

# GETTING STARTED



**Main Street Now 2023**

**Mike Jackson, FAIA**

**Boston MA**

**CASE STUDIES AND FINANCIAL INCENTIVES**

An aerial photograph of a town with various buildings, streets, and trees. A large green banner with a white border is overlaid across the center of the image. The banner contains the title and subtitle in white, bold, sans-serif font. The background shows a mix of residential and commercial buildings, with a prominent brick building on the left and a large parking lot in the lower left. The overall scene is a typical small-town or suburban setting.

# AT HOME ON MAIN STREET

A HOUSING GUIDEBOOK  
FOR LOCAL LEADERS

# Jack Baker Studio & Loft, 1961



Champaign IL

# Jack Baker Studio & Loft



Open Plan Unit

# Identity Downtown Pioneers



Springfield IL

Carolyn Oxtaby

1978

Mixed use

Multiple buildings

One elevator

# START SMALL



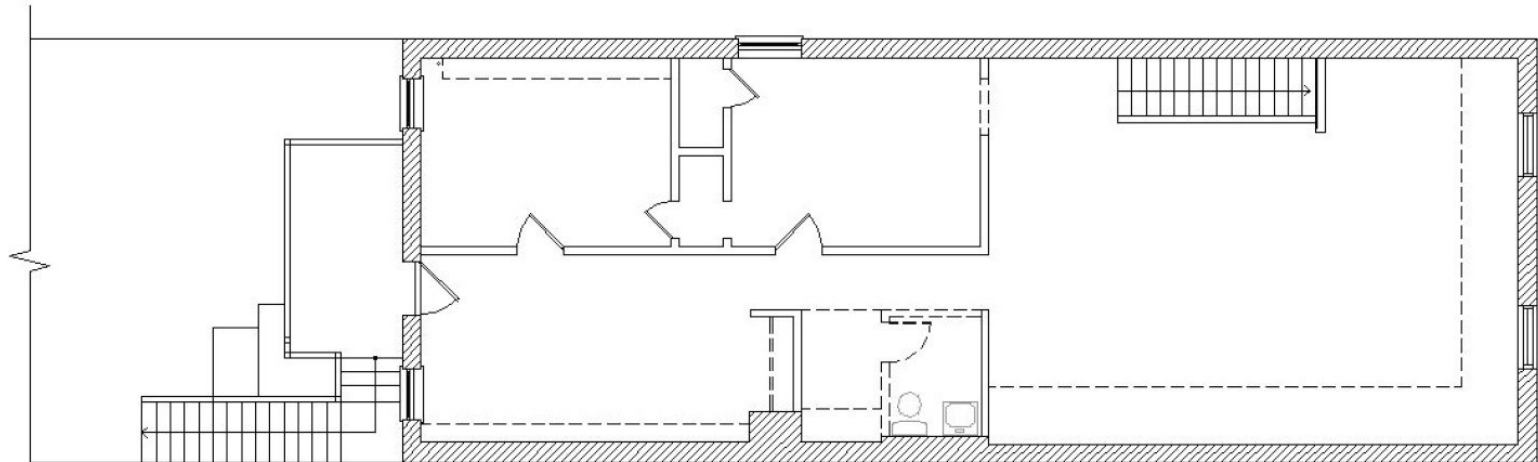
Oak Park IL  
111 Marion St.

Project cost: \$92,622.  
Cost: \$92.62/sq. ft.  
Rent: \$ 1,250/month

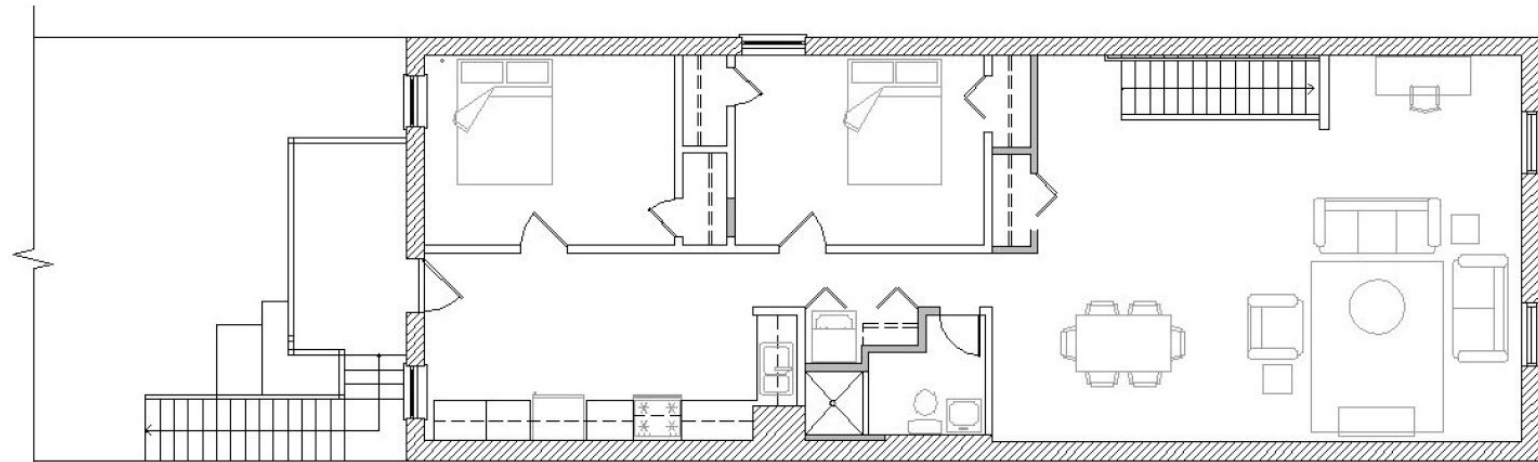
Convert 2nd Fl. Office to  
One Residential Unit  
1,000 sq. ft  
First floor retail



# Oak Park IL 111 Marion



Demolition Plan



Rehabilitation Plan



NORTH



## KEY

- Existing wood wall
- New wood wall
- Existing masonry wall

# Oak Park IL 111 Marion

## IEBC: One code, several paths

The **IEBC Performance Compliance Method** was used for the code evaluation. Because of the small travel distances the building safety scores easily meet the required minimum score **without a sprinkler system**.

