

**MainStreet Commission Meeting Minutes
October 16, 2013**

Members Present

Mike Clark, Chairman
Rick Butkus
Jim Fuentes
Beth Fahey
Amanda Young

Guests Present

Jim Liberty
Ben Nelson, Architect
Bill Connor, VFW

Staff Present

Judy Bruning, Admin. Asst. to the Mayor
Mike Kowski, Village Planner
Nancy Byrne, Secretary

Also Present

Cathy Maloney, Findzall
Bob Haustein, Chamber Rep.

Chairman Clark called the October 16, 2013 MainStreet Commission meeting to order at 6:30 p.m. There was a motion made by Jim Fuentes, seconded by Amanda Young, to approve the agenda for tonight's meeting. Vote by voice call: Chairman Clark declared the motion carried.

There was a motion made by Jim Fuentes, seconded by Beth Fahey, to approve the minutes of the September 18, 2013 MSC meeting. Vote by voice call: Chairman Clark declared the motion carried.

Discuss Possible Façade Requests - Chairman Clark introduced Jim Liberty and Ben Nelson, architect. They are requesting a façade improvement grant for their property located at 16910 S. Oak Park Avenue. Mike Kowski gave a summary of the plans for the remodeling and addition and indicated that these meet the code and that the project will be on the Plan Commission agenda for October 17th.

Ben Nelson detailed the changes the petitioner will be making to the building which include a 20 foot addition to the front of the building and a 15 foot addition to the side. A portion will become two apartments – one in the back measuring 1,100 square feet (to be occupied by the petitioners) and one 800 square foot apartment at the front of the building. The remaining space in the front will be retail to be used for the sale of janitorial and packaging supplies by JAL Midwest. The back one-third of the building will be a warehouse/garage. A portion of the building will require sprinklering. A six foot sidewalk will be installed. The petitioner will qualify for the new tax reduction with the addition of the apartments. Mike Kowski indicated that after the first Plan Commission meeting they can get into the queue for a building permit. Ingress and egress were explained. The building is on the lot line on the south side. Mike Clark stated that they will be doing a cross access with the old Hoeh's Florist property.

Mike Clark explained to the petitioners that the MainStreet Commission will discuss this request and a possible recommendation to the Village Board that they may want to consider allocating funds to allow a façade grant for this property. Mike stated that the Commission likes the project and will consider sending a recommendation to the Village Board. The petitioners and their architect then left the meeting.

VFW Sign Request - Chairman Clark introduced Bill Connor from the VFW. Bill explained that they are considering putting up a monument sign with a scrolling electronic message board on the top section similar to the Village sign. It will be located to the west of the flag on 172nd Street and the old sign will be moved to the side of the building.

Mike Kowski indicated that the sign is prohibited on Oak Park Avenue in the H-1 District with the exception of the Village. Mike explained, however, that it may be possible to allow the VFW sign through a civic group exception. He will have to do some research on this, but asked for a recommendation from the MainStreet Commission in regard to the installation of this sign. If it is not allowed under civic use then the code would need to be changed to allow for this sign.

The commissioners discussed the pros and cons of the VFW sign request and recommended that if it is determined that the VFW sign qualifies as a "Civic Use" then the sign would be acceptable to the MSC. However, if it does not meet the definition of "Civic Use" then the MSC feels that the ordinance should remain as is and should not be changed.

Project Updates – Mike Kowski indicated that the 350 Brewing Co. for the former Springfort Hall building is on the Plan Commission agenda for tomorrow. They hope to be open by Christmas. El Coco Mio is working on code issues with the stairs. They will not be doing outdoor dining. Mack Industries is buying the Always Open property and will be doing a complete remodel of the property. Marathon Gas is in foreclosure. First Midwest Bank has asked for TIF funds. They are closing their satellite drive-through. Their driveway will be at 175th Street with a four-way light. They are re-striping the parking lot, doing signage and planting new trees and cleaning up old trees. Mike Clark asked if 175th Street will go through and Mike Kowski stated that the Legacy Plan calls for it to go through but only if the property is redeveloped. He will check on the status of Siam Marina.

