

NOTICE OF STANDING

COMMITTEE MEETINGS

Scheduled for
Tuesday, September 24, 2019,
beginning at 6:30 p.m. in

Council Chambers
Village Hall of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, Illinois

Community Development
Marketing Committee
Finance Committee

A copy of the agendas for these meetings is attached hereto.

Kristin A. Thirion
Clerk
Village of Tinley Park

NOTICE OF A MEETING
OF THE COMMUNITY DEVELOPMENT COMMITTEE

Notice is hereby given that a meeting of the Community Development Committee of the Village of Tinley Park, Cook and Will Counties, Illinois, will begin at 6:30 p.m. on Tuesday, September 24, 2019, in Council Chambers at the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, Illinois.

1. OPEN THE MEETING.
2. CONSIDER APPROVAL OF THE MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD ON AUGUST 27, 2019.
3. DISCUSS OAK PARK AVENUE GRANT APPLICATION FOR ROBERT THIES, 17326 OAK PARK AVENUE – FAÇADE.
4. DISCUSS DEMOLITION OF HOME AT 6627 173RD STREET.
5. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

KRISTIN A. THIRION
VILLAGE CLERK

MINUTES
Meeting of the Community Development Committee
August 27, 2019 - 6:30 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Members Present: M. Mueller, Chairman
C. Berg, Village Trustee
D. Galante, Village Trustee

Members Absent: None

Other Board Members Present: M. Glotz, Village Trustee

Staff Present: D. Niemeyer, Village Manager
P. Carr, Assistant Village Manager
B. Bettenhausen, Village Treasurer
D. Spale, Village Attorney
K. Clarke, Community Development Director
D. Framke, Marketing Director
L. Godette, Deputy Village Clerk
L. Carollo, Commission/Committee Secretary

Item #1 - The meeting of the Community Development Committee was called to order at 6:53 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD ON JULY 23, 2019 – Motion was made by Trustee Berg, seconded by Trustee Galante, to approve the minutes of the Community Development Committee meeting held on July 23, 2019. Vote by voice call. Chairman Mueller declared the motion carried.

Item #3 – DISCUSS AMENDMENT TO PRO-CHAMPS CONTRACT - The Village Board formerly adopted Ordinance 19-O-018, which requires foreclosed properties to be registered with the Village and pay a semi-annual registration fee of \$300, utilizing Pro-Champs to create a Foreclosure Property Registration Program, which launched on August 1, 2019. Currently, there are 79 registered properties and 78 awaiting registration.

Section 106.05 entitled Inspection and Registration of the ordinance outlines the responsibilities of the Mortgagee holder to inspect and register a property in default or has defaulted. After further review of this section and concerns raised by local realtors, the language about inspections was recommended to be removed from the ordinance. It was not the intent of the Village to enforce the inspection of the property every thirty (30) days by the Mortgagee or Mortgagee's designee. If there is no change to the language in the agreement, there would not be any penalties to the Mortgagee if inspections are not done. However, if the Village does not intend to enforce the inspections, it is best to remove it from the ordinance for clarification. No other change to the original ordinance was requested.

K. Clarke, Community Development Director stated with the program in place, Code Enforcement can monitor the properties and a notification can be sent out to all foreclosed properties simultaneously via the software more efficiently when issues arise.

In response to Chairman Mueller's question, Ms. Clarke stated all departments have access to the software and a Webinar was provided to all department users. Ms. Clarke stated of the \$300 registration fee, the Village receives \$200 and Pro-Champs \$100, and properties are registered biannually. Additionally, Ms. Clarke explained the enforcement process of unregistered properties within the Village.

Motion was made by Trustee Galante, seconded by Trustee Berg, to recommend Amendment to Pro-Champs Contract be forwarded to the Village Board. Vote by voice. Chairman Mueller declared the motion carried.

Item #4 – DISCUSS OAK PARK AVENUE FAÇADE GRANT FOR SIP WINE BAR, 17424 OAK PARK AVENUE - The Oak Park Avenue Playbook Grants were created to encourage investment and offset development costs in the older commercial buildings located within downtown Tinley Park's Legacy Districts.

Neal Hummitsch, owner of Sip Wine Bar, located at 17424 S. Oak Park Avenue, plans to replace and update the building's façade by installing new Hardie board siding with trim boards, new windows and doors, porch roof and deck replacement, installation of vinyl hand rails and lattice and soffit and fascia replacement. Two proposals from Top Construction Company, Inc. and Schnell Construction Company of \$47,139.00 and \$56,000.00, respectively, for façade renovation work were provided to the Community Development Committee.

The goal of this program is to improve the appearance of existing buildings, consistent with the Village's Architectural Guidelines. Mr. Hummitsch requested a matching Façade Grant ranging from \$23,570-\$28,000 at this location. The main floor of the building will serve as Sip Wine Bar and the top level will be utilized as an apartment. A single business may request matching funds up to \$70,000 per location per fiscal year. The Façade Grant is a matching grant up to \$35,000.

Mr. Hummitsch previously requested and was approved Retail and Code Compliance Grants in FY-2018, which totaled \$70,000. Sip Wine Bar is eligible to receive \$70,000 in FY-2020.