Using the **Work Area Compliance** Method, the **change of occupancy** would have triggered the need for a **sprinkler system** or a **higher separation rating** between the first and second floors.

Owner/architect with experience



CASE STUDY

No. 1  
 a i  
 Oak Park, Illinois

Heitzman Architects,  
 Oak Park, Illinois

Completed Month, 20XX

This small two-story building had a second floor office that was converted to a one-bedroom apartment. The project area was limited to the second floor with no changes to the occupied retail use on the first floor. The second floor already had two means of egress with both front and rear stairs. The building does not have any historic designation. The building is a Type III-B construction with masonry bearing walls and wood floor joists.

The IEBC Performance Compliance Method was used for the code evaluation. Because of the small travel distances the building safety scores easily meet the required minimum score. Using the Work Area Compliance Method, the change of occupancy would have triggered the need for a sprinkler system or a higher separation rating between the first and second floors.

**Building Code Summary**

Authority having jurisdiction: Village of Oak Park, IL  
 Adopted building code: IEBC 2018  
 Code path used: Performance

**Historic Status**

Historic designation: None  
 Secretary of the Interior Standards compliant: No

**Economic Data**

Overall project cost: \$92,622.66  
 Cost for rehabilitated areas: \$92.62/sq. ft.  
 Apartment rent: \$ 1,250/month

**Performance Compliance Method Summary Sheet**

**Project Data**

Existing occupancy:	B	Type of HVAC system:	Roof top gas fired furnace,
Proposed occupancy:	R-3	serving number of floors:	1
Year building was constructed:	(Not specified)	Automatic fire detection:	No
Number of stories:	2	Fire alarm system:	No
Height in feet:	30	Smoke control:	No
Type of construction:	III-B	Adequate exit routes:	Yes
Area per floor:	1,000 sf	Maximum exit access travel distance:	40
Percentage of open perimeter increase:	0%	Elevator controls:	N/A
Completely suppressed:	No	Means of egress emergency lighting:	No
Corridor wall rating:	0	Mixed occupancies:	Yes
Type:	No corridors	Standpipes:	No
Compartmentation:	No	Incidental use:	No
Required door closures:	Yes	Smoke compartmentation less than 22,500 sq. ft.:	Yes
Fire-resistance rating of vertical opening enclosures:	1 hr		

**Scoring Matrix**

Safety Parameters	Fire Safety	Means of Egress	General Safety
1301.6.1 Building height	2	2	2
1301.6.2 Building area	15	15	15
1301.6.3 Compartmentation	16	16	16
1301.6.4 Tenant and dwelling unit separations	0	0	0
1301.6.5 Corridor walls	0	0	0
1301.6.6 Vertical openings	2	2	2
1301.6.7 HVAC systems	5	5	5
1301.6.8 Automatic fire detection	6	6	6
1301.6.9 Fire alarm system	0	0	0
1301.6.10 Smoke control	****	0	0
1301.6.11 Means of egress	****	1	1
1301.6.12 Dead ends	****	2	2
1301.6.13 Maximum exit access travel distance	****	16	16
1301.6.14 Elevator control	0	0	0
1301.6.15 Means of egress emergency lighting	****	0	0
1301.6.16 Mixed occupancies	-5	****	-5
1301.6.17 Automatic sprinklers	0	0   2 = 0	0
1301.6.18 Standpipes	0	0	0
1301.6.19 Incidental use	0	0	0
1301.6.20 Smoke compartmentation	0	0	0
<b>Building score - total value</b>	<b>41</b>	<b>65</b>	<b>60</b>
Required minimum score	30	40	40

