



## Redevelopment Grant Program

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### **PROGRAM SUMMARY:**

The Village of Tinley Park has established a Redevelopment Grant Program to encourage owners of existing deteriorated buildings and sites to rehabilitate their property. Many of these sites do not fall within the existing Oak Park Avenue Grant Program, a TIF district, Cook County Special Designated area or meet other criteria to be eligible for traditional incentive agreements. The program has been appropriated \$90,000 from the general fund for Fiscal Year 20/21. The goal of the Redevelopment Grant Program is to encourage site and building improvements that will enhance the overall aesthetics of the area for residents, as well as improve the property value and resulting Equalized Assessed Value (EAV) of the parcel.

The Redevelopment Grant Program provides a matching grant of 50% of qualifying costs with a minimum grant application of \$10,000 and a maximum of \$30,000 per structure (overall project costs of \$20,000 to \$60,000 or more). An applicant is not eligible for grants if they received an incentive within the past 10 years for the property. Grants will not be awarded for work completed prior to Village Board approval of the grant. All applicants must maintain a taxable status (i.e. the property cannot become tax exempt) for a minimum of five years.

If the number of grant applications received exceed the Village's program budget, the following factors shall be taken into consideration to rank businesses for grant awards:

- Property vacancy history;
- Building conditions that poses a threat to public safety or occupant health;
- Building conditions that create a negative impact on property values in the surrounding area;
- Applicants must be able to address and explain circumstances that prevented investment in the property to mitigate deterioration of the building condition;
- Presence of extraordinary redevelopment costs such as: environmental remediation, infrastructure expansion costs, required remodeling/demolition;
- Improvement will result in an increase in employment or the opportunity for increased employment; and
- Quality of development and overall aesthetics which exceed current code requirements.

The grant application is reviewed by the Economic and Commercial Commission prior to Village Board approval. Tax exempt entities and properties are not eligible under this program. A grant will not be awarded to any business, individual or property which is in violation of Village codes, and regulations, or has any outstanding obligations to the Village.

Applications will be accepted beginning June 1, 2020 through 5:00 p.m. June 30, 2020. If the program grants have not been fully allocated within this first application period, additional application periods may be considered. The grants will be paid on a reimbursement basis after the proposed project has been completed, all contractors have been paid, and receipts for eligible expenditures have been submitted and verified.

## **PROCESS:**

### **1. Pre-Application Meeting**

The applicant is encouraged to meet with Community Development Staff to discuss the feasibility of the proposed project.

### **2. Submittal of Complete Application**

The applicant must submit a completed application to the Community Development Department.

### **3. Staff Review**

- a. Applications shall be reviewed for completeness.
- b. An inspection of the subject property will be scheduled to ensure the property/structure is in compliance with Village Codes.
- c. After any deficiencies have been identified, staff will evaluate the application based on the following criteria and forward it to the Economic and Commercial Commission for review:
  - i. Applicant demonstrates preparedness to move forward with the proposal by addressing all non-conforming zoning and building issues.
  - ii. Property owner/tenant and Village have verified that there are no outstanding obligations due to the Village.

### **4. Economic and Commercial Commission Review**

Upon Commission review, revisions to the application may be requested. Please note that the Commission is advisory only and the Village Board has the final authority to approve or deny an application. When the required revisions have been made, the application will be forwarded to the Village Board.

### **5. Village Board Action**

The Village Board will conduct a public review of the application, make a determination on the grant amount and authorize the execution of the Redevelopment Grant Program Agreement.

### **6. Reimbursement**

The grant will be paid on a reimbursement basis once the proposed project has been completed, all outstanding violations have been corrected and receipts for eligible expenditures have been verified. Lien waivers and contractor affidavits will be required as part of the reimbursement process.

## **ELIGIBLE EXPENSES:**

Eligible costs to include permanent improvements that are affixed to the real estate and result in overall increased property value. These may include:

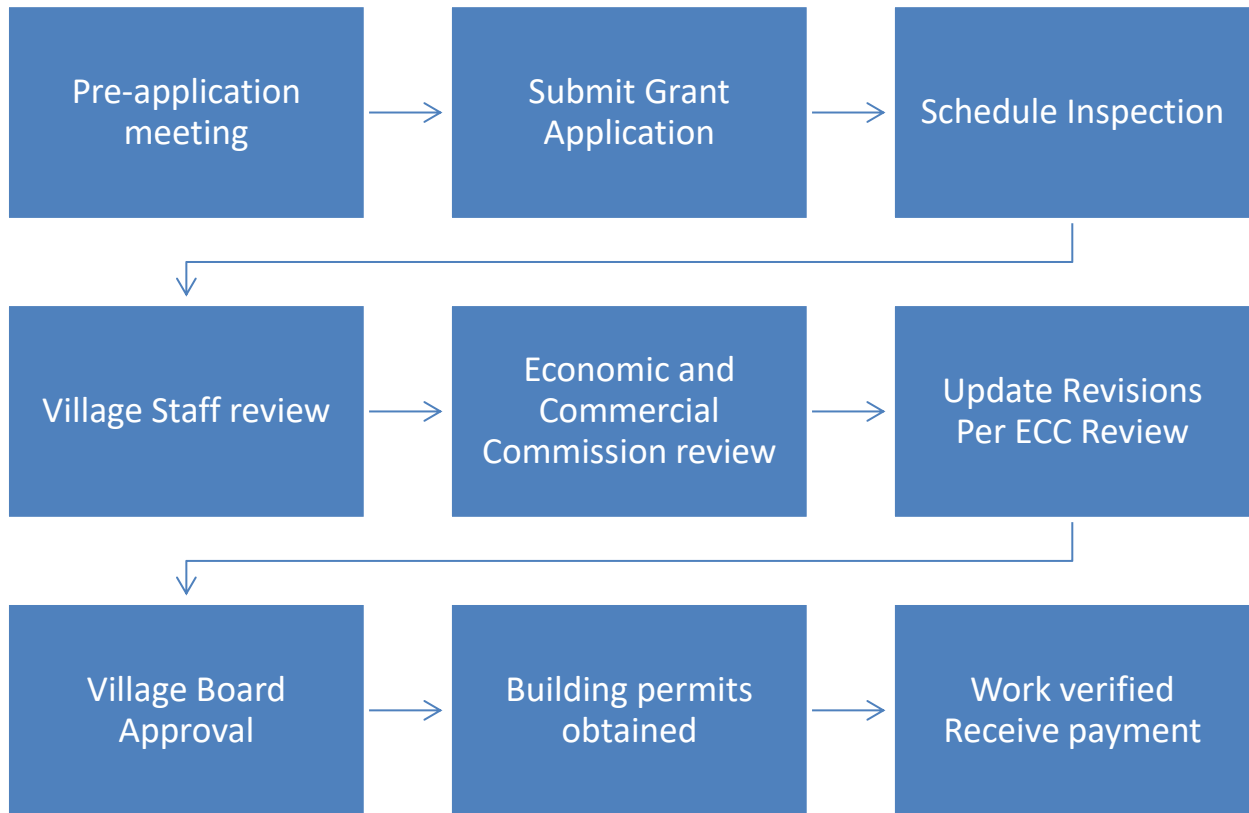
- Fire sprinkler systems
- Fire alarm systems

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- Siding
- Exterior lighting
- Windows and doors

**INELIGIBLE EXPENSES:**

- Professional fees including legal, engineering, permit and architectural fees
- Signage
- Landscaping
- Painting
- Other improvements or fixtures not affixed to the real estate



**For further information, please contact:**

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# Redevelopment Grant

## 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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

### B. Property Information

Property Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State Zip: \_\_\_\_\_

Property Address: \_\_\_\_\_

Permanent Index No. (PINs): \_\_\_\_\_

Existing land use: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Lot dimensions and area: \_\_\_\_\_

### C. Application Information

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

Is the applicant a for-profit entity? Yes  No

\*If the answer is no, the applicant is ineligible to apply.

What is the total dollar amount being requested? \_\_\_\_\_

Please outline what the grant funds will be used for along with a breakdown of those costs. If additional space is required, please provide a separate attachment.

Use	Amount Requested

Is the applicant aware of any Variances required from the terms of the Zoning Ordinances? Yes  No



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If yes, explain (note that a separate Variation application will be required to be submitted:

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

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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.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

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 Redevelopment Grant Program.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

### Application Requirements

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

- Completed and signed application
- Written project narrative describing the general nature of the project
- Two quotes from a licensed contractor for eligible expenditures
- Proposed plans may be required upon staff review of application
- Business Plan (if start up)

An application will not be accepted or processed until all of the items above have been submitted. If applications exceed the Village's funding budget, an application will not be considered complete until all items have been submitted.