The Economic and Commercial Commission (ECC) unanimously recommended approval of a Façade Grant to Sip Wine Bar on August 12, 2019.

Chairman Mueller asked the Committee if there were any questions. Trustee Galante had a concern of approving more than \$70,000 in grants to a business. Ms. Clarke stated many of these grants may be approved and allocated in one fiscal year; however, there may be carried over into the next year. Discussion included how the Oak Park Avenue Grants are set up, the intent of the grants and the ECC will have further discussion concerning formalizing standards of the grants. Trustee Glotz stated the Village needs to be fiscally responsible. Ms. Clarke also stated a permanent investment was made within the Village and the Code Compliance Grant and Façade Grant would be long-term benefits. In response to Trustee Galante's questions, B. Bettenhausen stated the return of these grants is variable based on the business and the Village has not tracked the return on individual businesses utilizing the grants. Chairman Mueller discussed available options the Committee could decide upon concerning Sip Wine Bar's grant request.

Motion was made by Trustee Galante, seconded by Trustee Berg, to recommend an Oak Park Avenue Façade Grant to Sip Wine Bar in an amount not to exceed \$23,570, be forwarded to the Village Board. Vote by voice. Chairman Mueller declared the motion carried.

Item #5 – DISCUSS OAK PARK AVENUE SIGN GRANT FOR TINLEY PARK CHAMBER OF COMMERCE, 17316 OAK PARK AVENUE - The Oak Park Avenue Playbook Grants were created to

encourage investment and offset development costs in the older commercial buildings located within downtown Tinley Park's Legacy Districts.

Jackie Bobbit, applying on behalf of the Tinley Park Chamber of Commerce, 17316 Oak Park Avenue, plans to install new signage. The project will include installation of a blade sign on the east side of the property facing Oak Park Avenue. Ms. Bobbit submitted a proposal from Integrity Signs for design, procurement and installation of a blade sign constructed with Sentra board. Ms. Bobbit requested a Sign Grant of \$380.00.

The goal of the Sign Grant is to introduce creative and attractive signs to complement downtown, consistent with the Village's Sign Design Guidelines and remove nonconforming signs. A single business may request matching funds up to \$70,000 per location per fiscal year. The Sign Grant is a matching grant up to \$5,000.

The Economic and Commercial Commission (ECC) unanimously recommended a Sign Grant to the Tinley Park Chamber of Commerce on August 12, 2019.

Chairman Mueller asked the Committee if there were any questions. Trustee Berg stated she was in favor of the new sign.

Motion was made by Trustee Berg, seconded by Trustee Galante, to recommend an Oak Park Avenue Sign Grant to the Tinley Park Chamber of Commerce in an amount not to exceed \$380.00, be forwarded to the Village Board. Vote by voice. Chairman Mueller declared the motion carried.

Item #6 – DISCUSS OAK PARK AVENUE SIGN GRANT FOR ENGLISH GARDEN, 16800 OAK PARK AVENUE - The Oak Park Avenue Playbook Grants were created to encourage investment and offset development costs in the older commercial buildings located within downtown Tinley Park's Legacy Districts.

Kim McAuliffe, owner of An English Garden, purchased the property located at 16800 Oak Park Avenue in July 2019, for business expansion into Tinley Park. Ms. McAuliffe plans to install a new ground sign with a stacked brick base in the front yard along Oak Park Avenue. A proposal was submitted from Effective Signs for design, procurement and installation of the signage and brick base of \$2,895.00

The goal of the Sign Grant is to introduce creative and attractive signs to complement downtown, consistent with the Village's Sign Design Guidelines and remove nonconforming signs. A single business may request matching funds up to \$70,000 per location per fiscal year. The Sign Grant is a matching grant up to \$5,000.

The Economic and Commercial Commission (ECC) unanimously recommended a Sign Grant to An English Garden on August 12, 2019.

Chairman Mueller asked the Committee if there were any questions. No one came forward.

Motion was made by Trustee Berg, seconded by Trustee Galante, to recommend an Oak Park Avenue Sign Grant to An English Garden, in an amount not to exceed \$2,895.00, be forwarded to the Village Board. Vote by voice. Chairman Mueller declared the motion carried.

Item #7 – RECEIVE COMMENTS FROM THE PUBLIC - No comments from the public.

ADJOURNMENT

Motion was made by Trustee Berg, seconded by Trustee Galante, to adjourn this meeting of the Community Development Committee. Vote by voice call. Chairman Mueller declared the motion carried and adjourned the meeting at 7:18 p.m.

lc

DRAFT



Interoffice Memo

Date: September 24, 2019

To: Trustee Mueller, Chair
Community Development Committee
Dave Niemeyer, Village Manager

From: Kimberly Clarke, AICP, Director of Community Development

Subject: Dr. Robert Thies, Façade Grant-17326 S. Oak Park Avenue

REQUEST:

Dr. Robert Thies (Applicant) proposes to renovate the structure at 17326 S. Oak Park Avenue. This property is a two-story 2,362 SF mixed-use building built circa 1910 - 1920.