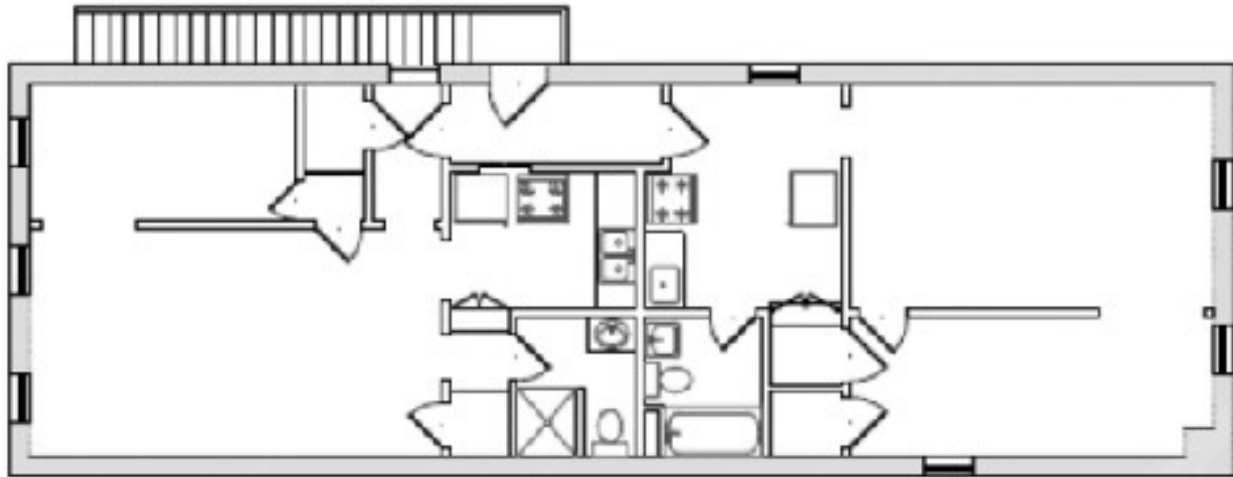


# Sidney NE 827 10th St.

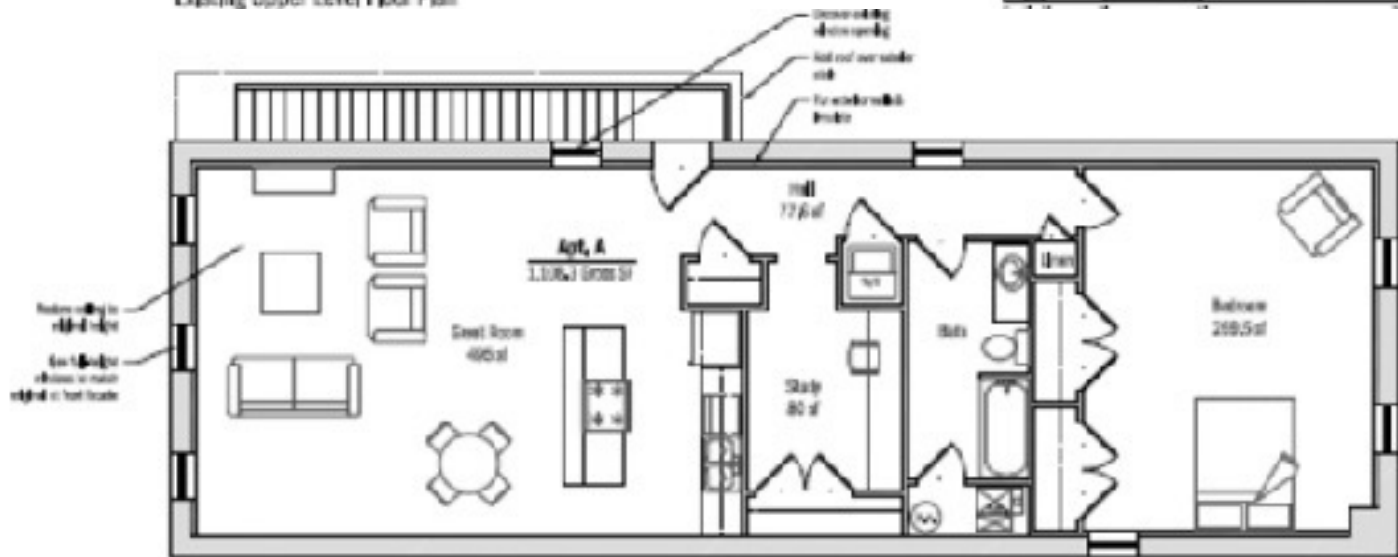


**Start with a small project, no change of use**

# Sidney NE 827 10th St.



Existing Upper Level Floor Plan



Proposed Upper Level Floor Plan



# Madison IN - 108 Main Street

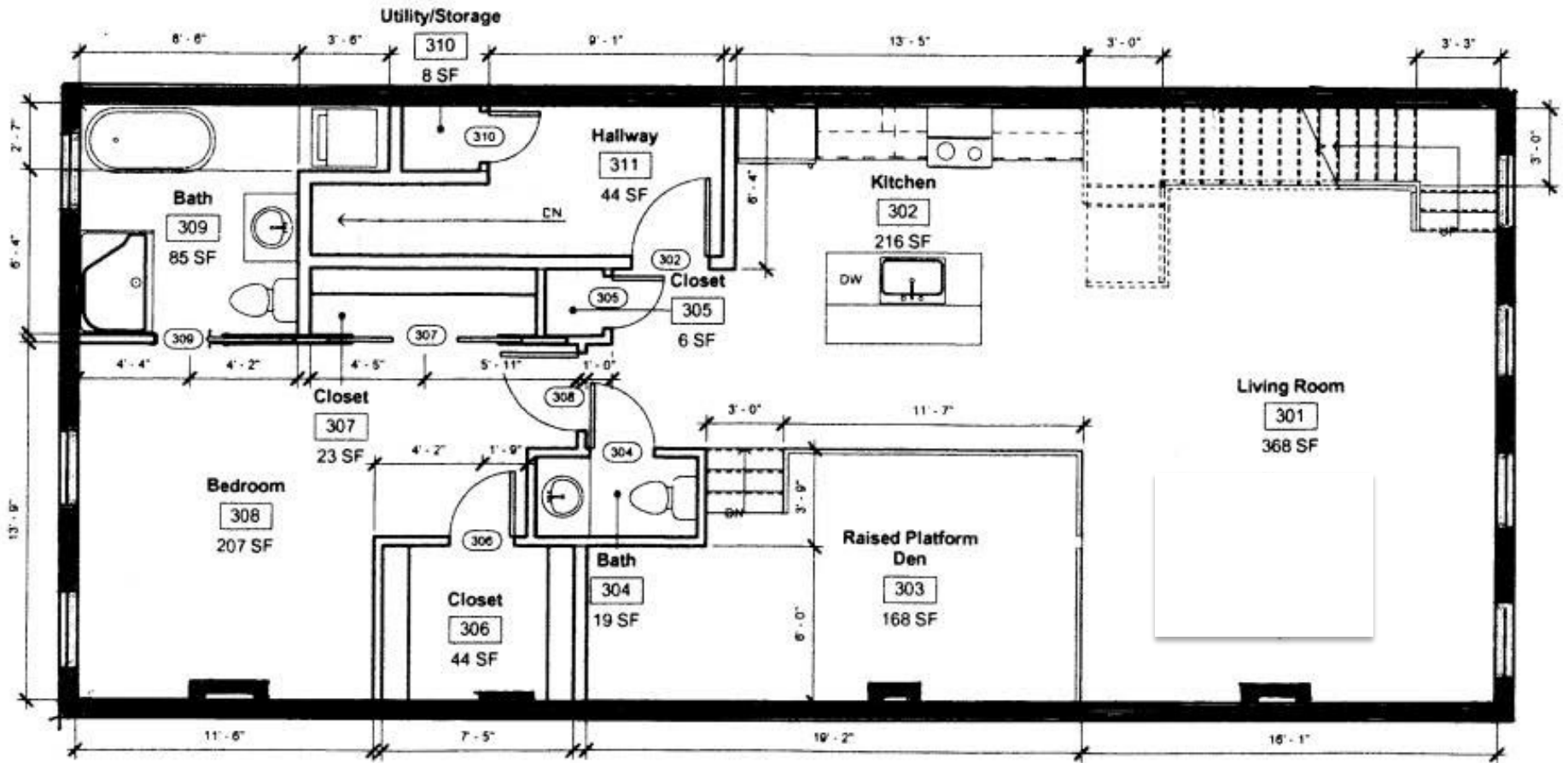


Four housing units  
First Floor Commercial  
Zero dollar acquisition  
Problem building

New owner with previous  
Projects experience

\$ 100 sq ft rehab cost  
Historic tax credits

# Madison IN – 108 Main St.



Third Floor Unit, 1 BR, 1,110 sq. ft.

