



KIPLING
GROUP
DEVELOPMENT - CONSTRUCTION - MANAGEMENT

318 Anderson Blvd.

Public Private Partnership Opportunity

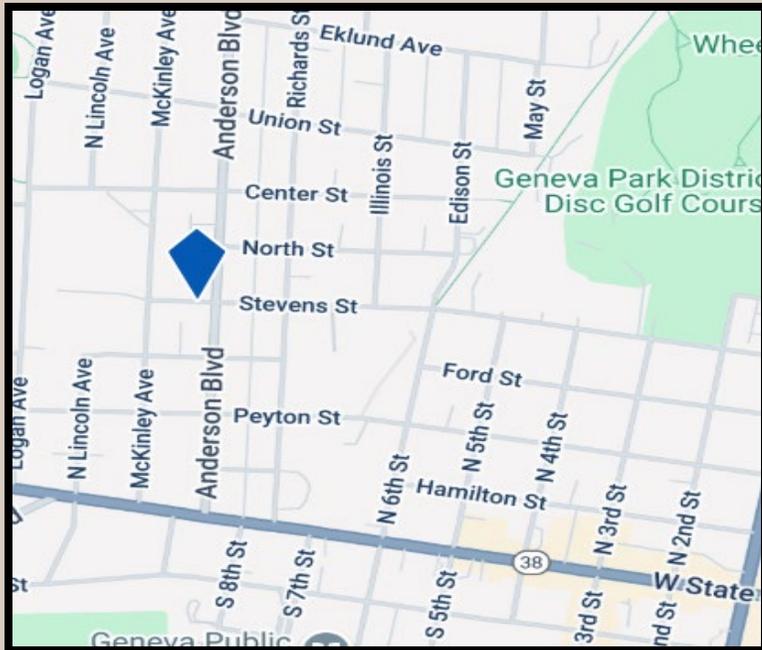
May 2025



SITE

Site

- NWC Anderson/Ford
- 18,288 sf
- .41 ac.
- D-RSCM Zoning District



Building

- Constructed in 1905
- 9,678sf
- Two stories with partial basement

FORMER USES



- Sanitary Drinking Cup Company
- 1912

- Illinois Candle Company
- 1930s

- Partial occupancy: TechPro 2001
- Substantially vacant 10+ yrs.



EXISTING CONDITIONS



318 Anderson Geneva



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EXISTING CONDITIONS



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EXISTING CONDITIONS

Basement / First Floor



Basement / First Floor

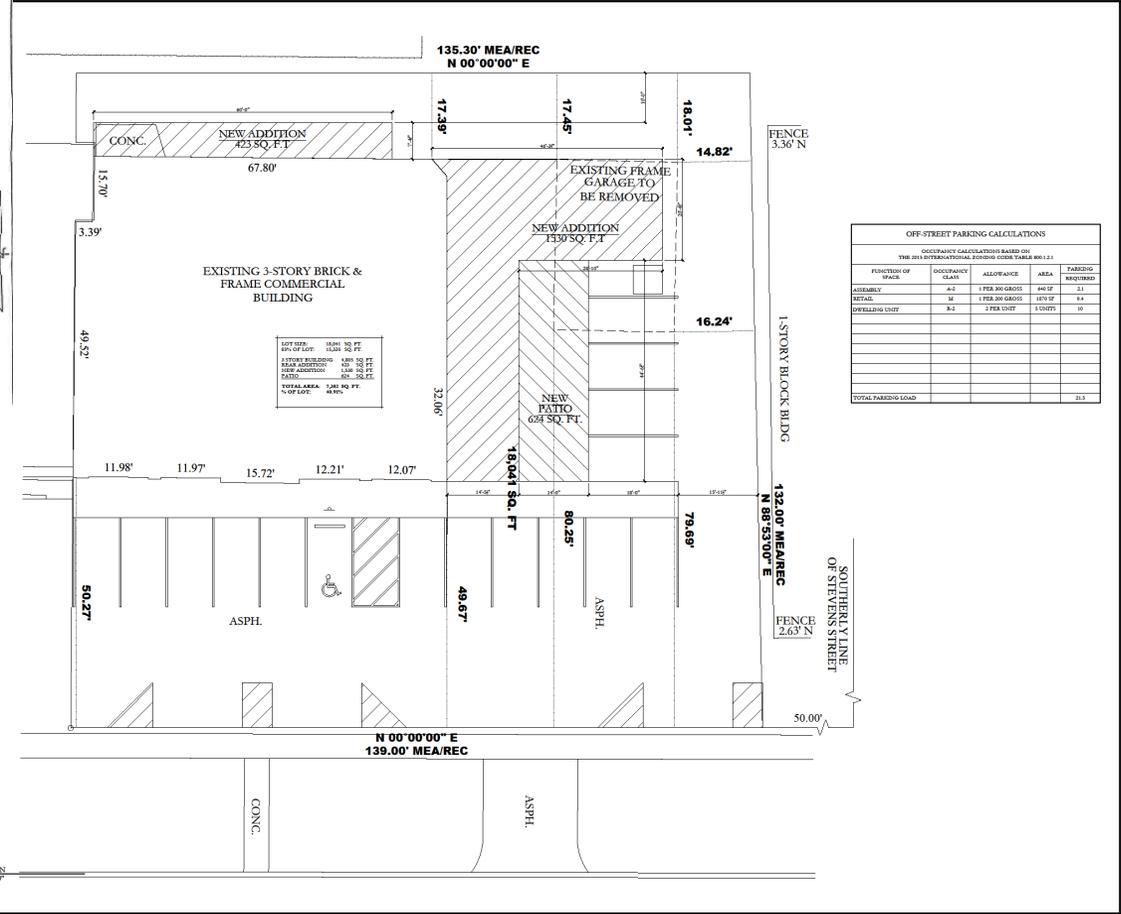
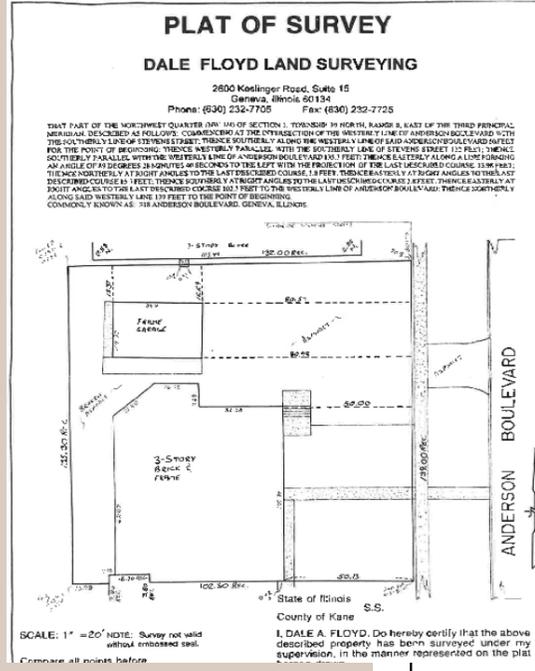


