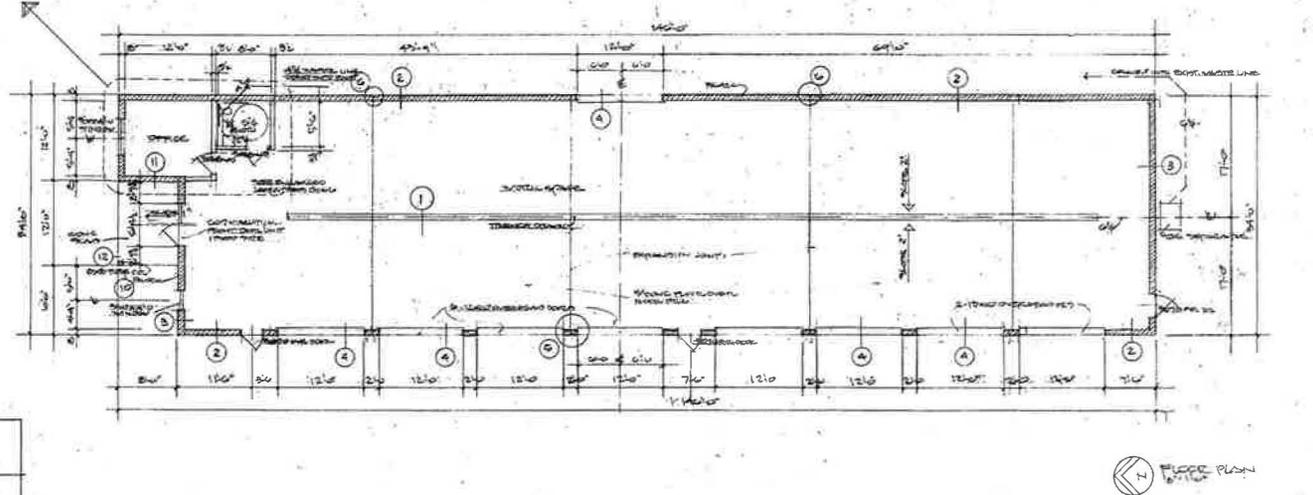
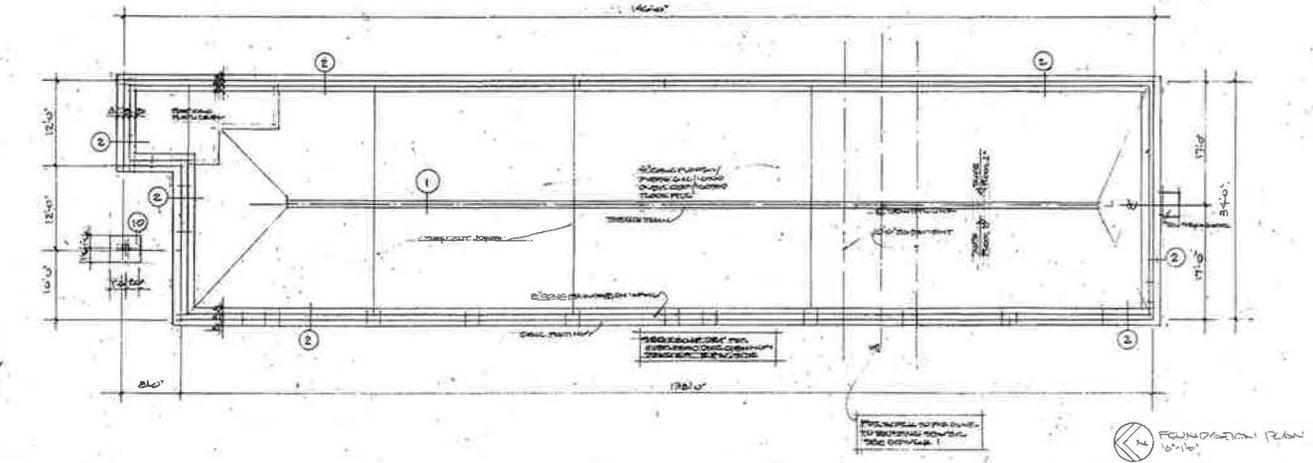
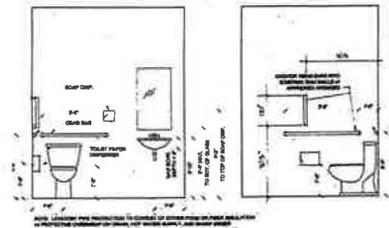
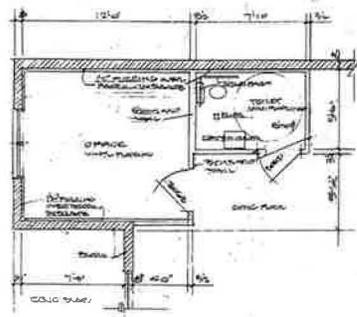
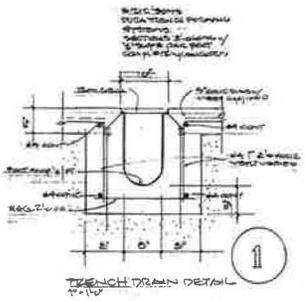