# Springfield IL

3 & 4 Old State Capitol  
Plaza

Office to Residential  
Nine Units

One on First Fl

Four on Second Fl.

Four on Third Fl.

Sprinklers existing

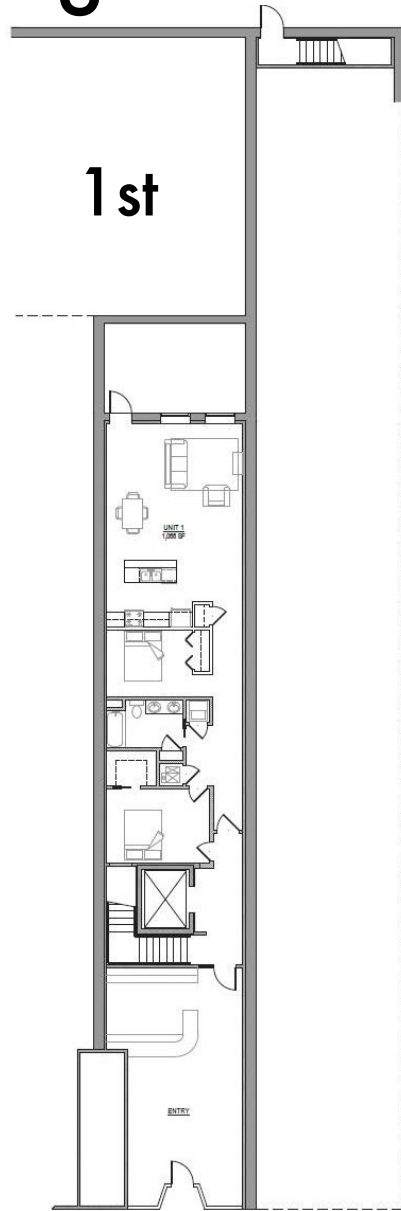
Elevator existing

1980s renovation

Roof/structure damage

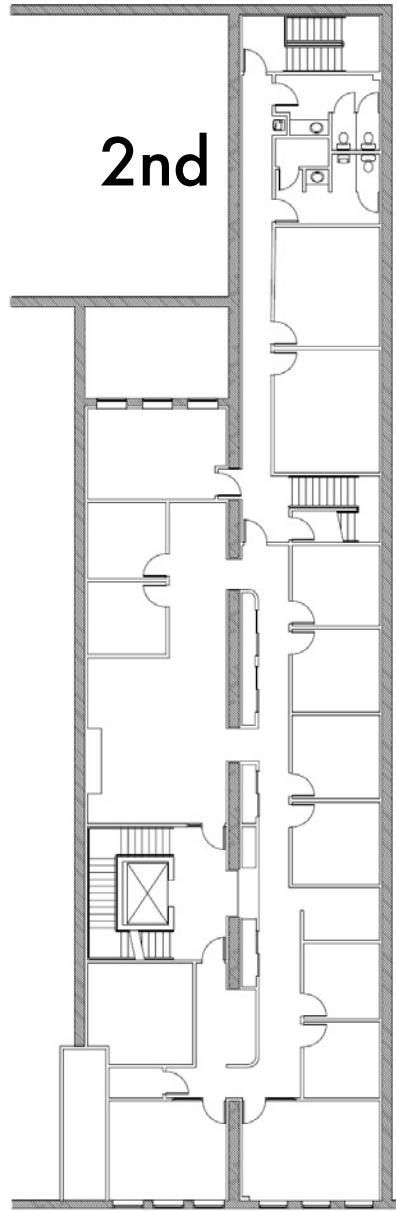


# Springfield IL. 3 & 4 Old State Capitol Plaza



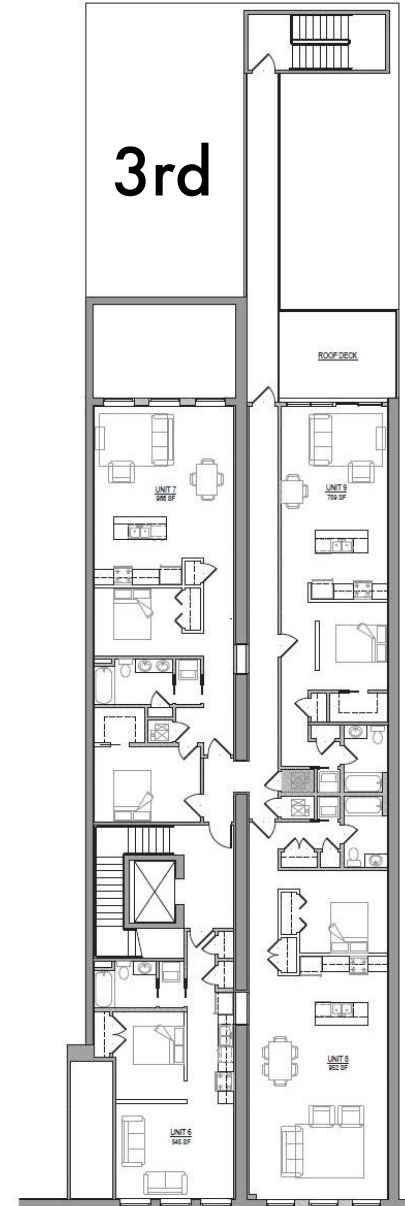
1st

- ▬ EXISTING FULL-HEIGHT WALL
- ▬ FULL-HEIGHT WALL FROM PREVIOUS BUILD-OUT
- ▬ NEW FULL-HEIGHT WALL
- ▬ NEW PARTIAL-HEIGHT WALL