The Applicant has submitted a plan, which proposes a complete renovation of his primary façade on Oak Park Avenue for which he is requesting a Façade Grant. The proposed improvements include a complete reconstruction of the first floor façade including the relocation of the entrance from the south end of the building to the center of the façade and the addition of a separate residential entrance at the north end of the building. The façade meets the intent of the design guidelines as well as all other requirements of the grant program

The Applicant is requesting a \$35,000 Façade Grant. The Façade Grant is a 50% matching grant up to \$35,000. Two proposals were submitted. The first proposal was from Joseph Olivieri General Contractors in the amount of \$89,250 and the second was from Trebor Contracting in the amount of \$101,000.



EXISTING FACADE



PROPOSED FAÇADE

Economic Commission Review:

The Commission reviewed the application at the October 9th meeting. The Commissioners were supportive of the proposed improvements but encouraged the applicant to consider replacing all the vinyl siding with cement board. Particularly the rear is visible from the alley and there were concerns about how painting the vinyl would look. Secondly, it was discussed whether or not the building was sprinkled and if the owner would be considering the Code Compliance Grant. The owner has confirmed with Staff that they will be pursuing the Code Compliance Grant to install a new sprinkler system. He also has informed Staff he will look into replacing the remaining vinyl siding to match the front.

Economic Commission Recommendation:

The Commission unanimously recommended this item for approval on their September 9, 2019 meeting. If approved, staff is prepared to present this item to the Village Board at their October 1, 2019 Village Board Meeting.

Attachments:

September 9, 2019 ECC Staff Report and back up from ECC

September 11, 2019 Email from finance





Interoffice Memo

Date: September 9, 2019

To: Economic and Commercial Commission

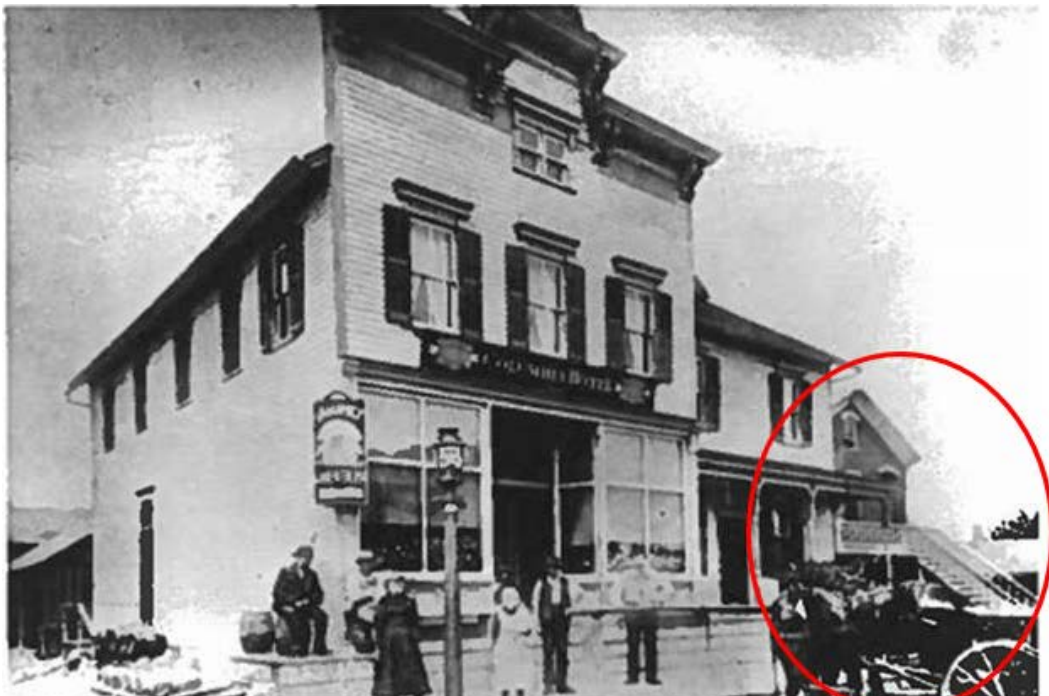
CC: Kimberly Clarke, AICP, Community Development Director

From: Kevin M. Gomulka, Business Retention Specialist

Subject: Dr. Robert Thies, Façade Grant

BACKGROUND:

Dr. Robert Thies (Applicant), proposes to renovate the structure at 17326 S. Oak Park Ave. This property is a two-story 2,362 SF mixed-use building built circa 1910 - 1920. –This building was once known as the Schreiber Building. Schreiber was a cobbler and mail carrier between the Goeselville (147th and OPA) and Tinley Park Post Offices. He built the commercial box in front of his house for his cobbler/shoe store and later rented the commercial space to a variety of tenants – ironically mostly hair dressers and barbers as in its most recent use. The building was set back from Oak Park Avenue and included a stairway to the second floor (see red circle below).



The Applicant proposed to retain the commercial uses on the first floor and the second floor will continue its residential uses with two apartments. The commercial use has not yet been identified. As part of his renovation he is planning to do a complete renovation of his primary façade on Oak Park Avenue for which he is requesting a Façade Grant.

