

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, November 14, 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 OCTOBER 10, 2017.
3. DISCUSS REQUEST FOR INTEREST (RFI) FOR TINLEY PARK MENTAL HEALTH CENTER.
4. DISCUSS NEW DOWNTOWN TAX INCREMENT FINANCING (TIF) – TIF REGISTRY AND TIF FEASIBILITY STUDY.
5. DISCUSS BORMET TOT LOT TRANSFER TO TINLEY PARK DISTRICT.
6. DISCUSS 2018 VILLAGE BOARD AND COMMITTEE MEETING SCHEDULE.
7. DISCUSS DUAL EMPLOYMENT RECOMMENDATION.
8. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

KRISTIN A. THIRION  
VILLAGE CLERK

**MINUTES**  
**Committee of the Whole**  
**October 10, 2017 – 7:30 p.m.**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

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

Members Absent: J. Vandenberg, Village President  
K. Thirion, Village Clerk

Other Board Members Present: None

Staff Present: D. Niemeyer, Village Manager  
P. Carr, Interim Assistant Village Manager  
S. Neubauer, Police Chief  
F. Reeder, Fire Chief  
K. Workowski, Public Works Director  
J. Urbanski, Assistant Public Works Director  
P. Connelly, Village Attorney  
R. Zimmer, Executive Assistant to the Mayor  
L. Valley, Executive Assistant to the Manager & Trustees  
L. Godette, Deputy Village Clerk  
L. Carollo, Commission/Committee Secretary

**Item #1** - The meeting of the Committee of the Whole was called to order at 7:53 p.m.

**Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON AUGUST 8, 2017** – Motion was made by Trustee Berg, seconded by Trustee Mangin, to approve the minutes of the Committee of the Whole Meeting held on August 8, 2017. Vote by voice call. President Pro-Tem Younker declared the motion carried.

**Item #3 – DISCUSS DOWNTOWN DEVELOPMENT** - Dave Niemeyer presented an overview of the upcoming schedule for the downtown TIF and projects.

- Oct 16<sup>th</sup> 2017 – Main Street Commission: Timetable Presentation
- Oct 17<sup>th</sup> 2017 – Economic and Marketing Committee: Oak Park Playbook Presentation
- Nov 6<sup>th</sup> 2017 – Economic Commercial Commission: South Street Project Review
- Nov 8<sup>th</sup> 2017 – Public Open House: TIF 101
- Nov 13<sup>th</sup> 2017 – Lakota: Community Visioning Open House
- Nov 16<sup>th</sup> 2017 – Plan Commission: Plan Review 1
- Nov 20<sup>th</sup> 2017 – Main Street Commission: South Street Project Review
- Nov 21<sup>st</sup> 2017 – Oak Park Playbook Approval
- Dec 5<sup>th</sup> 2017 – Committee of the Whole: South Street Project Review

**Minutes**

**Meeting of Committee of Whole**

**October 10, 2017**

- Dec 7<sup>th</sup> 2017 – Plan Commission: Plan Review 2
- Jan 2<sup>nd</sup> 2018 – Village Board: Plan Review and Development Agreement
- Jan 16<sup>th</sup> 2018 – Village Board: Plan Review and Development Agreement 2.
- Jan 24<sup>th</sup> 2018 – Ehlers (Target): TIF Joint Review Board
- Apr 3<sup>rd</sup> 2018 – Village Board: TIF Approval.

**Item #4 – RECEIVE COMMENTS FROM THE PUBLIC** - No comments from the public.

**ADJOURNMENT**

Motion was made by Trustee Younker, seconded by Trustee Brady, to adjourn this meeting of the Committee of the Whole. Vote by voice call. President Pro-Tem Younker declared the motion carried and adjourned the meeting at 7:59 p.m.

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DRAFT



# Interoffice Memo

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To: Committee of the Whole  
From: Patrick Hoban, Economic Development Manger  
Date: November 14, 2017  
Subject: RFI for Tinley Park Mental Health Center

In anticipation of the State of Illinois completing the Tinley Park Mental Health Center site appraisal staff recommends beginning the identification of interested developers. This will assist the board as it makes a decision as to whether the village wants to buy the property and sell it off to a developer. The process will start with a Request for Interest (RFI) in developing the plans proposed by Farr and Associates or alternate ideas. From there the board will decide on a short list of developers to complete a Request for Proposal (RFP). This process will give the Village multiple options and identify a qualified partner to reach the 280 acres full potential.

Below is the proposed tentative timetable to select a Master Developer for the State owned Mental Health Center.

