

HOMES FOR A CHANGING REGION | STEGER PANEL

Agenda

Tuesday, August 29, 2017 | 6:30 to 8:30 p.m.

Steger Village Hall
3320 Lewis St.
Steger, IL

6:30 p.m.

DINNER

6:45 p.m.

WELCOME & INTRODUCTIONS

Mayor Kenneth A. Peterson Jr., Village of Steger

6:55 p.m.

PROJECT BACKGROUND

Jonathan Burch, Principal, Local Planning, Chicago Metropolitan Agency for Planning

7:05 p.m.

PANEL DISCUSSION

Property management training and rental regulation programs

*Taft West, Vice President of Technical Assistance and Sustainability,
Chicago Community Loan Fund*

Implementing effective rental inspection in a non-home rule community

*Alice Templin, Neighborhood Services Director, Village of Round Lake Park
Mayor Linda Lucassen, Village of Round Lake Park*

Effective strategies to accelerate rehab and minimize blight and vacancy

*Nicki Pecori Fioretti, Director of Community Affairs, Illinois Housing Development
Authority
Brendan Kiley, Community Outreach Manager, Illinois Housing Development
Authority*

SSLBDA as a program partner

*Russel Rydlin, Executive Director, South Suburban Land Bank and Development
Authority*

Revitalizing a downtown area and the potential for new downtown residential
development

James Ratner, Senior Project Manager, IFF

8:00 p.m.

DISCUSSION & QUESTIONS

8:20 p.m.

CLOSING REMARKS & NEXT STEPS

8:30 p.m.

ADJOURN



Chicago Metropolitan
Agency for Planning



Metropolitan
Planning Council

Housing on Steger's west side is primarily made up of older, lower value single family homes and the one large multi-family complex in the village.

On the east side and farther from the Village's downtown are neighborhoods dominated by higher value, large square footage and newer construction homes.

1.

[housing
overview]

Located on the border of Cook and Will Counties and near to the Indiana border, Steger experiences uneven and hesitant interest from developers and potential residents.

2.

[effects of
borders]

The market has not yet recovered from the housing crisis:

- Homes selling in the \$50-90K range.
- Many owners are underwater with 1-2 strategic defaults per month.

3.

[housing market]

Some homeowners cannot afford to make necessary home repairs.

The Village suspects some single family homes have been converted to multi-family:

- Record keeping was inconsistent in the past.
- The number of conversions is not certain and some owners are able to produce documentation that their conversion was permitted.

4.

[housing stock]

Steger is experiencing an increase in single family rental properties:

- Corporate and smaller scale local landlords are not keeping units up to code.
- As a non-home rule community, it is more difficult to regulate nuisance rental properties.

5.

[rental market]

A number of vacant residential & commercial properties require rehab or demolition:

- Previously applied for IHDA program with SSLBDA and was denied.
- The downtown has a number of areas that could benefit from additional investment.

6.

[vacancy & rehab]

The downtown area is a priority for village reinvestment:

- Ongoing pedestrian improvements.
- Future of Kmart and possibilities for redevelopment after its potential closure.
- Exploring strategies to incorporate housing into downtown development.

7.

[priority reinvestment]