

MEETING NOTICE

VILLAGE OF TINLEY PARK

REGULAR MEETING OF THE COMMITTEE OF THE WHOLE

NOTICE IS HEREBY GIVEN that a regular Committee of the Whole Meeting of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, October 10, 2017, beginning at 7:30 p.m. in Council Chambers at the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, Illinois 60477.

The agenda is as follows:

1. OPEN THE MEETING
2. CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE COMMITTEE OF THE WHOLE ON AUGUST 8, 2017.
3. DISCUSS DOWNTOWN DEVELOPMENT.
4. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

KRISTIN A. THIRION
VILLAGE CLERK

MINUTES
Meeting of the Committee of the Whole
August 8, 2017 – 7:30 p.m.
Village of Tinley Park
Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Members Present: J. Vandenberg, Village President
B. Younker, Village Trustee – President Pro Tem
W. Brady, Village Trustee
M. Glotz, Village Trustee
C. Berg, Village Trustee
M. Mangin, Village Trustee
M. Pannitto, Village Trustee

Staff Present: D. Niemeyer, Village Manager
P. Carr, Assistant Village Manager
P. Connelly, Village Attorney
B. Bettenhausen, Village Treasurer
K. Workowski, Public Works Director
S. Neubauer, Chief of Police
P. Wallrich, Interim Community Development Director
L. Godette, Deputy Clerk
L. Valley, Executive Assistant
T. Woolfalk, Commission Secretary

Item #1 - Trustee Younker called the Committee Meeting of the Whole meeting to order at 7:30 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL MEETING OF THE COMMITTEE OF THE WHOLE ON JULY 11, 2017 – Motion was made by Trustee Younker, seconded by Trustee Glotz to approve the minutes of the Committee Meeting of the Whole held on July 11, 2017. Vote by voice. President Pro-Tem Younker declared the motion carried.

Item #3 – DISCUSS PROPOSAL FROM EHLER'S AND ASSOCIATES, INC. FOR DOWNTOWN TINLEY TAX INCREMENT FINANCING (TIF) OPTIONS – Economic Development Manager, Patrick Hoban provided an analysis of the Village's Main Street South Tax Increment Finance (TIF) base value in property values for tax year 2015. The TIF has reflected decreasing property values in seven of the last eight years. The decline is primarily due to the removal of buildings that were present when the TIF was created, land banking of properties by the Village after the TIF was created (tax exempt) combined with property valuation adjustments associated with the recent recession.

The decrement combined with the limited time remaining (9 years) to generate new increment has created challenges in encouraging and assisting redeveloping the downtown area in accordance with the Redevelopment Plan and Project. With the continued emphasis on encouraging downtown redevelopment, the remaining life of the TIF can offer little to no incentive for redevelopment. A separate agreement with the Community Consolidated School District 146 regarding the increment created on the Central Middle School site also has limited time remaining. The new TIF could restart this increment opportunity as well. A discussion ensued and Village attorney Pat Connelly provided an explanation of what Ehlers and

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Associates would do. The Village would hire Ehlers to establish a new downtown TIF which would include portions of the existing Main Street South TIF and other areas targeted for redevelopment. The existing Main Street South TIF would be terminated. This would reset current development opportunities.

Village business owner, Vince Secettori spoke on behalf of support of the new TIF and Paula Wallrich provided additional information on why a new TIF is necessary stating that the concept of a TIF is to create development that wouldn't happen except for the increment and incentives that could be provided by the Village. There are lots of criteria that can be used for a TIF.

This will be up for discussion at a the future meeting and Ehlers and Associates would be invited to conduct a presentation.

Item #4 – RECEIVE UPDATE ON THE STRATEGIC PLAN – Village Manager Dave Niemeyer provided an update on the highlights of the Strategic Plan and on the status of key projects. Some of the projects discussed included: an 18 month project to improve the beautification of downtown and other key areas of the Village and an 18-24 month project to resolve our ongoing water meter issues in a positive manner.

He has asked the board to consider some of the things that are not in the plan. The goal is to present budget priorities.

Item #5 – DISCUSS EMPLOYEE RESIDENCY REQUIREMENT ORDINANCE – Village Manager Dave Niemeyer asked for a final decision on the residency issue for full time employees. At the last COW meeting on July 11, 2017 the Village Board authorized staff to eliminate the residency requirement for the Community Development Director and Building Official position and replace it with a 30 mile radius requirement. The Village Manager, Police Chief and Fire Chief would be required to live in the community.