2nd

2nd Floor  
4 Old State Capitol Plaza



3rd

- ▬ EXISTING FULL-HEIGHT WALL
- ▬ FULL-HEIGHT WALL FROM PREVIOUS BUILD-OUT
- ▬ NEW FULL-HEIGHT WALL
- ▬ NEW PARTIAL-HEIGHT WALL

# Springfield IL 3 & 4 Old State Capitol Plaza

## Key Facts

Main Street subsidized  
Design and Pro Forma  
\$ 7,000

Project Cost	\$ 1.7 mil
City TIF Subsidy	\$ 562 K
Equity	\$ 300 K
Cost	\$ 135 K per unit

Unit size, 600 – 1,200 sq. ft.  
Rental @ \$ 1.50 /sq.ft/mo

Contractor/Developer



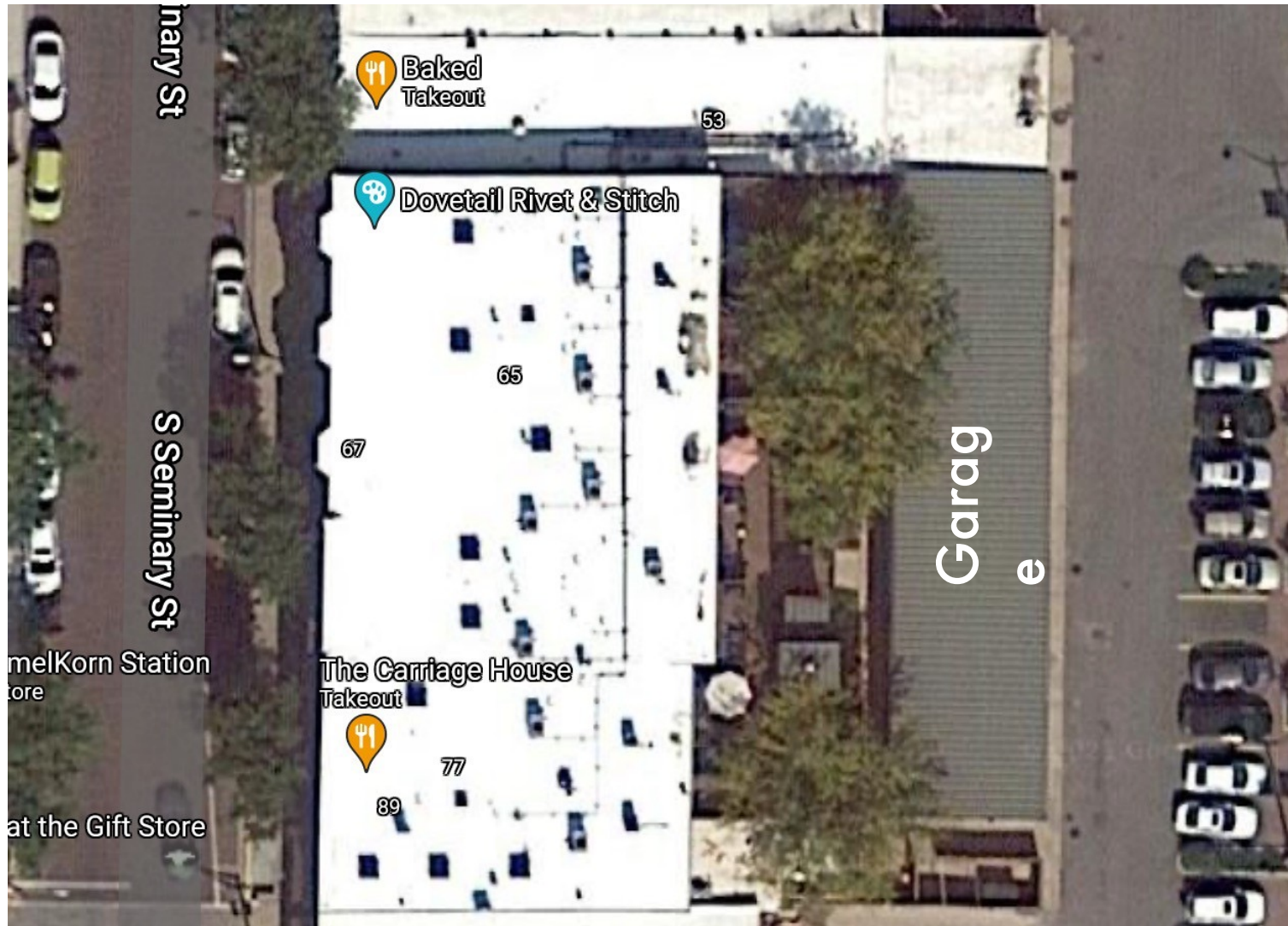


# Galesburg IL – Seminary St. Loft



1893 Building was a railroad boarding house  
<https://www.seminarystreet.com/lofts>

# Galesburg IL - Seminary Street



Six upper floor units



# SEMINARY STREET LOFTS

unique 1-bedroom & 2-bedroom units

## deluxe features

- elevator
- landscaped courtyard
- outdoor deck & balconies
- large garages with storage
- bamboo floors
- granite countertops
- jenn-air appliances
- full size washer/dryer
- steam showers & whirlpool tubs
- skylights & ceiling fans
- fireplace
- energy efficient windows
- programmable thermostats
- custom fit blinds