Façade Request (Continued) - The commissioners then continued their discussion about the façade request for the building at 16910 South Oak Park Avenue. Chairman Clark stated that the \$7,699.00 for General Conditions and Overhead & Profit on the E. Anthony proposal would need to be removed from the request as this is not allowed. Glazing needs to be defined; awning is okay; masonry is okay. Chairman Clark asked for a clarification of the numbers on the E. Anthony bid. Mike stated that the petitioner needs to decide on which contractor it will be using. He also explained that the façade funds are disbursed after the project is completed and a bill is received.

Mike Clark stated that this project meets many of the goals for downtown, one of which is to have rear access parking all the way down the street. It also includes six foot sidewalks to promote a walkable downtown. It eliminates the curb cuts. It is a nice looking building which will, hopefully, spur future projects. It also brings this property up to the Legacy Code and the petitioner can take advantage of the tax break because they are adding apartments.

The total proposal from E. Anthony is \$44,357.00 and the \$7,699 would be removed bringing the total to \$36,658.00 if all other items are allowable. The commission could recommend up to 50% of that amount which would amount to \$18,329.00.

The total proposal from Rite Angle Construction is \$54,830 and General Conditions and Overhead & Profit in the amount of \$9250.00 would be removed bringing the total to \$45,580.00. The MSC could recommend up to 50% of this figure which would amount to \$22,790.00.

A motion was made by Jim Fuentes, seconded by Rick Butkus to recommend to the Village Board that the MainStreet Commission is in favor of this façade for its enhancement to Downtown Tinley Park and Oak Park Avenue. The commission agrees with the Planning Department on the cross easement parking, the removal of the curb cuts and the addition of the six foot sidewalk. It also fits with the Legacy Plan. The MSC understands that the commission does not have the funds in its budget; therefore, asks that the Village Board consider the recommendation and the funding source. Vote by voice call: Chairman Clark declared the motion carried.

Special Events Update – Judy passed out a schedule of the Holiday Happenings. The Chamber will coordinate the Parade of Lights this year. Mike asked Bob to thank the Chamber on behalf of the MainStreet Commission. Mike noted that there will not be a Progressive Dinner this year because the new restaurants will not be open yet. Judy noted that 16 businesses have confirmed for the Boo Bash and we have seven or eight sponsors for the games. Regarding the gift card exchange Beth noted that the emails would have to be sent out prior to the November meeting and they would have to respond about who is participating. She described the details of how the program could work. The group discussed the idea. Mike asked Beth to tweak the letter and get it to Cathy and Donna for the next Insider email.

Mike noted that the Plan Commission meeting is October 17th and the Jim Liberty property is on the agenda. Bob Haustein volunteered to attend.

The Joint Commission Christmas Party will be held December 18th.

The Downtown Tinley Park meeting will be held November 13th from 6:30-8 p.m. at Creative Cakes.

Downtown Tinley Park Update – The Facebook policy regarding excessive posts was discussed. It presently reads that you may not post more than two times per week on the same topic. The commission discussed this and decided that posting once per week on the Facebook page should be sufficient. Mike noted that an email will go out to all the merchants explaining the change in administrators.

Cathy detailed the number of Facebook followers last month (1,232) and email subscribers over the past year in addition to the number of hits on the business directory and map directory. She noted that a projector could be used at the November MSC meeting to show the numbers on the website and so the group can look at and make decisions on what they want to happen with the website. Cathy noted that images are needed. The meeting will be held in the Fulton Conference Room.

There was a motion made by Rick Butkus, seconded by Amanda Young, to adjourn the meeting. Vote by voice call: Chairman Clark declared the motion carried and adjourned the meeting at 8:10 p.m.

***Reminder
Next MSC Meeting
Wednesday, November 20, 2013
6:15 p.m.
Kallsen Conference Center***

Upcoming Events:

Boo Bash – Sun., October 27th, 12-3 p.m. – Downtown Tinley Park

Tree Lighting – Fri., December 6th, 6 p.m. – Zabrocki Plaza

Holiday Market – December 6, 7 & 8th – Metra Lot, Downtown Tinley Park

Toyland Parade – Sat., December 7th, 11:30 a.m., Downtown Tinley Park

Parade of Lights – Sun., December 8th, 5:00 p.m., Downtown Tinley Park