



**GROW
YOUR HOME:**
Niles Home
Improvement
Incentives

Property owners who own single-family homes are eligible to participate. Incentives are limited to one time only per address. Previous home improvements do not qualify. Commercial or multi-family properties are not eligible. Property owners can qualify for ONE of these incentives.

HOME EXPANSION INCENTIVE



1. Property owners may be eligible for a permit fee reduction/waiver of up to \$5,000 for significant improvements that increase the square footage of the habitual space by a minimum 100 square feet.
2. Significant improvements are defined as first or second additions that:
 - Increases the number of bedrooms
 - Increases the number of bathrooms
 - Creates larger living spaces
 - Renovation of existing kitchens that creates additional square footage accordingly
 - Renovation of bathrooms that create additional square footage accordingly
3. Significant Improvements must comply with all zoning & building code regulations.

FRONT ELEVATION INCENTIVE



1. Property owners may be eligible for permit fees to be waived up to \$1,500 and may be eligible for reimbursement of professional or architectural drawings, not to exceed \$1,500.
2. Significant improvements are defined as
 - Adding a new roofline
 - Adding a covered front porch
 - Significant landscaping additions to front
 - Adding/changing materials
 - Adding a dormer(s)
 - Adding a portico at the front door
 - Adding elements that keep or strengthen the architectural style of the home
 - Restoring a significant architectural feature(s)
 - Adding a bay or bow window
 - Adding new windows or improving existing window frames, front elevation only
3. A minimum of 3 of the above eligible items must be incorporated into the overall design of the front elevation
4. Significant Improvements must comply with all zoning & building code regulations.

Program Goals

A successful Grow Your Home Improvement Program will increase property values and improve the housing stock to provide for the modern amenities and living standards of today's young and/or growing families. It will also strengthen the character of homes and neighborhoods to keep Niles as a desirable place to live.

Program Procedures

The Village of Niles reserves the right to modify this administrative program as well as policies, procedures and rules adopted under the program as a result of the information and experience compiled through the program. The Community Development Department is responsible for the administration of the Grow Your Home Incentive Program, all questions and documentation shall be submitted to the Community Development Department.

The Village of Niles assumes no responsibility for any defective work or other damage, injury or loss resulting from any act of negligence by the contractor or property owner while constructing the approved improvements.

Applications are reviewed on a case-by-case basis and considered on a first-come, first-serve basis while funding is available in the fiscal year (May 1 - April 30). If there are more qualified applications than the program can support, remaining applications will be considered for funding in the following fiscal year. The Village of Niles reserves the right to budget more or less for this program each year or terminate the program.

Procedural steps for the overall program are as follows:

1. Property owner should review the Grow Home Improvement Program and determine if their proposed project meets the definition of "Significant Improvements".
2. Property owner establishes intent to participate in the program by submitting an application, proof of ownership, and drawings/renderings for the program.
3. Community Development will review submitted application and confirm eligibility.
4. Construction and regular building inspections will be conducted until completion of the project.
5. For Front Elevation Incentive reimbursement, property owner should submit copy of paid invoices for services rendered to the Community Development Department. Property owner should allow 30-45 days for reimbursement check.

General Application Requirements

1. Proof of ownership.
2. Complete and signed Grow Your Home Application
3. The property owner is responsible for correcting any existing zoning and property maintenance related code violations prior fee waive fees or reimbursement of
4. Property owner has no outstanding debt to the Village.
5. Architectural drawings must be submitted within 120 days of application submission

VILLAGE OF NILES

Grow Your Home Application

APPLICANT INFORMATION	
Property Owner Name:	Phone:
Address:	Email:
No. of Years Owned:	No. of Years in Niles:
Estimated Cost of Project:	Estimated Time End Date:
Current Square Footage:	Square Footage Added:
How did you hear about the program:	
Primary goal of project:	

<input type="checkbox"/> HOME EXPANSION PROPOSED IMPROVEMENTS Check all the Apply
<ul style="list-style-type: none"> <input type="checkbox"/> Increased number of bedrooms <input type="checkbox"/> Increased number of bathrooms <input type="checkbox"/> Created larger living space <input type="checkbox"/> Renovated existing kitchen AND added square feet <input type="checkbox"/> Renovated existing bathrooms AND added square feet <input type="checkbox"/> Any renovation that increases the overall size of the habitable area of the structure by a minimum of 100 square feet

<input type="checkbox"/> FRONT ELEVATION PROPOSED IMPROVEMENTS Check all the Apply
<ul style="list-style-type: none"> <input type="checkbox"/> Adding a new roofline <input type="checkbox"/> Adding a covered front porch <input type="checkbox"/> Restoring a significant architectural feature <input type="checkbox"/> Significant landscaping additions to front yard <input type="checkbox"/> Adding/changing materials <input type="checkbox"/> Adding elements that keep or strengthen the architectural style of the home <input type="checkbox"/> Adding a dormer(s) <input type="checkbox"/> Adding a portico at the front door <input type="checkbox"/> Adding a bay or bay window <input type="checkbox"/> Adding new window(s) or improving existing window frames

OPTIONAL DEMOGRAPHIC INFORMATION	
In order to improve these programs and ensure they meet goals set by the Village Board, we obtain demographic information. This is optional	
Number of adults (18+) in household:	Number of kids in household:
Approximate Household Income:	Age of Owner(s):