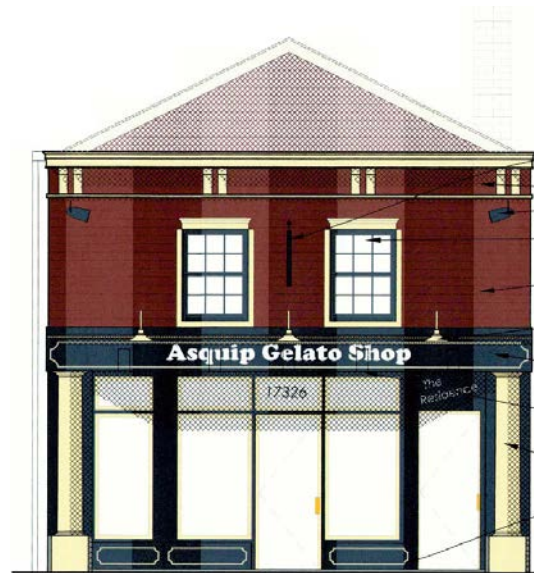
The intent of Façade Improvement Grant Program is to assist owners of existing buildings in upgrading their building facades by improving their overall appearance. The program provides a matching grant of 50% or a maximum of \$35,000 per tax paying business. Design proposals must meet the standards of the Downtown Tinley Design Guidelines and the requirements of the Legacy Code.

THE PROPOSAL

The proposed improvements include a complete reconstruction of the first floor façade including the relocation of the entrance from the south end of the building to the center of the façade and the addition of a separate residential entrance at the north end of the building. The entrance to the second floor residential unit has been setback from the main façade and placed at an angle thereby diminishing its presence on the façade and creating a more commercial appearance than what currently exists. The existing bay window has been replaced with full length commercial style windows with transoms and a kick panel that includes a detail accented with a complementary color.

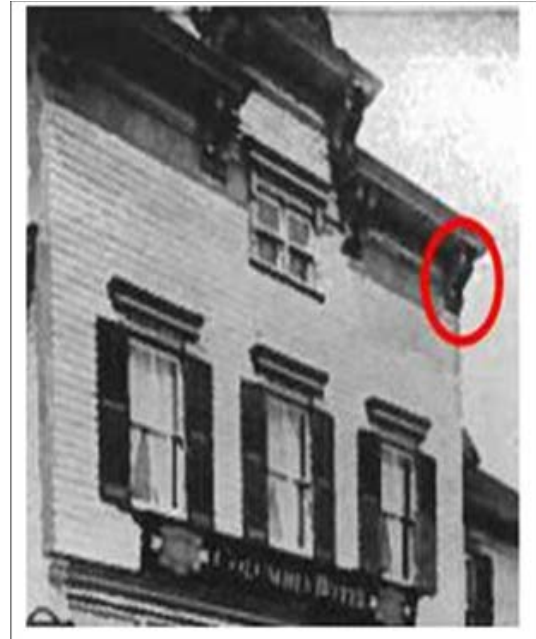


EXISTING FACADE



PROPOSED FAÇADE IMPROVEMENTS

The base cornice (separating the first floor from the second floor) includes an architectural detail highlighted with a complementary color that provides articulation and interest to the overall look of the façade. This will also provide an area for future signage that will be illuminated with goose neck lighting. Additional architectural adornments include an articulated cornice at the roofline with ornamental brackets/corbels consistent with period architecture common to the downtown area.



The blue vinyl siding will be replaced with fiber cement board siding, trim, soffit and fascia. The sides and rear of the façade will remain vinyl siding that will be painted to match the proposed second floor color (“Wine Glass” –a deep burgandy); and the first floor will be painted a deep blue (“Indigo Streamer”). All trim and accent work will be painted “Malted Milk” – a rich yellow cream. The architectural plans also call for two rounded half-columns, on the first floor, window kick plates with decorative border detail, and gooseneck lighting to illuminate the horizontal fiber cement board siding.

The applicant worked with the Community Development Department to ensure that the proposed design and materials comply with the Legacy Code.

The Applicant submitted two proposals (exhibit A) from Joseph Olivieri General Contractors and Trebor Contracting for façade renovation work. Proposal amounts are as follows:

Joseph Olivieri General Contractors	Trebor Contracting
\$89,250	\$101,000

Request:

The Applicant is requesting a \$35,000 Façade Grant to renovate the exterior façade of 17326 S. Oak Park Avenue (PIN: 28-30-308-016-0000).

The Façade Grant is a 50% matching grant up to \$35,000. A single business can request matching funds up to \$70,000 per location per year.

Incentive Policy Checklist:

The following statements are in line with the Village of Tinley Park's incentive policy.

- The project will not create a burden and will effectively utilize the existing Village infrastructure.
- Due to its location in the New Bremen TIF, this project meets the Target Development Area Incentive Policy requirement.

Strategic Plan Checklist:

1. Long-Term Complex, Tier 1 and Economic Development Strategy 4: See ongoing downtown development, and reinvestment continue.

Benefits:

The project will be an enhancement to the Village by improving the exterior look of the building in the downtown district.