# Galesburg IL - Seminary Street



Rear decks, elevator, garage parking

# Bloomington IL - 407 Lofts



Six 2 BR units, \$ 120 sq. ft  
Indoor parking, elevator, balconies, sprinklers

# BLOOMINGTON IL 407 Lofts



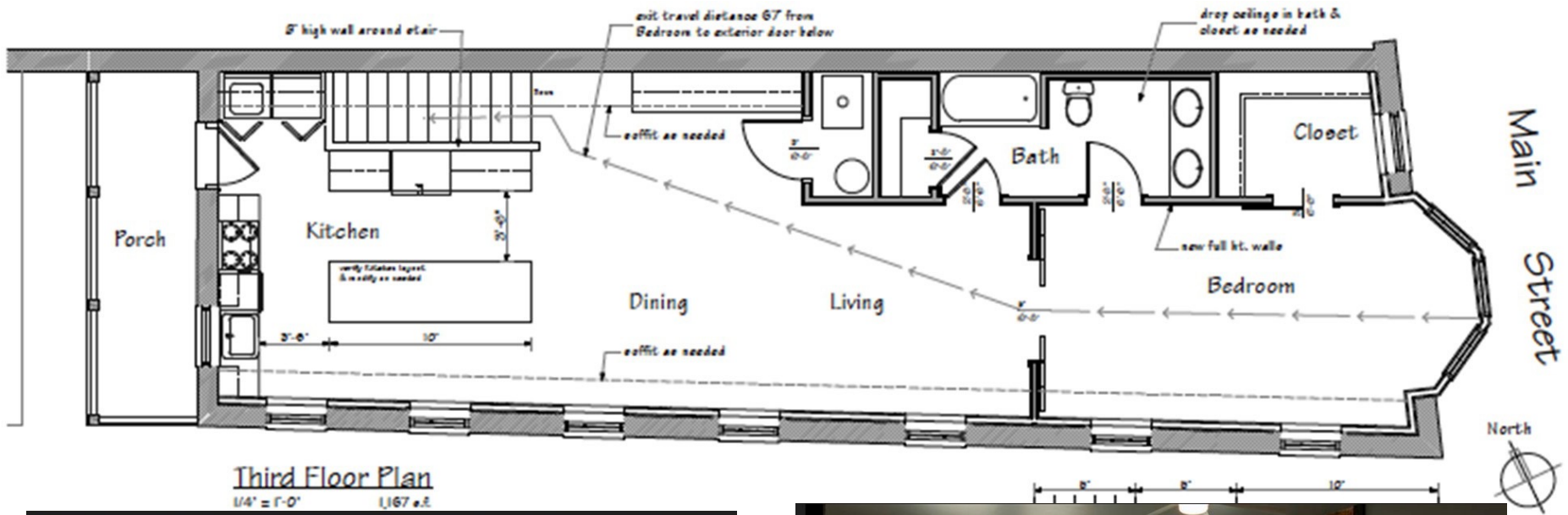
# Galena IL – 200 N. Main



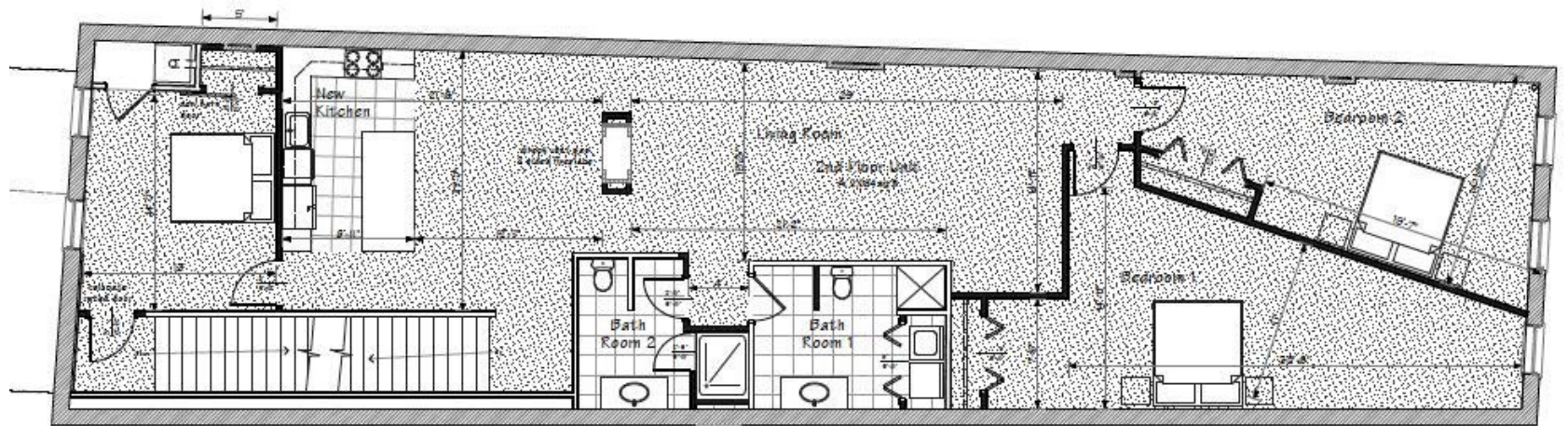
Zoning DC Downtown  
Commercial, Special Use for 1  
Vacation Rental  
Construction Type IIIA, Historic  
Building, 3 stories, 4,000 sq. ft.  
gross  
Occupancy First Floor  
Mercantile M  
Second Floor R1, Vacation  
Rental

**Vacation Rentals  
Are good for  
Downtown**

# Galena IL - 200 N. Main







**Proposed Second Floor Plan**  
1/4" = 1'-0"  
Gross 2,426 s.f.

# HOW MUCH DOES IT COST?

DIY Developer - \$ 50,000 per unit / \$ 50 sq. ft

Typical small town: \$ 70 - \$120 sq. ft

\$ 70,000 – 120,000 per unit

Higher amenities \$ 120 - \$ 150 sq. ft.