Drawn 2/9/00

HANS-JOACHIM KOEHL
 ARCHITECT-DESIGNER
 1111 S. MICHIGAN AVE., SUITE 1000
 CHICAGO, ILLINOIS 60605

verify all dimensions and conditions prior to commencing work



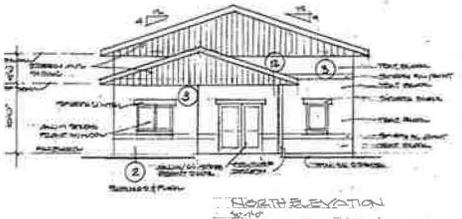


HANS-JOACHIM KOEHL
ARCHITECT-DESIGNER
1019 214th St
Beverly, Mass 02217

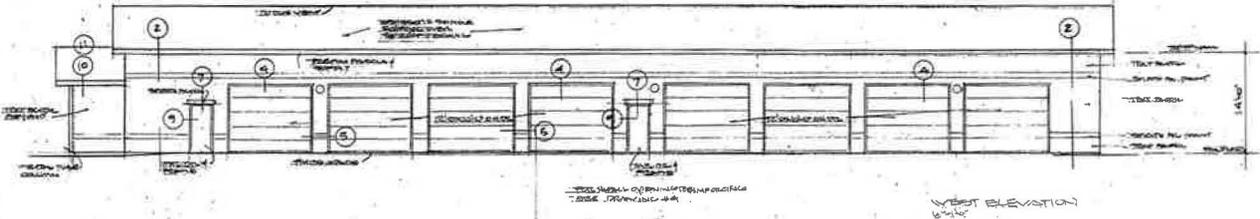


verify all dimensions and conditions prior to commencing work

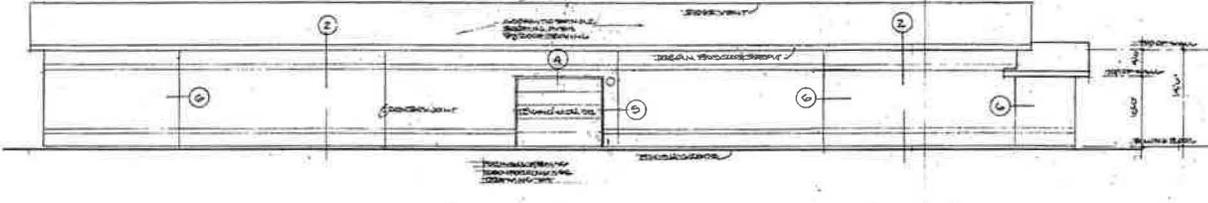
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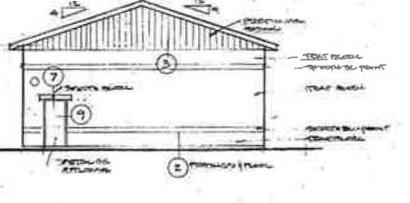
NORTH ELEVATION
8'-0" x 10'-0"



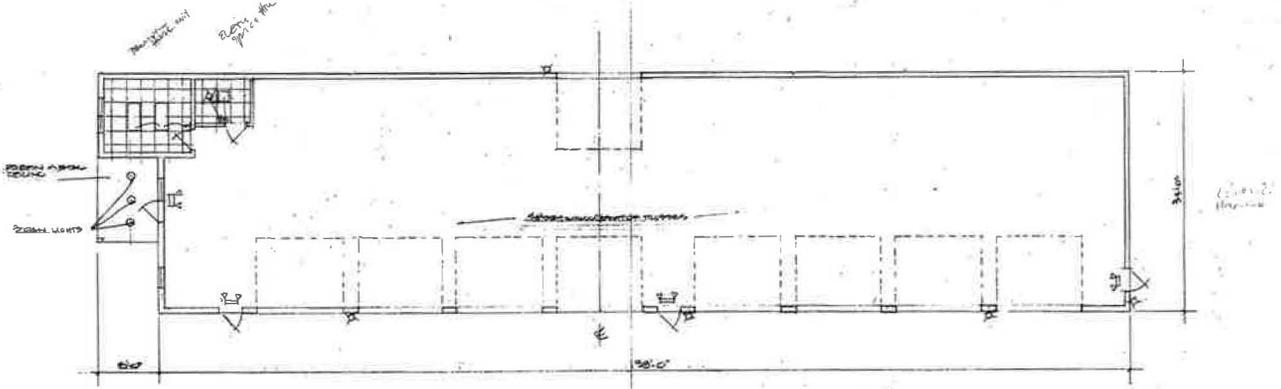
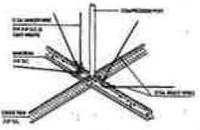
WEST ELEVATION
14'-0" x 14'-0"