Staff Recommendation:

A motion to recommend the approval of a matching Façade Grant not to exceed \$35,000 for Dr. Robert Thies to renovate the exterior façade to improve the exterior appearance of 17326 S. Oak Park Avenue.



Façade Improvement Program

Application Form



A. Applicant Information

If Applicant is not the owner of the subject property the owner must sign this application (below) signifying they are aware of the improvements proposed as part of this grant application.

Name: ROBERT THIES
Mailing Address: 10836 CARIBOU
City, State, Zip: ORLAND PARK, IL 60467
Phone Number: [REDACTED]
Fax Number: N/A
Email Address: [REDACTED]

B. Property Information

Property Owner(s): ROBERT THIES
Mailing Address: SAME
City, State Zip: [REDACTED]
Property Address: 17326 S OAK PARK AVE
Permanent Index No. (PINs): 28-30-308-016-0000
Existing land use: RETAIL / RESIDENTIAL
Zoning District: 2-12
Lot dimensions and area: 3841 SQ FT

C. Application Information

Description of proposed project (use additional sheets or attach a Project Narrative if necessary):

REMODEL OF FACADE - Front

Is the applicant aware of any Variances required from the terms of the Zoning Ordinances? ☐ Yes ☒ No
If yes, explain (note that a separate Variation application will be required to be submitted):

Is the applicant aware of any Village Code deficiencies of the property or structure? ☐ Yes ☒ No
If yes, explain:

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

[REDACTED]
Signature of Applicant

9 Aug 19
Date



Façade Improvement Program

By signing below, the owner of the property, (if not the Applicant) is aware of the Applicant's proposed improvements and approves of the Applicant's request for funding under the Village of Tinley Park's Façade Improvement Grant Program.

Signature of Owner

9 Aug 19
Date

Application Requirements

A complete application for approval consists of the following items submitted in a comprehensive package:

- ☒ 1. The application form, completed and signed by the Applicant and/or property owner(s) of record.
- ☒ 2. A written project narrative describing the general nature of the project and outlining specific aspects of the proposal and matching grant funds requested.
- ☒ 3. A recent Plat of Survey of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
4. Plans and any other information pursuant to the Submission Checklist (below).

An application will not be accepted or processed until all of the items above have been submitted.

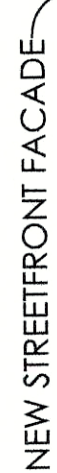
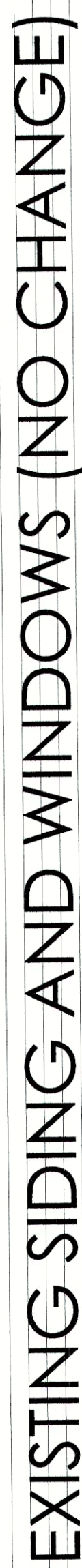
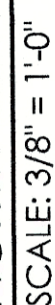
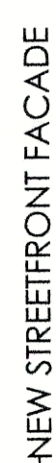
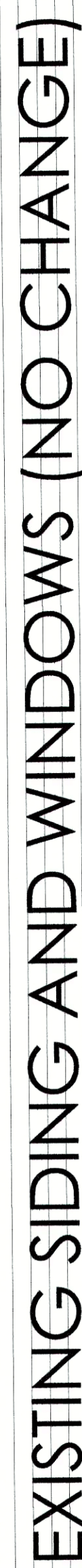
Checklist for Façade Improvement Grant Submission

Plan Submission for Staff Review requires _____ copies (11" x 17") of the following plans:

- ☒ Plat of Survey of existing conditions.
- ☒ Building elevations of all four sides of all buildings; also include trash enclosure. Note that the elevations should be fully dimensioned including height, width and depth of all major building elements and components, as well as identification of all building materials. *Only need one side.*
- ☒ Colored rendering of proposed site improvement.
- ☐ Samples of all exterior building materials including, but not limited to, bricks (include model and color ID numbers); light fixtures; windows and moldings; shutters; awnings, etc. Material samples may be submitted after initial staff review but prior to placement on Economic and Commercial Commission agenda. *Color samples provided*

In the case of extensive exterior modification and/or additions, please submit the following:

- N/A*
- ☐ Site Plan of proposed condition, including;
 - Fully dimensioned property boundaries;
 - All building elements and physical improvements;
 - Setbacks from all property lines, measured at right angle to property line at closest points; and
 - Identification as to whether all elements are "Existing" or "Proposed."
 - ☐ If application dimension floor plans of all building levels even if conceptual in nature at this preliminary state. Submission of a floor plan will laid in the calculation of minimum parking requirement, etc.