Third Floor (Apartments)



PROPOSED USE: VISION

- Environmental Remediation
- Exterior Building Reinforcement & Repair
- Demolition of Garage and Lean- to-Structure
- New Construction at Ground Level (+/- 2500 sf Rear & Patio)
- New Storefront & Window Replacement
- First Floor Commercial Buildout Including Commercial Kitchen & ADA Bathrooms
- Stairs and Emergency Access
- Residential Units on 2nd and 3rd Floor (5 units total)



ELEVATIONS



RENDERING #1

318 ANDERSON



ELEVATIONS



RENDERING #2

318 ANDERSON

MANHEIM
ARCHITECTURE

40992 Klapp Mill Dr.
St. Charles, IL 60175
618.331.0205
ManheimArchitecture.com

ELEVATIONS



RENDERING #3

318 ANDERSON



ELEVATIONS



RENDERING #4

318 ANDERSON



Retrofitting Challenges

- Environmental Remediation
- First Floor challenges- Commercial uses
 - Partial basement storefront
- Deferred Maintenance
- Electric Service Upgrades and Panel
- Window and Exterior Building Reinforcements and Repair
- Stairs Emergency Access



Project Budget and Request for Assistance

PROJECT BUDGET

Property Acquisition	620,000
Site Improvements	490,738
Electric Utility Upgrades	76,710
Residential Renovations	618,406
Ground Floor Addition	132,850
Tenant Build Out	276,3000
Construction Contingency	151,829
Total	2,366,833

Contract purchaser seeking assistance to assist with:

- Environmental Remediation
- Electric Infrastructure Upgrades to Site

PLANNING GOALS AND OBJECTIVES

GOAL: 1

Preserve Downtown's Authentic Character.

Objective:

- Encourage preservation and adaptive reuse of historic and architecturally significant buildings.

Objective:

- Establish programs that provide financial support to property owners and business owners for building improvements and rehabilitation projects