There are several positions that the Village is looking to hire for including an IT Manager and a full time accountant.

The residency requirement for Police Officers was recently eliminated from the police collective bargaining agreement as a result of a stipulated arbitration and instead officers are now required to live within 30 miles of the Village (within Illinois). The Committee should discuss whether they would recommend eliminating the residency requirement for other employees.

Village Manager would like direction on the residency rule to start recruitment for a Community Development Director and a Building Inspector as soon as possible.

It is suggested that the Village Manager, Police Chief and Fire Chief should live in the community. The Village Manager would like the Committee to consider the 30 mile radius residency rule.

Motion was made by Trustee Younker, seconded by Trustee Mangin to approve the Residency Requirement Ordinance as presented. Vote on Roll Call: Ayes: Trustee Younker, Trustee Pannitto, Trustee Berg, Trustee Brady, Trustee Mangin. Nays: Trustee Glotz. President Pro-Tem Younker declared the motion carried.

ITEM #6 – DISCUSS THE HIRING OF A TEMPORARY PLANNER – Village Manager provided an overview of the staffing shortage and asked the board for approval to hire a temp. With the reorganization of the Planning, Building and Economic Development Department into the Community

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Development Department there have been several transitions with staff. Since February 2016, the Department has assumed the roles of the Planning Director, Building Director and until the hiring of Patrick Hoban, the Economic Development Director. With the recent resignation of the Building Official, Paula Wallrich has reassumed the Building Manager's responsibilities. While Wallrich continues in her previous role as Deputy Planning Director, her managerial responsibilities limit the amount of time she can devote to planning. Stephanie Kisler has done a great job taking on new responsibilities for current planning tasks (Plan Commission and Zoning Board of Appeals) however, there are several long range projects (Branding, Downtown Master Plan, Text amendments, Design Guidelines) and upcoming development projects (Boulevard, Bremen Cash Store, Residences) that need additional staffing. The Community Development Director and Building Manager positions will be advertised shortly; however it most likely will 3-4 months before those positions will be filled.

In addition to the a staffing shortage, Kisler will take time off for her wedding in September and Wallrich is expected to out on medical leave in September or early October.

Staff is requesting the hiring of a temporary planner to assist the Planning Division in completing short and long range projects until budgeted positions are filled. This person would work between 25-40 hours weekly and GovTemp would be paid between \$63-\$75, the candidate would earn between \$45-\$55/hour. The position would be terminated once the Community Development Director and Building Manager are hired and Wallrich returns from medical leave.

ITEM #7 – DISCUSS RESOLUTION OPPOSING COOK COUNTY BEVERAGE TAX – Trustee Pannitto recused himself from discussion as he is an employee of Cook County. Village Manager Dave Niemeyer discussed Cook County's recently enacted a one cent per ounce tax on sweetened beverages which was effective July 1, 2017. It has been challenged in the courts and it was upheld and went into effect the week of August 7, 2017 though Illinois Retail Merchants Association is pursuing further appeals.

Cook County Commissioner Morrison has asked the Village of Tinley Park for their opinion on this tax. He sent the Village a resolution that Orland Park recently passed opposing the tax. One of the challenges for the Village is that the tax affects businesses in Cook County but not those in Will County.

Village Attorney Pat Connelly provided information on the taxation stating that no municipality has the authority to opt out of county taxation. A resolution to oppose the tax will be completed for next meeting.

ITEM #8 – DISCUSS AMENDMENT TO THE MUNICIPAL CODE CHAPTER 92.14 – ANIMALS/POULTRY – Paula Wallrich provided an updated on the zoning ordinance that regulates the keeping of Poultry within 100 feet of any church or school or any residence.

Subsequent to the discussions in 2016 Staff was directed to postpone any enforcement of the current codes until revision were made; however due to staffing constraints there have been no recommendations regarding amending the current code. Code Enforcement staff continue to receive complaints regarding the keeping of poultry along with inquiries and requests from those wishing to keep poultry. Staff is seeking direction as to whether to maintain or amend the current requirements regarding the keeping of poultry on residential property. In 2016 residences for Hens for Tinley asked the Village to relax the ordinance.