BUILDING REMODEL AT
17326 OAK PARK AVE
TINLEY PARK, IL 60477

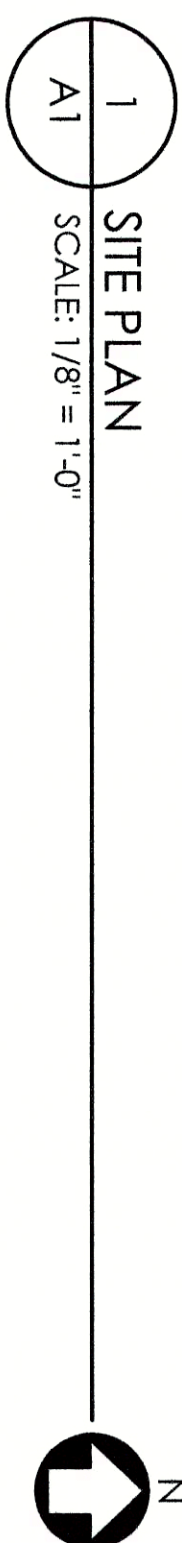
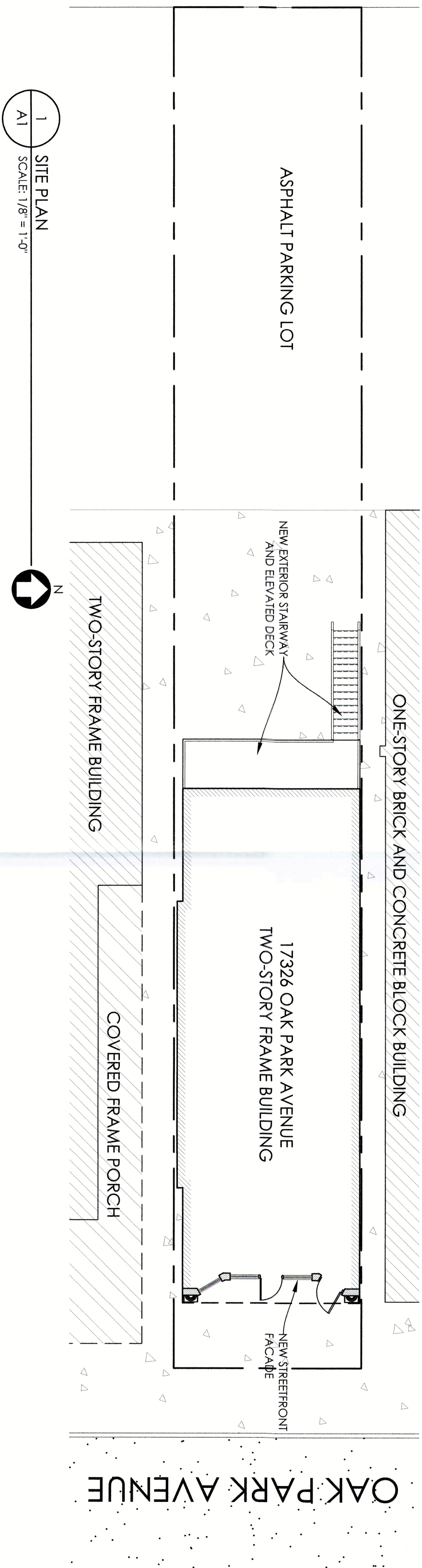
BUILDING REMODEL AT
17326 OAK PARK AVE
TINLEY PARK, IL 60477

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TINLEY PARK, IL 60477

OLIVIERI & ASSOCIATI
ARCHITECTS
(708) 719-3444

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OLIVIERI & ASSOCIATI
ARCHITECTS
(708) 719-3444

[illegible]

The enclosed drawings and specifications and ideas, designs, conclusive evidence of the acceptance of these restrictions, contact with these drawings and specifications shall constitute developed without the written consent of the architect. Visual than the specific project for which they have been prepared and to others or used in connection with any work or project other of the architect and no part thereof shall be copied, disclosed and arrangements represented are and shall remain the property

