

NOTICE OF STANDING COMMITTEE MEETINGS

Scheduled for
Tuesday, October 22, 2019,
beginning at 6:30 p.m. in

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

Finance Committee
Community Development
Marketing 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, October 22, 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 SEPTEMBER 24, 2019.
3. RECEIVE UPDATE OF OAK PARK AVENUE GRANT PROGRAM.
4. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

KRISTIN A. THIRION
VILLAGE CLERK

MINUTES
Meeting of the Community Development Committee
September 24, 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: None

Staff Present: P. Carr, Assistant Village Manager
K. Clarke, Community Development Director
D. Framke, Marketing Director
L. Valley, Executive Assistant to the Manager and Trustees
E. Scholz, Senior Accountant
C. Frankenfield, Finance
L. Godette, Deputy Village Clerk
L. Carollo, Commission/Committee Secretary

Item #1 - The meeting of the Community Development Committee was called to order at 6:41 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD ON AUGUST 27, 2019 – Motion was made by Chairman Mueller, seconded by Trustee Berg, to approve the minutes of the Community Development Committee meeting held on August 27, 2019. Vote by voice call. Chairman Mueller declared the motion carried.

Item #3 – DISCUSS OAK PARK AVENUE GRANT APPLICATION FOR ROBERT THIES, 17326 OAK PARK AVENUE - FACADE - 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.

Dr. Robert Thies proposed to renovate 17326 S. Oak Park Avenue. The property is a two-story mixed-use building. Dr. Thies submitted a plan, which proposed a complete renovation of the primary façade, for which he requested a Façade Grant. Improvements would include complete reconstruction of the first floor façade, including 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. Two proposals from Joseph Oliveri General Contractors and Trebor Contracting of \$89,250 and \$101,000, 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. Dr. Thies requested a \$35,000 Façade Grant. 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.

The Economic and Commercial Commission (ECC) unanimously recommended approval of a Façade Grant to Dr. Thies on September 9, 2019. Dr. Thies stated he would also be interested in applying for a Code Compliance Grant, for which the goal of this program is to provide an incentive for property owners to bring their buildings into conformance with the Village Building and Fire Code by installing fire protection systems and alarms to improve the quality of the building stock.

Chairman Mueller asked Dr. Thies to summarize his plans for the project. The building is proposed to be of Hardie board and painted in a wine color. This is Dr. Thies' second project. Currently, there is no tenant lined up for the first floor.

Motion was made by Trustee Berg, seconded by Trustee Galante, to recommend an Oak Park Avenue Façade Grant to Dr. Thies for 17326 S. Oak Park Avenue, in an amount not to exceed \$35,000, be forwarded to the Village Board meeting scheduled for October 1, 2019. Vote by voice. Chairman Mueller declared the motion carried.

Item #4 – DISCUSS DEMOLITION OF HOME AT 6627 W. 173rd STREET - Since October 2015, the single-family home located at 6627 W. 173rd Street has been an eyesore to the block and neighborhood. The house caught fire in November 2016, and shortly after some repairs were performed, however, the home has been vacant since. Gary Brown, owner, 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 and soffits and the overall dilapidated condition of the house.

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

Based on the definitions of an abandoned and dangerous building as outlined in the 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.

Trustee Berg asked if the Village would be responsible for demolition costs. K. Clarke, Community Development Director stated the Village would lien the property. Trustee Galante asked how long taxes have been unpaid. Ms. Clarke stated the owner is not paying on the mortgage and unpaid taxes is uncertain at this time. Ms. Clarke stated in the past there have been approximately a dozen properties the Village has had to take similar action. Ms. Clarke stated she could provide tax information on the property and discuss other alternatives with the Village attorney. Chairman Mueller asked the Committee if there were any other questions. Trustee Berg asked the cost of demolition, for which Ms. Clarke stated could be approximately \$20,000. Trustee Galante asked Ms. Clarke if she could look into if the Village has been able to recoup costs of a demolition for non-Village-owned properties in the past, for which she agreed. Chairman Mueller stated the house's condition is not ideal from the neighbors' perspective.