GOAL: 2

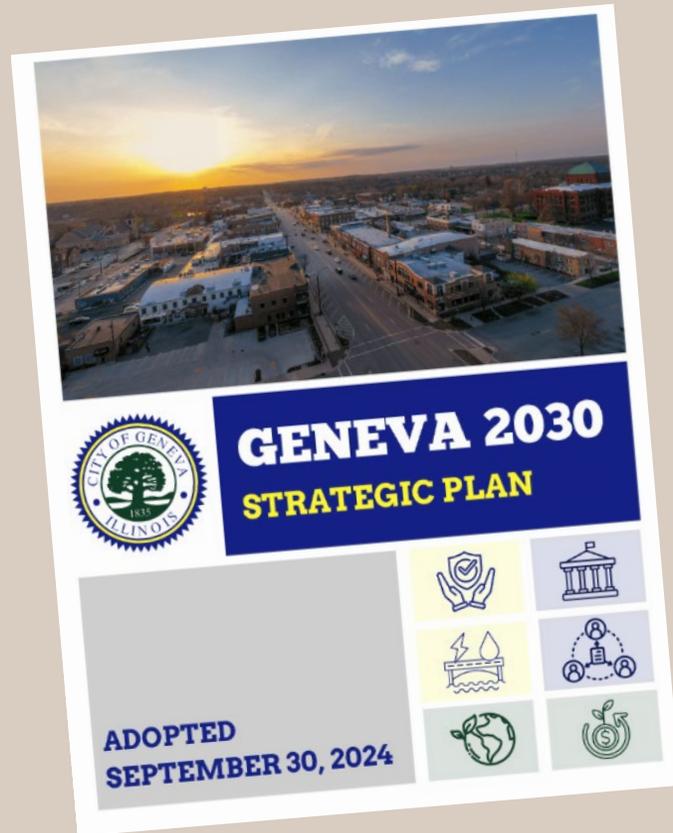
Strengthen downtown's role as the Central Business District

Objective:

- Initiate programs to encourage the improvement and rehabilitation of older commercial buildings and spaces that are already, or are becoming, functionally obsolete.



PLANNING GOALS AND OBJECTIVES



Purposeful Growth & Economic Vitality (PGEV) Desired Outcomes and Potential Actions

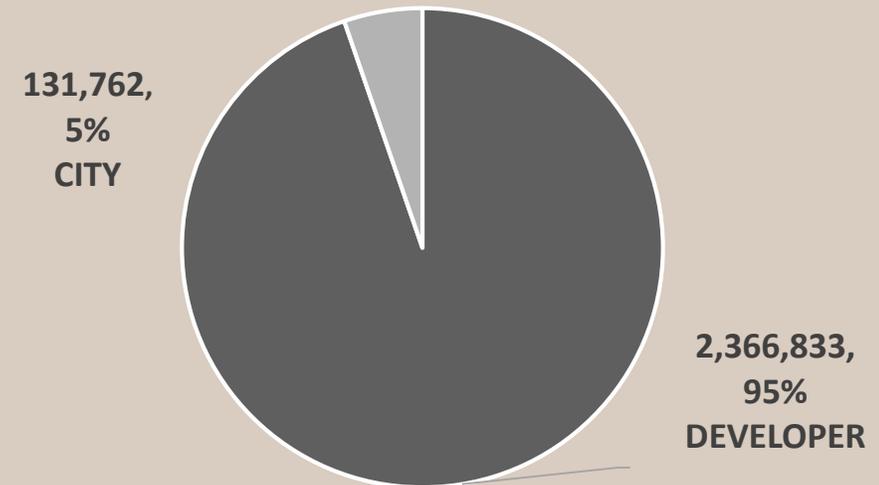
- Utilize programs and policies to attract new investment and facilitate reinvestment that increases and diversifies the tax base.
- Attract new investment & redevelopment.
- Potential Action: Leverage economic development programs to support new investment and redevelopment.

Recommendation for Assistance

- Historic Preservation/Adaptive Reuse Grant for environment remediation (\$15,000).
- Completion of portion of electric upgrades (\$32,926).
- Sales Tax Rebate (10 years) (\$83,836) for environmental remediation and electric upgrades

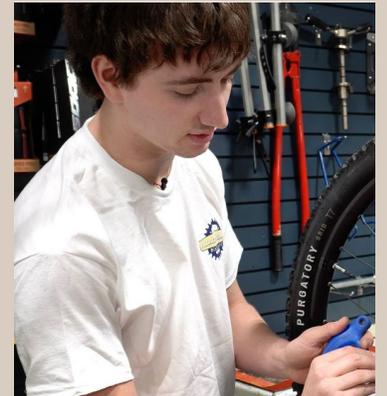
PUBLIC PRIVATE PARTNERSHIP

Development Shares



JUSTIFICATION FOR ASSISTANCE

- Redevelopment costs including infrastructure are an impediment to private investment.
- Very difficult commercial space to fill due to industrial construction and partial basement at first floor.
- Repurposing historic structure add to City image and sense of place.
- Retailer with successful record and brand.
- Property and business owner relationship will insure future maintenance, reverse decline and spur additional investment.
- Majority funds to support his project will be generate by revenue raised by the business.
- Meets goals and objectives of City plans.



Next Steps

Consider Approval of Economic Incentive Agreement

- Historic Preservation/ Adaptive Reuse Grant \$15,000.
- ST Rebate Agreement 10 years w/ max payout \$83,836.
- Authorize Expenditures for Electric Improvements \$32,762.

Questions/Discussion

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