EAST ELEVATION
14'-0" x 14'-0"



SOUTH ELEVATION
8'-0" x 10'-0"



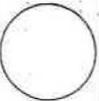
COMPRESSOR RM
RECEPTIONS
220 LINES
AIR LINES

MECHANICAL -
ELECTRICAL PLAN
14'-0" x 14'-0"

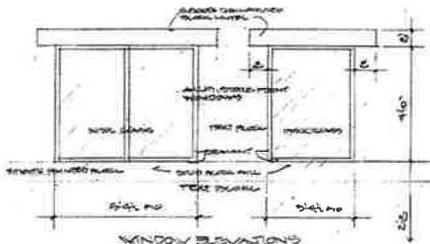
HANS-IOACHIM KOEHL
ARCHITECT-DESIGNER
610 234-8720
1010 234-8720

Verify all
dimensions and
conditions
prior to
commencing
work

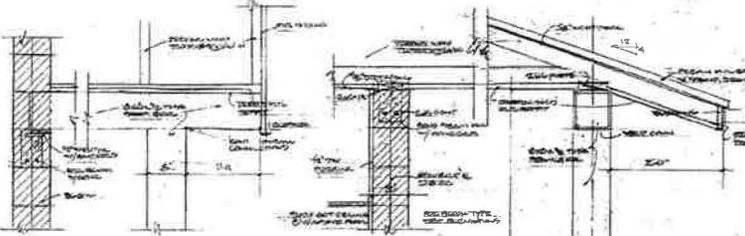




Verify all dimensions and conditions prior to commencing work

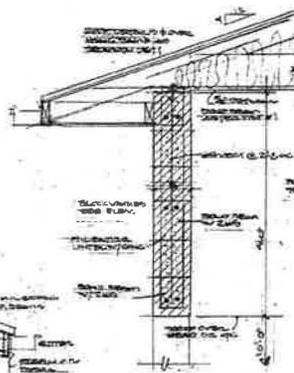


WINDOW ELEVATIONS



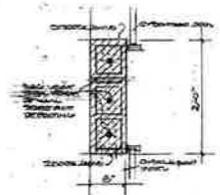
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11

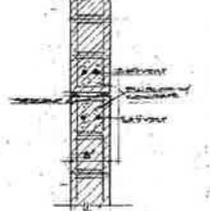


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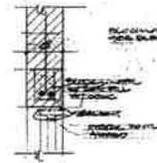
Masonry
 Temporary wood/steel form work:
 All required forms and temporary beams, lintels and post for masonry construction must remain in place until all masonry materials have reached full maturity.
 All mortar and concrete within the masonry must be fully cured.



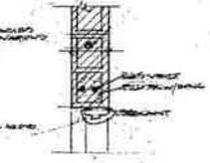
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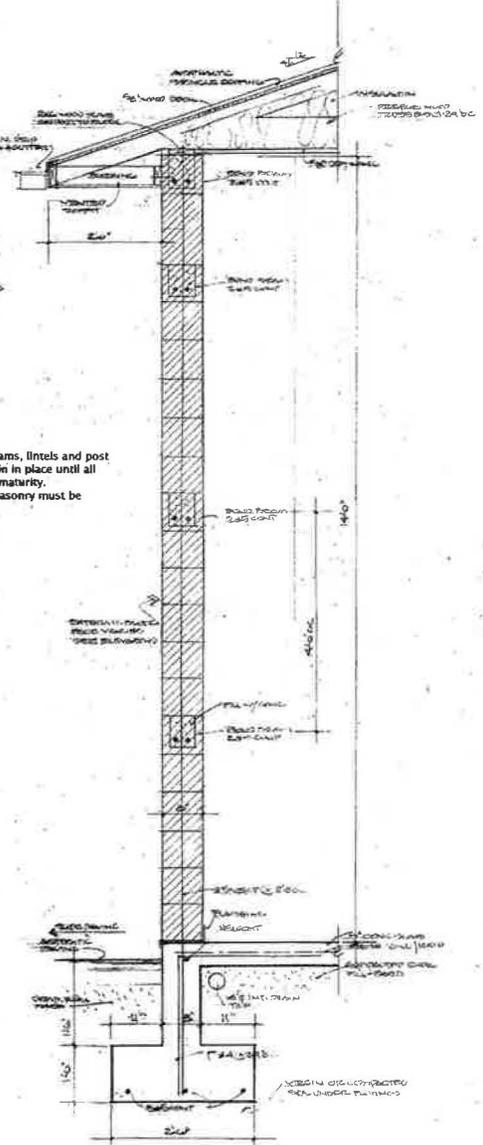
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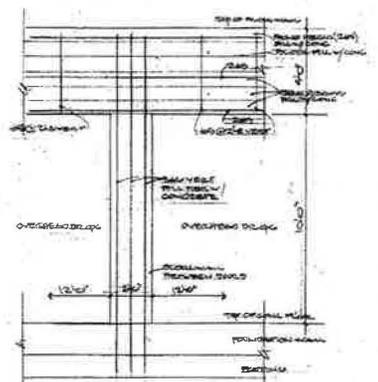