Motion was made by Chairman Mueller, seconded by Trustee Berg, to recommend Demolition of Home at 6627 W. 173rd Street, pending requested additional information be forwarded to the Village Board meeting scheduled for October 1, 2019. Vote by voice. Chairman Mueller declared the motion carried.

Item #5 – RECEIVE COMMENTS FROM THE PUBLIC - No comments from the public.

ADJOURNMENT

Motion was made by Chairman Mueller, 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 p.m.

DRAFT



Interoffice Memo

Date: October 22, 2019

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

CC: Jay Walsh, ECC Chair

From: Kevin M. Gomulka, Business Retention Specialist

Subject: October 14, 2019, ECC Discussion Summary

Background:

On October 14, 2019, the Economic and Commercial Commission (ECC) met to discuss possible changes to the Village's Oak Park Avenue Playbook Grants. This memo serves a general summary of the presented items and identifies outstanding topics that will need to be addressed during future ECC meetings.

Discussed Items:

Effective Date of Changes:

Any proposed changes once approved, will take effect during the 2020/2021 budget cycle. The Village's budget cycle begins on May 1 and ends April 31 the following year.

Applicant Attendance Requirement:

Staff proposed adding a mandatory attendance requirement for applicants seeking grant funding for proposed projects. Commissioner Obbagy suggested that the attendance requirement should be more specific as to which meeting the applicant is required to attend. The ECC decided that the mandatory attendance requirement should only be applicable for ECC meetings and that the attendance requirement can be waived for sign grant applicants if the proposal is under a certain amount.

Business Plan Requirement:

Staff proposed eliminating the need for the grant applicant to consult with the Governors State Community College Small Business Development Center or a SCORE counselor as well as the requirement of submitting a business plan as part of all grant application process. The ECC decided only to require a business plan for the retail grant. Also, a retail grant applicant may have the ability to waive the business plan requirement based upon previous business experience.

Timeline for Project Completion:

In an effort to eliminate the excessive earmarking of grant funds, staff proposed the following timeline:

Time Frame	Actions Required by Applicant
3 Months	Submit a full set of drawings/plans to Community Development
6 Months	Obtain Building Permit(s)
12 Months	Project must be completed (including final inspections)

In the event the proposed project will exceed the 12-month timeline, the applicant may request a one-time extension from the Village Board. The timeline begins once the Village Board approves the applicant's grant. There were no recommended changes proposed by ECC Commissioners regarding the suggested timeline.

Capping of Grant Funds:

ECC Commissioners discussed alternatives to capping grant funding. Some suggestions included capping funds per project, per parcel, and adding a time requirement before an applicant became eligible to reapply for additional grant funding. After much discussion, ECC Commissioners decided to keep the maximum award of \$70,000 per fiscal year.

Outstanding Items:

Landscape Grant:

Staff informed the ECC Commission that it was recommended not to eliminate the Village's landscape grant. Staff will evaluate program participation during the budgeting process and present findings to the ECC at a later time.

Bonus Incentive:

Staff presented the idea of offering a 10% bonus to grant applicants who use a Tinley Park contractor to complete work. This change would increase the Village's grant reimbursement from 50% to 60%. The ECC Chair recommended that staff mark this proposed change as "in progress" due to the Village Attorney currently reviewing the legality of offering such a bonus.

Clawbacks:

Clawbacks are scheduled to be discussed at the November 11, 2019, ECC meeting.

Grants with Village Board Approval:

Quantity	Grant Type
3	Façade Grant
4	Code Compliance Grant
1	Retail Grant
5	Sign Grant
1	Landscape Grant

Current Earmarked Funds:

Grant Type	Earmarked Funds
Façade Grant	\$73,830
Code Compliance Grant	\$89,002
Retail Grant	\$35,000
Sign Grant	\$6,261
Landscape Grant	\$5,000
TOTAL =	\$209,093

Remaining Grant Funding:

Beginning Balance = \$350,000
Total Reimbursements Paid Out = -\$10,229
Total Funding Earmarked = -\$209,093
Total Funding Remaining = \$130,678

PUBLIC COMMENT

ADJOURNMENT