

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.

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