**Nov 14<sup>th</sup> 2017** – Committee of the Whole: Timetable Presentation.

**Dec 11<sup>th</sup> 2017** – Economic Commercial Commission: Timetable & RFI Presentation.

**Dec 19<sup>th</sup> 2017** – Village Board: RFI Approval.

**Jan 1<sup>st</sup> 2017** – Request for Interest published.

**Feb 15<sup>th</sup> 2018** – Request for Interest Due.

**Mar 2018** – Announce Shortlist of Master Developers to submit Request for Proposals.

**Jun 2018** – Request for Proposals Due.

Attached is a draft Request for Interest.



# **Request for Expressions of Interest**

**Tinley Park Mental Health Center**

**2017-RFI-012**

**Issued: 1/01/18**

**Submission Deadline: 2/15/18**

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## **A. INTRODUCTION**

The Village of Tinley Park (the Village) is requesting expressions of interest from businesses, consultants, firms and developers for the Tinley Park Mental Health Center (TPMHC) site located at 183<sup>rd</sup> and Harlem. The Village is interested in determining all possibilities of land usage in an attempt to move forward with the redevelopment of the site. The ideal candidate will purchase and develop the entire site from the Village the same day the Village were to purchase the entire site from the State, but the Village is open to developers to purchase in phases for the right project.

### **SUBMISSION DEADLINE:**

Submissions must be delivered to the Village by 5:00 p.m. on Thursday, February 15, 2018. Submissions can be mailed or dropped off to the Clerk's Office at Village Hall, located at 16250 Oak Park Avenue, Tinley Park, IL 60477. Please submit 10 copies of your expression of interest to the attention of Patrick Hoban.

### **SUBMISSION REQUIREMENTS:**

Submit questions via email to the Village of Tinley Park, attention Patrick Hoban, at [phoban@tinleypark.org](mailto:phoban@tinleypark.org) or 708-444-5100. Questions are required no less than three (3) business days prior to the submission date. Absolutely no informal communication shall occur regarding this request for expressions of interest, including requests for information, or speculation between offeror's or any of their individual members and any Village elected official or employee. All questions will be answered with a copy of the question and answer to each interested party.

## **B. THE OPPORTUNITY**

At approximately 280 acres, the TPMHC site, also commonly referred to as the State Campus, is the single-largest development opportunity in Tinley Park and in the southwest suburban area. The site presents the opportunity to create a project that can complement the entire Village.

The Village has recently been moving forward with many exciting downtown projects. It is the Village's desire to better connect and complement the downtown area with the development of the TPMHC site. The TPMHC site has the possibility to be a best-in-region development.

This is an opportunity to encourage redevelopment, promote growth, stimulate investment, and deter deterioration of the TPMHC site. The Village is open to all ideas and uses of this land. Laid out below is just a brief overview of the many great attributes of Tinley Park.

The Village of Tinley Park has a current population of approximately 57,000 residents, located approximately thirty (30) miles southwest of Chicago's loop. As a Home Rule Unit, the Village operates under a council-manager form of government. The Village President (Mayor), Village Clerk, and six trustees are elected from the Village at large on overlapping four (4) year terms. The Village Manager oversees the day-to-day operations of the Village.

Tinley Park is roughly sixteen (16) square miles. The incorporated area includes portions of Bremen, Orland, and Rich Townships in Cook County as well as Frankfort Township in Will County. The community is home to six (6) elementary school districts, four (4) high school districts, and four (4) junior college districts in addition to various private schools. There are three (3) park districts that provide services depending on location. Library services are provided by the Tinley Park Public Library.

In regards to public safety, the Village provides policing services as well as fire protection and prevention services to the community. The Village has contracted for local ambulance services for nearly forty (40) years now.

Conveniently, the Village is located near the intersections of Interstate 57 (north-south) and Interstate 80 (east-west). These interstates offer easy access to Chicago and other major expressways. Tinley is home to two (2) Metra stations that reach Chicago in under an hour. Pace Suburban bus service offers several local routes. Both Chicago Midway International Airport and Chicago O'Hare International Airport are located less than thirty (30) miles away.

Tinley is home to the Tinley Park Convention Center, the Chicago Southland region's largest convention venue, which hosts a variety of small and large, public and private events throughout the year. The area is also home to several full service hotels for visitors.



Over time, the Village has developed a diverse economic base with a variety of retail stores and shops, offices, light industry, and manufacturing. Tinley has witnessed a growth in its industrial parks that provide jobs for not only its residents, but for others in the region as well.

The Village has been successful in attracting a number of big box retailers and regional/national restaurants and retail establishments, most of which are concentrated along Harlem Avenue, LaGrange Road, Oak Park Avenue, and 159<sup>th</sup> Street.

TIF districts in place include: the Main Street North TIF, Main Street South TIF, Legacy TIF, and the Mental Health Center TIF.