BUILDING REMODEL AT
17326 OAK PARK AVE
TINLEY PARK, IL 60477

OLIVIERI
Brothers inc.
ARCHITECTS
(708) 719-3444

N

Residential
Commercial
ALTA

PLAT OF SURVEY

Studnicka and Associates, Ltd.
studnicka2000@gmail.com

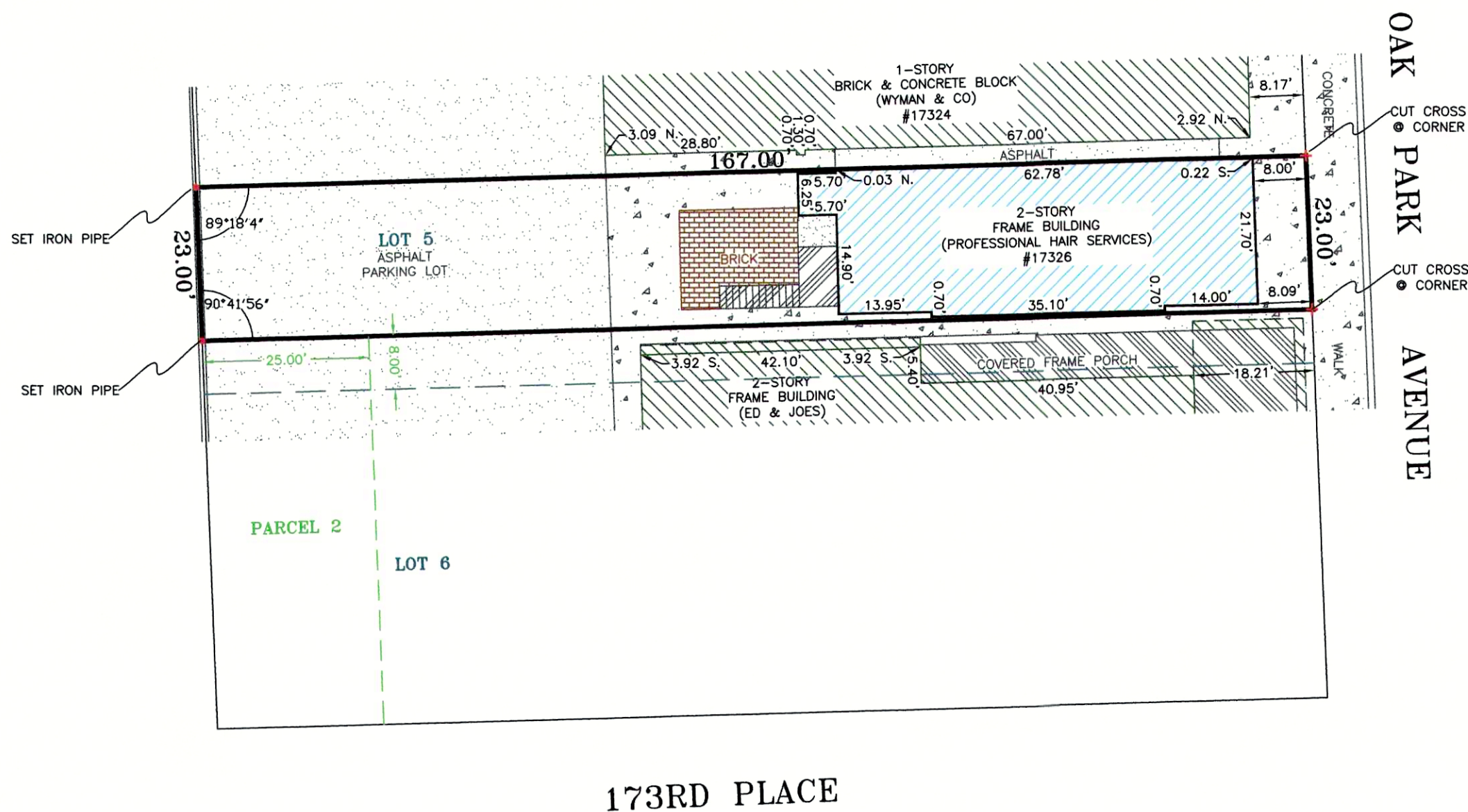
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

PARCEL 1:
THE SOUTH 23 FEET OF THE NORTH 42 FEET OF LOT 5 IN BLOCK 1 IN CHRISTIAN ANDRES SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AFORESAID, OVER AND ACROSS THE WEST 25 FEET OF LOT 6 AND THE WEST 25 FEET OF THE SOUTH 8 FEET OF LOT 5 IN BLOCK 1 IN CHRISTIAN ANDRES SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CREATED BY GRANT OF EASEMENT RECORDED JULY 2, 1984 AS DOCUMENT 27154498 AND CORRECTED BY DOCUMENT RECORDED NOVEMBER 1, 1984 AS DOCUMENT 27319194.



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Joanna Rozek

Order No.: 19-3-238

Compare all points before building by same and at once report any difference. For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 4/22/2019

Drawn by: Paul Burlingame

Proofed by: T.S.

Design Firm Registration # 184-002791



STATE OF ILLINOIS }
COUNTY OF WILL } ss

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL, April 23, A.D. 2019

by

License No. 3304 Expires 11/30/20

AUG 30 2019

THIES RENOVATIONS			
trade		amount	contract
demolition/dumpster		3000	
scaffolding/protection		4850	
excav/concrete		7600	
saw cutting		2500	
steel		5000	
carpentry		12000	
aluminum/glass	AGW	12800	
pilaster/base		4200	
hardiboard		17500	
roofing		4000	
lighting	Meany	4200	
supervision		3500	
overhead/ins/profit		8100	
TOTAL		89250	

AUG 30 2019

708 567 0336

August 29, 2019

I have reviewed revised drawings for façade work at 17326 Oak Park Avenue and submit the following:

**masonite board
roofing and gutters only at façade
no sidewalk work included
dumpster provided by others
all demolition as needed
painting, if required, by others**

PRICE **\$ 101,000.00**

Very truly yours,

Robert Kalmes
co/lm

From: [Ruth Gibson](#)
To: [Kimberly Clarke](#)
Cc: [Kevin Gomulka](#)
Subject: RE: property at 17326 Oak Park Avenue
Date: Wednesday, September 11, 2019 1:52:05 PM
Attachments: [image001.png](#)

We don't show any outstanding fees for this address in our accounts receivable or utility billing modules.

Ruth Gibson
Senior Accountant
708-444-5065

From: Kimberly Clarke <kclarke@tinleypark.org>
Sent: Wednesday, September 11, 2019 9:40 AM
To: Ruth Gibson <rgibson@tinleypark.org>
Cc: Kevin Gomulka <kgomulka@tinleypark.org>
Subject: RE: property at 17326 Oak Park Avenue

Ruth,
Please provide me with an answer to this request. This façade application will be going to the Village Board and this is something I need to verify.