\$120,000 - \$ 150,000 per unit

\* 1,000 sq ft unit, all new elec, HVAC, plmb, appliances

# HOW ARE PROJECTS FUNDED?



**Small projects need easy-to-use incentives.**

# INCENTIVES

## Federal

Historic Rehab Tax Credits

High level of complexity

## State

Rehab Tax Credits

High level of complexity

Easier to utilize

Kansas - HEAL

## Local

Tax Increment Financing

Community Foundation



\$ 20 per sq. ft. of total building space  
\$ 75,000 maximum per project



# ELIGIBILITY

- Building owners of underutilized, vacant, or dilapidated downtown building
- Cooperating local organization
- Cities under 50,000 population
- One to one funding match
- Pro forma or business plan
- One year time frame for construction
- Can be combined with other benefit programs
- Hard and soft costs
- Project must meet KS Main Street design guidelines

# Iowa State Program

## Upper Story Housing Case Studies



**IOWA**  
economic development

[iowaeconomicdevelopment.com](http://iowaeconomicdevelopment.com)



**\$ 20 Million State program, 400+ units**

# LOCAL INCENTIVES

- TIF is a method of funding public investment in an area slated for redevelopment by capturing, for a time, all of the increased tax revenue that may result if the redevelopment stimulates private investment.
- This increment between the tax revenue generated before the district establishment and the amount of tax revenue generated after the district's establishment is used to fund improvements within the TIF districts.
- Tax abatement programs (reduced real estate taxes)
- Community Foundation. Predevelopment support



# LOCAL INCENTIVES

Quincy, Illinois-

Downtown Rental Rehab Program: TIF funded

- 50% of rehab cost up to \$25,000 per unit
- Upper floor residential units in existing buildings
- Properties located in the TIF
- Loan is 0% interest and forgivable after 5 years



Approx. 4 projects per year

# LOCAL INCENTIVES



Great Bend KS Loft program

**\$ 5.50 per sq ft grant for the installation of sprinklers  
And/or other safety improvements related to codes**

# Amsterdam Housing



City offering up to \$26,000 incentive per unit to convert empty spaces into housing.

# Converting Storefronts to Housing



**City of Chicago**  
Richard M. Daley, Mayor

**Department of Planning and Development**  
J.F. Boyle, Jr., Commissioner

August 1996

# When and How Can Storefronts Be Converted to Residential Use?

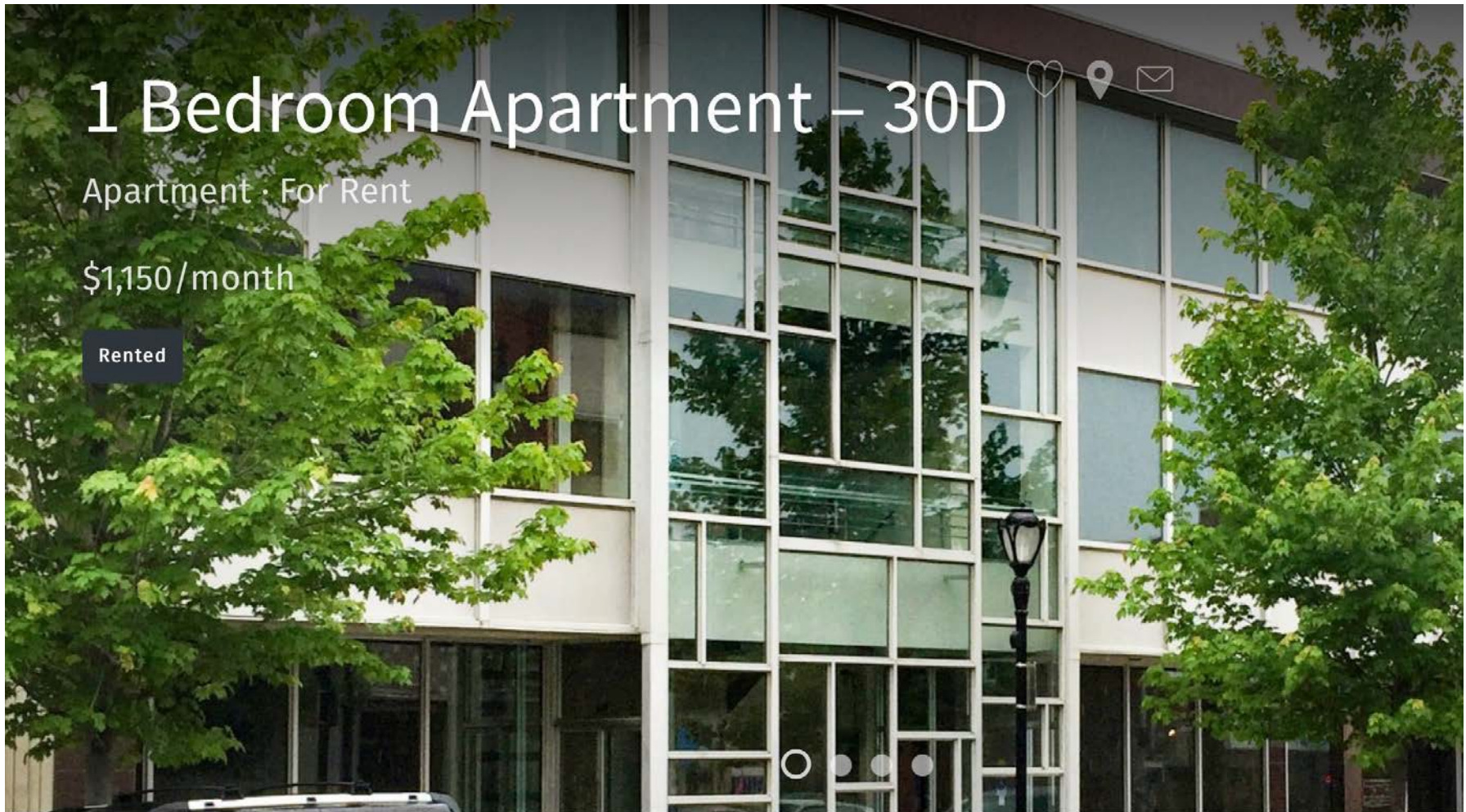
[www.upstairsdowntown.com](http://www.upstairsdowntown.com)