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12

WALL DETAILS



REINFORCING OF WALL OPENING OVERHEAD DOOR SECTION

10

STRUCTURAL GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

- 1.1. CONSTRUCTION SEQUENCE AND METHOD
 - A. Contractor agrees that Contractor shall assume sole and complete responsibility for and sole construction during the course of the work, including safety of all persons and property; that this requirement shall apply throughout and not be limited to normal working hours; and that Contractor shall inform, in writing, the Owner and Architect before any work and all liability, civil or criminal, in connection with the performance of the work on this Project, including for liability arising from the site negligence of Owner or Architect.
 - B. The Contract Documents represent the finished structure. They do not include the method of construction. Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing, shoring, props, ties and to construction equipment, temporary structures, and partially completed work. Obstructions to the site by third-party business shall not include inspection of the above items.
 - C. The structure is stable only in its completed form. Temporary supports required for stability of the structure during all intermediate stages of construction shall be designed and provided by Contractor.

- 1.2. QUALITY REQUIREMENTS
 - A. All pipes, ducts, channels, etc. shall be placed in structural beam and column members and shall be structural member but not for pipes, ducts, etc., unless noted otherwise. Notify Architect when Documents by other disciplines show openings, penetrations, etc. and indicate in the Architectural Drawings. All are related to structural members. Contractor shall obtain prior approval from Architect for installation of such pipes, ducts, channels, etc.
 - B. Contractor designed elements shall be designed by licensed structural engineers registered in the State where Project is located. Contractor shall submit Shop Drawings, design load data, support reactions, and certification that elements were designed for same purpose as the Contract Documents as in the Building Code. All documents noted shall be sealed by the licensed engineer. If criteria indicated are not sufficient, submit a written request for additional information to Architect. The following elements and their minimums shall be Contractor designed:
 - 1. Temporary bracing and shoring
 - 2. Structural steel connections
 - 3. Open web steel joists
 - 4. Roof trusses
 - 5. Window and curtain wall systems

DIVISION 2 - FOUNDATIONS

- 2.1. GENERAL
 - A. Foundation design is based upon a presumed bearing value. The Owner/Architect/Engineer shall determine and certify the bearing medium for all foundations. Any unusual conditions or inadequate bearing conditions shall be reported to the structural engineer.
 - B. Excavations shall be kept free of loose material and standing water.
- 2.2. FOOTINGS
 - A. All footings shall bear on and be formed by concrete, unadorned, virgin, sub-soil, sand or compacted engineered fill with an allowable bearing pressure of 1500 psf.

DIVISION 3 - CONCRETE

- 3.1. REINFORCING
 - A. GENERAL
 - 1. Reinforcing steel shall be ASTM A615, Grade 60, deformed bars, unless noted otherwise. Welding of ASTM A615, Grade 60 reinforcing is not allowed.
 - 2. Welded wire fabric shall be ASTM A185 and shall be contact lap spliced per full lap splice.
 - 3. All reinforcing bars shall be detailed, fabricated, supported, and placed in accordance with ACI 318-05 "Details and Detailing of Concrete Reinforcement" and CSI's "Manual of Standard Practice," 1996.
 - 4. Provide corner bars to match horizontal reinforcing at corners and intersections.
 - 5. All reinforcing shall be obtained in accordance with the following:

41 bars -- 3/8"	17 bars -- 6/8"
46 bars -- 4/8"	49 bars -- 1/2"
46 bars -- 4/8"	49 bars -- 1/2"
46 bars -- 5/8"	49 bars -- 1/2"
 - B. SLABS
 - 1. All slabs on grade to have 64-61,489,4 WFF embedded in middle 1/4 of slab, unless noted otherwise.
 - 2. Provide slab bolsters, high chairs, and 3/8" support bars as necessary to maintain proper placement of reinforcement.
 - 3. Provide 2x4 top x 2x6 diagonal at corners of openings and re-entrant corners, unless noted otherwise.
- 3.2. CAST-IN-PLACE CONCRETE
 - A. Reinforced concrete shall be normal weight and have a minimum 28-day compressive strength of 4000 psi.
 - B. All concrete to have the following unit weights (+/- 3 pct):
 - 1. Normal weight concrete: plastic = 140 pcf
 - 2. All concrete exposed to freezing and thawing and deicer chemicals shall have 49 (+/- 3%) air entrainment. Do not air entrain concrete to be trowel finished.
 - C. Provide concrete cover for reinforcing as follows:
 - 1. Concrete cast against and permanently exposed to weather.....1 1/2"
 - 2. Concrete not exposed to weather or in contact with ground.....2 1/4"
 - 3. Slabs and walls.....2 1/2"
 - 4. Beams and columns.....3 1/2"
 - D. Provide construction or control joints in slabs-on-grade at 14 feet (14'-0") in both directions and located to conform to bay spacing wherever possible (at column centerlines, half bays, third bays, etc.).

DIVISION 4 - CONCRETE MASONRY

- 4.1. REINFORCING
 - A. Reinforcing steel shall be ASTM A615, Grade 60, deformed bars, unless noted otherwise. Welding of ASTM A615, Grade 60 reinforcing is not allowed.
 - B. Joint reinforcing shall be ladder type conforming to ASTM B85, with prefabricated corner and tee units at corners and intersections.
 - C. Provide corner bars to match horizontal reinforcing at corners and intersections.
 - D. Vertical reinforcing shall be centered in wall, unless noted otherwise.
 - E. Reinforcing shall be lapped 49 bar diameters with contact lap splices. Joint reinforcing shall be lapped 64".
 - F. Splice joint reinforcement at 16" o.c. vertically typical, and at 6" o.c. vertically at parapets and at cast-in-place walls, unless noted otherwise.

- 4.1. CONCRETE MASONRY
 - A. Concrete masonry units shall be ASTM C90.
 - B. Provide concrete unit masonry that develops the following minimum net-area compressive strength (f'm) at 28-days: 1500 psi.
 - C. Mortar shall be of the following types:
 - 1. Walls below grade: Type M
 - 2. Bearing walls: Type M or S
 - D. Gross shell corners to ASTM C90. Grout shall be proportioned with a slump of 8" to 11" using 3/8" nominal maximum size coarse aggregate.
 - E. Gross vertical reinforced walls and bond beam walls.
 - F. Gross concrete masonry below grade solid. Gross cavities of multi-void walls below grade.
 - G. All vertical calls to be grouted shall have vertical alignment to maintain a continuous unobstructed call area not less than 2" x 3".
 - H. Conductivity, pipes, and sleeves shall be no closer than 3 diameters on center.
 - I. Maximum area of vertical conduits, pipes, or sleeves placed in columns or pilasters shall not displace more than 2 percent of the net cross section.

DIVISION 5 - METALS

- 5.1. STRUCTURAL STEEL
 - A. GENERAL
 - 1. Structural steel shall be fabricated and erected in accordance with the AISC "Specification for Structural Steel Buildings-Allowable Stress Design and Plastic Design."
 - 2. Materials shall conform to the following, unless noted otherwise:
 - a. W's and WT's: ASTM A992
 - b. Plates & other shapes: ASTM A572
 - c. RHS; SQ; & Rect.: ASTM A500, Grade B
 - d. Bolts: ASTM A325, 3/4" diameter (main), hex head
 - e. Anchor Rods: ASTM A36 with A36 washers and heavy hex nuts
 - f. Welds: Matching strength, 70 ksi min.
 - 3. Roof connections shall be designed by Contractor for loads based upon AISC span-load tables.
 - a. Minimum beam shear reaction is 10 kips.
 - b. Installed bolts shall be fully tensioned.
 - 4. Use prequalified welded joints in accordance with AISC and AWS D1.1:2000. Non-qualified joints shall be qualified prior to fabrication.
 - B. ANCHORS TO CONCRETE AND MASONRY
 - 1. Anchors shall be adhesive anchors, unless noted otherwise.
 - 2. Adhesive anchors shall be E-1111 HIT or adhesive anchors of approved equal. Use HV 150 adhesive when anchoring into solid base material. Use HV 90 adhesive plus a grease tube when anchoring to or through hollow base material. Anchors shall be plastic embedded except for steel embedded anchors where supported. Use 3 gal minimum.
 - 3. When installing anchors, do not cut existing reinforcing. Install anchors in accordance with the standard hole size in steel.
 - 4. Adhesive anchor embedment depth shall be as follows, unless noted otherwise:

3/8" diam. :	3-1/2" embedment
1/2" diam. :	4-1/4" embedment
5/8" diam. :	5" embedment
3/4" diam. :	6-3/8" embedment
1" diam. :	8-1/4" embedment

General

Contractor is to locate and verify sizes of all utilities on or near the construction site.

