

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.

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