# First Floor Residential Conversions



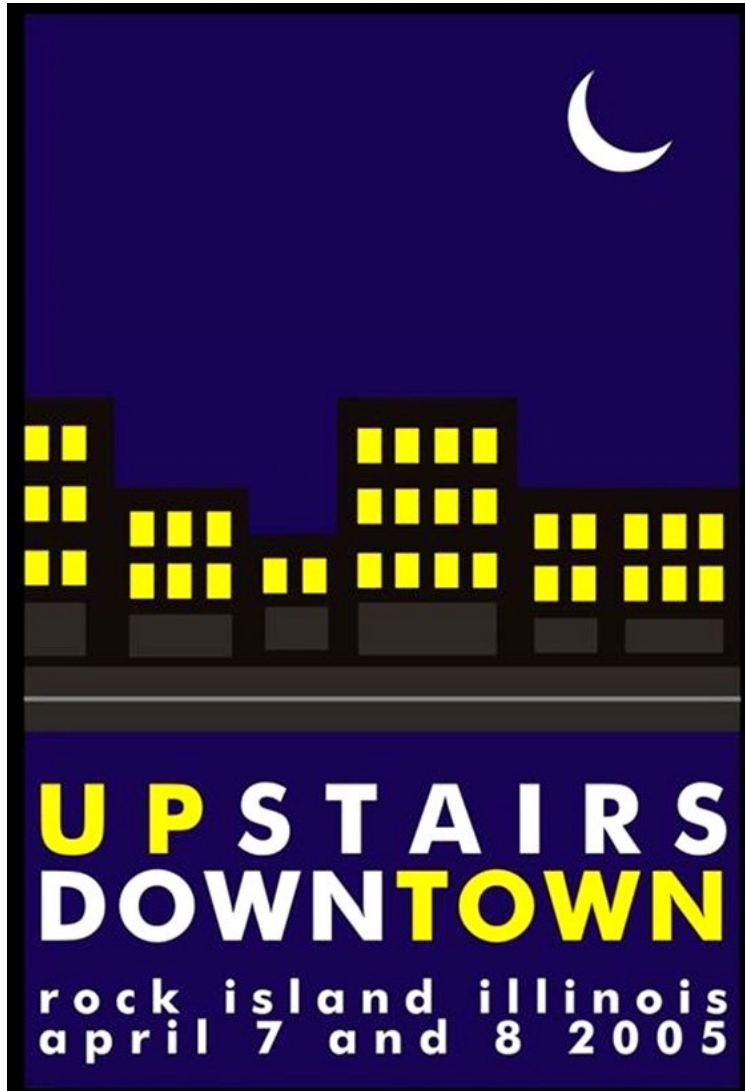
St. Louis MO

# First floor residential conversion



St. George Bldg, Springfield IL

# Host an Upstairs Downtown Tour



Rock Island IL



Springfield IL

# ANNUAL TOUR



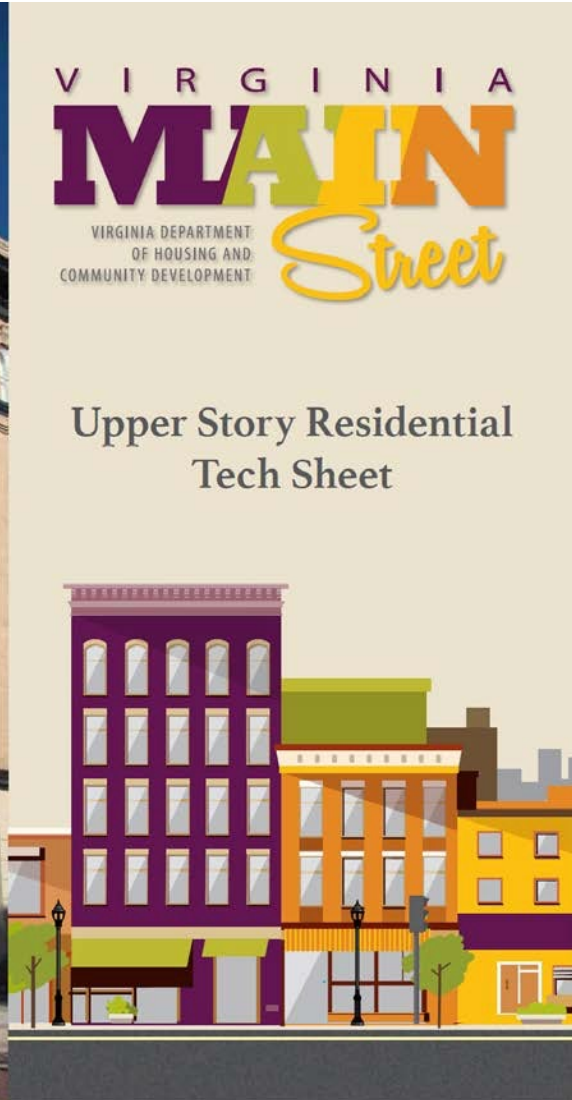
Showcase  
successes  
Present  
opportunities  
Madison IN



"See how the upper half lives"



# Stating your case



Virginia Main Street – Frazier Associates