General Specifications:

All work and materials are to be fully guaranteed and meet all applicable codes. All work must be of best quality and is to be done by experienced and qualified trades and contractors. All contractors to carry all required insurance.

Contractors to verify all utilities on site and utilities that may be required to complete this project.

Verify all dimensions and conditions shown on the drawings for correctness and consistency with other contract documents and report any discrepancies. Verify all existing conditions, elevations and dimensions at the site before any fabrication is started. Resolve apparent deficiencies, omissions, contradictions and ambiguities with the architect before the affected work begins.

No modification, alteration, repair or replacement shall be allowed of any structural member unless specifically shown on plans, or approved by the architect.

The contractor is responsible for means, method, and sequence of construction, and the adequacy of the structure to support loads occurring during construction. Whenever new construction requires, provide temporary shoring and lateral bracing for existing walls, floors and roof construction during installation of new work. Design and installation of shoring and bracing is full responsibility of the contractor executing the work.

Independent engineering advice should be obtained for the shoring and bracing by the contractor. Architect and engineer's responsibility is limited to the design of structural members for the completed building and does not include any part of installation. Modifications of structural members to facilitate installation and ensure safety will be reviewed prior to building of contractor's request.

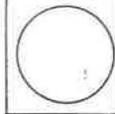
Buried or hidden utility lines must be verified as to size, location and elevation. Locations shown on drawings are tentative and should not be taken as accurate. Report all discrepancies as information becomes available and do not proceed until approval is given on each discrepancy.

Architect, engineer and owner assume no responsibility for damage to buried or hidden utility lines and subsequent consequences. This responsibility is to be borne by the subcontractor causing damage to the utility.

General

Each subcontractor shall be responsible for removal and disposal of his own and debris. Each contractor shall clean up his work's site in a clean and orderly manner. Each sub contractor who's work has to be inspected shall call for these inspections when each phase of work is completed. Inspections are to be made in a timely manner not to delay or hold up other trades.

HANS-JOACHIM KOEHL
ARCHITECT-DESIGNER
333 Concord Bridge Lane, Belleville, Illinois 62221
(618) 234-0222



verify all dimensions and conditions prior to commencing work

February 8, 2016
Recommendation to Review Committee
Subject: McKay NAPA Auto Parts Business Assistance Application

- Consider approval of the drafting of a Letter of Intent with Jim McKay (Developer) for construction of a new McKay NAPA Auto Parts, Inc. store costing between \$1,590,000 and \$1,815,000 at 10408 Lincoln Trail (currently city property) with the following terms and conditions:

City

1. Provide a total of \$75,000.00 of Lincoln Trail TIF #3 funds with \$25,000.00 being paid after six (6) months of operation, (after issuance of certificate of occupancy) an additional \$25,000.00 being paid after twelve (12) months of operation and a final payment of \$25,000.00 being paid after twenty-four (24) months of operation.
2. Authorize McKay NAPA Auto Parts, Inc. to receive a Sales Tax Abatement (Sales Tax Exemption Certificate) subject to the Illinois Department of Revenue issuing the same on building materials used at 10408 Lincoln Trail through the city's newly designated Enterprise Zone.
3. Above items 1 and 2 are subject to McKay NAPA Auto Parts, Inc. successfully acquiring 10408 Lincoln Trail, currently city property, via sealed bid process.

Developer

- A. Invest no less than \$1,590,000 on the construction of new building to house a McKay Auto Parts Store at 10408 Lincoln Trail.
- B. Create no less than 8 FTE jobs in the 1st six (6) month of operation of the store.
- C. Create sales tax after the 1st year of operation no less than \$900,000.00.
- D. Agree to operate the facility at its present location for no less than five (5) years.
- E. Agree to include in the building construction no less than twelve (12) Lincoln Trail Development Standards on the checklist (attached).
- F. Agree to submit Site Plan/Construction Drawings suitable for issuance of a Building Permit.