There are residents with poultry throughout the Village and there is no consistent rule.

Village resident Bridgette Bleeze is a poultry owner and effectively submitted letters and documentation to the Village in the past to change the ordinance. She has submitted guidelines to Village Manager Dave

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Niemeyer. Bridgette says she keeps the chickens confined and the hens are not noisy and that she has not received any complaints from neighbors.

A discussion ensued regarding guidelines and how to effectively change the ordinance to benefit residents on both sides of the issue.

Resident 2 – Stated that she has eight (8) chickens and that her neighbors are ok with her pets. She says she believes that if you take care of the chickens and keep the living quarters clean, there should be no problems with neighbors.

Resident 3 – Stated that she would prefer not to have chickens in the area. Her neighbors have chickens and they are not fenced in and the owners are not taking care of the living space for the animals.

Resident 4 – Stated that he has chickens and provided information that several surrounding towns have adopted. He invited the Committee to visit his home to see how he maintains the living quarters for the chickens.

The board asks the owners if they could write down their addresses as they would like to visit the homes of some of the residents who have chickens to assist with the decision to provide guidelines.

ITEM #9 – RECEIVE COMMENTS FROM THE PUBLIC –

Dan McMillion providing additional information on the importance of the TIF and what it would mean for the Village.

Mike Stuckley addressed the Committee again about the hiring of village engineer Ian Wade. He is concerned about the debt incurred by the Village because the engineer quit.

Mr. Stuckley inquired about rumors he heard and Mayor Vandenberg addressed his concerns.

ADJOURNMENT

Motion was made by President Pro-Tem Younker, seconded by Trustee Glotz, at 8:50 p.m. to adjourn to Executive Session to discuss:

- A. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.
- B. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR HE EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.

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Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: None.
President Pro-Tem Younker declared motion carried and this Executive Session was adjourned at 9:39 p.m.

Motion was made by Trustee Brady, seconded by Trustee Pannitto, to adjourn the Committee of the Whole Meeting. Vote by voice call. President Pro-Tem Younker declared motion carried and this Executive Session was adjourned at 9:39 p.m.

DRAFT

MEMORANDUM



To: Committee of the Whole

From: David Niemeyer, Village Manager *DN*

cc: Pat Carr, Interim Assistant Village Manager
Paula Wallrich, Interim Community Development Director
Patrick Hoban, Economic Development Manager
Patrick Connelly, Village Attorney

Date: October 6, 2017

Re: South Street and New Tax Increment Financing District Timetable Review

We will be presenting an overview of the upcoming schedule for the downtown TIF and projects at the Committee of the Whole meeting that is scheduled for Tuesday, October 10, 2017.



Interoffice Memo

To: Mayor Vandenberg
Board of Trustees

From: Patrick Hoban, Economic Development Manger

Date: October 10, 2017

Subject: Tentative Downtown Timetable

Below is the proposed timetable for downtown for upcoming downtown projects.

Oct 9th 2017 – Economic Commercial Commission: Timetable Presentation.

Oct 10th 2017 – Committee of the Whole: Timetable Presentation.

Oct 16th 2017 – Main Street Commission: Timetable Presentation.

Oct 24th 2017 – Economic and Marketing Committee: Oak Park Playbook Presentation.

Nov 6th 2017 – Economic Commercial Commission: South Street Project Review.

Nov 8th 2017 – Public Open House: TIF 101.

Nov 13th 2017 – Lakota: Community Visioning Open House.

Nov 16th 2017 – Plan Commission: Plan Review 1.

Nov 20th 2017 – Main Street Commission: South Street Project Review.

Nov 21st 2017 – Oak Park Playbook Approval.

Dec 5th 2017 – Committee of the Whole: South Street Project Review.

Dec 7th 2017 – Plan Commission: Plan Review 2.

Jan 2nd 2018 – Village Board: Plan Review and Development Agreement.

Jan 16th 2018 – Village Board: Plan Review and Development Agreement 2.

Jan 24th 2018 – Ehlers (Target): TIF Joint Review Board.

Apr 3rd 2018 – Village Board: TIF Approval.

**COMMENTS FROM
THE PUBLIC**

ADJOURNMENT