Thanks,

Kimberly Clarke, AICP
Community Development Director
(708) 444-5100 | kclarke@tinleypark.org



From: Kimberly Clarke
Sent: Wednesday, September 04, 2019 1:25 PM
To: Ruth Gibson <rgibson@tinleypark.org>
Subject: property at 17326 Oak Park Avenue

Ruth,
Are able to check to make sure there are no outstanding fines/fees owed on this property? It recently sold and the new owner is applying for a façade grant.

Kimberly Clarke, AICP

Community Development Director

(708) 444-5100 | kclarke@tinleypark.org





Interoffice Memo

Date: September 24, 2019

To: Trustee Mueller, Chair
Community Development Committee
Dave Niemeyer, Village Manager

From: Kimberly Clarke, AICP, Director of Community Development

Subject: Demolition 6627 W. 173rd Place

BACKGROUND

Since **October 15, 2015** the single-family home located at 6627 W. 173rd has been an eyesore to the block and neighborhood. In November 2016, the house caught fire and shortly after some repairs were performed however the home has been sitting vacant since. Over time, the location has been subjected to fly-dumping and is an “attractive nuisance” to the community. The owner, Gary Brown, has been issued several violation notices about the condition of the property which include tall grass and weeds, junk about the property, holes in the roof, soffits, and overall the dilapidated condition of the structure. Accumulated fines currently total \$2,175.00.

The owner has filed permit applications in 2017 and 2019. In 2017, the permit was cancelled. In 2019, the permit was applied for, and never issued due to Gary Brown’s financial complications.



DISCUSSION

Per Village Ordinance 101.9, The Village sent a notice to Gary Brown that unless steps are taken to repair the residence within 15 days, the Village may seek a court order to demolish the residence. The owner did appear in court and stated he does not have the funds to repair the home.



As of August 1st, 2019, on the Cook County Recorder of Deeds web site, there is a *lis pendens foreclosure notice* recently recorded by Deutsche Bank National Trust Company on July 8th, 2019.

Based on the definitions of an *abandoned* and *dangerous building* as outlined in our Village Ordinance, the building is a nuisance. The owner has not placed the building in a safe state, is unable to do so, and it is currently unable to be occupied. The building is an “attractive nuisance” and is having a negative effect on the community.

RECOMMENDATION

Staff is looking for a recommendation to bring this to the President and Board of Trustees to authorize the Village Attorney to apply to the Circuit Court of Cook County for an order authorizing the demolition or repair of a dangerous or abandoned building or structure.

Attachments:

1. Demolition Notice
2. Photos July 10 ,2019





Village President
Jacob C. Vandenberg

Village Clerk
Kristin A. Thirion

Village Trustees
Brian H. Younker
Michael J. Pannitto
Cynthia A. Berg
William P. Brady
Michael W. Glotz
John A. Curran

Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration
(708) 444-5000
Fax: (708) 444-5199

Community
Development
(708) 444-5099
Fax: (708) 444-5199

Public Works
(708) 444-5500

Police Department
7850 W. 183rd St.
Tinley Park, IL 60477
(708) 444-5300
Non-Emergency
Fax: (708) 444-5399

John T. Dunn
Public Safety Building
17355 S. 68th Court
Tinley Park, IL 60477

Fire Department &
Prevention
(708) 444-5200
Non-Emergency
Fax: (708) 444-5299

EMA
(708) 444-5600
Fax: (708) 444-5699

Senior Community
Center
(708) 444-5150

July 17th, 2019

Gary Brown

Gary Brown

RE: Demolition

Dear Gary Brown,

On July 11th, 2019, I received another complaint in reference to the dilapidated condition of the residence located at **6627 W 173rd PL**. The building has been abandoned for over two years as a result of a fire, and no active permits have been on file to make the necessary repairs. The building in its present state is an attractive nuisance to the neighborhood and is in violation of the following code(s) or ordinance(s):

**Village Ordinance
101.01 DEFINITIONS.**

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

"ABANDONED BUILDING OR STRUCTURE." Shall mean:

(2) Any vacant building which, by reason of lack of maintenance, or by reason of the boarding up of its doors and windows, or other reasons, has a substantial adverse effect on the value of the property in the immediate neighborhood;

"DANGEROUS BUILDING OR STRUCTURE." Shall mean:

(4) Any building or structure which has been damaged by fire, wind, or other causes so as to have become dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the village;

(5) Any building which has become or is so dilapidated, decayed, unsafe, unsanitary, or which so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation, or is likely to cause sickness or disease so as to work injury to the health, morals, safety, or general welfare of those living therein;

101.02 NUISANCE DECLARED.

Any dangerous or abandoned building or structure, as defined by § 101.01 of this chapter, within the village is hereby declared to be a nuisance.

Per Village Ordinance **101.09**, you are hereby notified to repair the building or demolish it within fifteen (15) days. Failing to do so will cause the Village of Tinley Park to seek a court order to demolish the building. Please contact me at **708 444-5100**.



Ken Karczewski
Code Compliance Officer



PUBLIC COMMENT

ADJOURNMENT