APPENDIX 1

Application #: _____

Business Assistance Program Application

Applicant Information

1. Name of Person Completing Application: JAMES MCKAY
2. Address: 901 MILLER DR STAUNTON IL 62088
3. Phone Number: 217-556-6300
4. Fax Number: 217 324-6385
5. Email: JMCKAY@MCKAYAUTO.NET

Business Information

1. Business Name: MCKAY NAPA AUTO PARTS INC
2. Owner: MCKAY AUTOPARTS INC EARL FLACK PRES
 - a. Representative of owner: JAMES MCKAY
 - b. Does Representative have a financial interest in the project? Yes No
 - c. If yes, what is the percentage level of participation? 33 1/3 %
3. State of Organization: ILLINOIS
4. Address: 414 N. OLD RT 66 LITCHFIELD IL 62056
5. Phone Number: 217 324 3971
6. Fax Number: 217 324 6385
7. Email: JMCKAY@MCKAYAUTO.NET
8. Type of Business Entity: AUTO PARTS STORE

Project Costs

1. Estimated Total Project Cost: complete the following worksheet

Remodeling/Rehabilitation/Expansion (TOTAL):	\$
Labor	\$
Materials	\$
New Construction (TOTAL):	\$ 750,000 to 825,000 EST
Labor	\$ 350,000 to 400,000 EST
Materials	\$ 350,000 to 400,000 EST
Capital Equipment:	\$ 75,000 to 100,000 EST
Site Improvements (Acquisition/Preparation, etc.):	\$ 25,000 to 50,000 EST
Other: <i>SITE PREP ENG.</i>	\$ 40,000 APPROX.
TOTAL ESTIMATED PROJECT COST:	\$ 1,590,000 to 1,815,000

* Attach evidence (such as commitment letters or terms sheets) evidencing that the portion of the project funded by private investment will be financed, as well as the source of the funding.

Public Benefits

Provide the Property Identification Number (PIN) for each parcel of property comprising the proposed project area, as well as the current equalized assessed value (EAV) and property taxes as stated on the most recent tax bill for each parcel. Please provide an estimated projection of the EAV and taxes resulting from the project.

PIN	EAV	TAXES	Projected EAV	Projected TAXES
3280300021	-0-	-0-	\$330,000	\$29,000

Existing sales subject to sales tax: _____

Proposed sales subject to sales tax: \$ 900,000.00

Existing number of FTE jobs: _____

Proposed number of FTE jobs: 8-10 F.T.E.

Indicate the total amount of financial assistance requested (in current dollars): \$ 75,000 .00

* Attach data supporting the financial feasibility of the project, the projected performance outcomes of the requested financial assistance, or any professional studies or reports supporting the viability of the project.

Describe the public benefits that will be realized by the completion of this project. Examples of public benefits include, but are not limited to, creation of affordable housing, creation of new permanent jobs, creation of new retail choices in an underserved neighborhood, rehabilitation of a historic building, catalyst for new private investment in a neighborhood, re-occupancy of a vacant building, elimination of blight, incorporation of environmentally-friendly features, job training opportunities (attach additional sheets if necessary):

NEW JOBS TO THE COMMUNITY, MORE TAX MONEY, NEW BUILDING FOR AN EMPTY CITY LOT, NEW SOURCE FOR QUALITY AUTO PARTS,

Project Information

Provide the Street Address of the project: 10408 Lincoln Trail / Currently City Property

1. Is project located in
- Lincoln Trail Tax Increment Finance District (See Map Exhibit A)
 - Fairview Heights Tax Increment Finance District (See Map Exhibit B)
 - St. Clair Square Shoppes Tax Increment Finance (See Map Exhibit C)
 - St. Clair Square Shoppes Business District (See Map Exhibit C)
 - City of Fairview Heights (See Map Exhibit D)
 - Lincoln Trail Corridor portion of Lincoln Trail Tax Increment Finance District (see map exhibit E)

2. Have you completed an application for Site Plan Review (Appendix 2)?

YES NO

If Yes, attach a copy of your completed Site Plan Review application, *including copies of any Site Development Plans, Maps, or any other supporting documentation*. If No, contact the Director of Land Use, Planning, and Development to obtain and complete all necessary applications.

3. What is the current zoning classification of the property? "R-3" / Community Business District

Will the proposed project require a zoning amendment, variance, or special use permit? NO

If Yes, provide application numbers and dates for each application: _____

4. What is the nature of the proposed project?

New Construction Expansion Occupancy of Existing Building

If new construction specify as: Commercial; Residential; Industrial

5. Provide a narrative description of the proposed project (attach additional pages if necessary). Applicant must be as specific as possible in describing: (1) the type of business proposed to be conducted at the site; (2) current condition of the site including size and condition of any existing structures, environmental conditions, and past uses of the site; (3) proposed development/redevelopment activities, scope of work, type of construction, etc.; (4) financing; (5) why Business Assistance Program monies are necessary for completion of the project; and (6) how the project is consistent with the goals and objectives identified in the TIF Redevelopment Plan or Business District Plan.

① NAPA AUTO PARTS STORE ② EMPTY LOT + ADDITIONAL LOT APPROX ③ BUILD NEW BUILDING, STEEL+BRICK ④ FNB BANK ⑤ WE ARE A SMALL TO MED. SIZE COMPANY THAT NEEDS TO TAKE ADVANTAGE OF ALL HELP AVAILABLE TO US. WE HAV-TO COMPETE WITH LARGE COMPETITORS. ⑥ WE BELIEVE A PROJECT LIKE OURS IS WHAT THE PROGRAM IS FOR. WE WILL PROVIDE GOOD JOBS FOR THE AREA.

6. Are any public infrastructure improvements required for this project to proceed?

YES NO. If Yes, describe improvements required:

7. Will the applicant obtain competitive bids from local contractors and sub-contractors?

YES NO

8. Identify: Project Start Date: MARCH - APRIL and Project Completion Date: December 31, 2016

Lincoln Trail Corridor Development Standards – Checklist

See the Development Design Standards for a description of each of the following improvement items.

A. EXTERIOR BUILDING ELEMENTS

- WALLS -Changes to exterior wall materials/colors
- PARAPET WALLS -Addition of ornamental/architectural panels to emulate parapet walls.
- BUILDING FAÇADES - Articulating building facades for functional/visual architectural interest.....
- ARCHITECTURAL ORNAMENTATION - Addition of exterior building elements (faux columns/beams, etc.)
to break up long homogeneous facades
- ROOFING - Changes to exterior roof materials/colors.....
- DOORS & WINDOWS - Adding and/or enhancing doors and windows
- AWNINGS - Addition of architecturally compatible awnings
- SHUTTERS - Addition of architecturally compatible shutters
- BUILDING FAÇADE LIGHTING – Addition of architectural façade lighting.
- EQUIPMENT SCREENING - Screening visual clutter on roofs such as HVAC Units, cooler towers or electrical
equipment.....

B. SITE ENHANCEMENT ELEMENTS

- PARCEL ASSEMBLY
- STRUCTURE DEMOLITION
- DRIVEWAYS - Sharing of Driveways and/or reducing curb cut widths.
- PERIMETER LANDSCAPE – For aesthetics and screening of parking lots and service areas
- PARKING LOT LANDSCAPE - Landscape islands on the interior of parking lots
- PARKING LOT LIGHTING
- PERMEABLE PAVEMENTS
- SIDEWALKS - Installation of sidewalks in ROW and/or sidewalk connection from ROW sidewalk
to front door.
- BUILDING ENTRY AREAS – Developing pedestrian areas at building entrances with color and/or imprinted
paving or pavers.....
- BUILDING ENTRY LANDSCAPE PLANTINGS - Addition of landscape plantings (above ground or in-ground)
at building entrances
- FLAG POLES AND SITE FURNISHINGS
- WATER FEATURES
- UNDERGROUNDING UTILITIES - Placement of utilities underground

C. SIGNING

- BUILDING SIGNS - Addition of signing compatible with building architecture
- SITE SIGNS - Site signage enhancements
- SIGN REMOVAL - Removal of pole signs

- TOTAL NUMBER OF IMPROVEMENT ITEMS CHECKED

D. POSSIBLE FUNDING(1) (TOTAL PROJECT COST NOT TO EXCEED \$150,000)

of improvements checked

Make Improvements (10) – potential 50% funding from City

Make Improvements (9) – potential 45% funding from City

Make Improvements (8) – potential 40% funding from City

Make Improvements (7) – potential 35% funding from City

Make Improvements (6) – potential 30% funding from City

Make Improvements (5) – potential 25% funding from City

Less than 4- No City Funding

E. POSSIBLE FUNDING (TOTAL PROJECT COST BETWEEN \$150,001 AND \$300,000)

Make no less than 8 improvements – 25% funding from City

F. POSSIBLE FUNDING (TOTAL PROJECT COST BETWEEN \$300,001 AND \$500,000)

Make no less than 10 improvements – 15% funding from City

G. POSSIBLE FUNDING (TOTAL PROJECT COST EXCEEDS \$500,000)

Make no less than 12 improvements – 10% funding from City, not to exceed \$75,000.

¹City financial participation shall require compliance with prevailing wage rate ordinance, lowest responsible bidder ordinance; individual phases of a project can be considered separately.