### C. THE SITE

The State owned mental health center was opened in 1958 and served the public until its closing on July 2, 2012. Upon its closing, the state decided to no longer provide upkeep of the land since it is determined to sell it. In 2014, the Village engaged an outside planning and market analysis consultant team to prepare a redevelopment study and plan for the TPMHC. An initial report was issued in October of 2014, while additional market analysis is to be conducted. The TPMHC TIF district was established in July of 2015. Board meetings and public hearings were held to determine the best plan for the site moving forward. While many great recommendations have been made for the site thus far, the Village would like to examine all possibilities and come to consensus before moving forward.

The TPMHC is located at the intersection of 183<sup>rd</sup> and Harlem. At nearly 280 acres of land, the TPMHC property is roughly the geographic center of the Village and has excellent highway and rail access. The State of Illinois currently owns the land. The purchase price is roughly \$4.165 million. There is an estimated \$12.4 million demolition and environmental clean-up cost for the site. If the Village were to purchase the land, financial reserves set aside for special projects would be utilized so cost burdens do not fall on the taxpayers. There are various scenarios that can happen with the site if the Village does not buy the land:

(1) the state can sell the land off in pieces or to a single master developer without the Village planning or zoning the land; (2) the Village can plan and zone the land and the state can still sell it off in pieces or to a single master developer. As previously noted, the ideal candidate will purchase and develop the entire site from the Village the same day the Village were to purchases the entire site from the State, but the Village is open to developers to purchase in phases for the right project.



## **D. SUBMISSION REQUIREMENTS**

Responders are asked to submit the following:

- a. Name, brief history, years of operation, and the range of services provided by the firm.  
Please include any additional information about the firm you find important for the Village to know;
- b. Previous relevant experience on similar sizes projects;
- c. Previous experience working with municipalities;
- d. Full explanation of why the firm is interested in the TPMHC site;
- e. Overview of what the firm envisions for the TPMHC;
- f. How does the firm desire to utilize the land? In other words, will land be divided, used in its entirety, for recreational purposes, residential use, etc.
- g. Whether the firm will take land at once or in phases, and if so how many phases.
- h. Why the firm believes this will be the best use of the site; and
- i. Possible approach to the envisioned project.

## **E. LIMITATIONS**

The Village of Tinley Park reserves the right at any time and for any reason to cancel this request for expressions of interest or any portion thereof, to reject any or all submissions. The Village may seek clarification regarding a submission at any time, after the submission date, and failure to respond in a timely manner is cause for rejection. Interpretation or corrections of the request for expressions of interest document will be made only by written addendum which will e-mailed to each interested party of record.

Any cost incurred by the offeror in preparation, transmittal, or presentation of any information or material submitted in response to the request for expressions of interest, shall be borne solely by the offeror.

The Village of Tinley Park may conduct discussions with any proposer who submits an expression of interest. During the course of such discussions, the Village shall not disclose any information that is derived.

All submitted expressions of interest are subject to the Illinois Freedom of Information Act (FOIA).



# Interoffice Memo

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To: Committee of the Whole  
From: Patrick Hoban, Economic Development Manger  
Date: November 14, 2017  
Subject: New Downtown TIF

Re: New Downtown TIF - TIF Registry & TIF Feasibility Study

### Challenge:

Analysis of the Village's Main Street South Tax Increment Finance (TIF) district has shown a decrement (current value below the TIF base value in property values for tax year 2015). This TIF has reflected decreasing property values in seven of the last eight years. This 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 this TIF can offer little to no incentive for redevelopment. A separate agreement with 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.

### Request:

Authorize the following two legal requirements for establishing the new TIF.

- Ehlers and Associates to commence a Feasibility Study for the Proposed Redevelopment Project Area.
- Village Clerk to create an interested parties registry for the Redevelopment Area.

This is part of the TIF process the Village hired Ehlers to begin on Aug 15<sup>th</sup>.

### Strategic Plan Checklist:

The new TIF addresses the following goals in the Village or Tinley Park's Strategic Plan.

1. Long Term Complex – Tier 1: See ongoing downtown development and reinvestment continue.
2. Long Term Complex – Tier 1: Continue and make substantial progress with/for Village-wide beautification projects in various areas including gateways, parkways, public areas, etc.
3. Short Term Complex – Tier 1: Improve the beautification of downtown and other key areas of the Village (i.e., streetscaping; sign control; entrance signs).

4. Short Term Complex – Tier 1: Continue and advance Downtown development; have one major project started in 2017.
5. Short Term Complex – Tier 1: Finalize and approve downtown drainage/storm water plans including methods of financing improvements.
6. Short Term Complex – Tier 2: Develop a long-term plan for North Street improvements
7. Short Term Complex – Tier 2: Agree to and budget for a plan for Downtown Plaza improvements
8. Short Term Routine – Tier 2: Continue to maintain our Downtown, and surrounding areas, in a clean, attractive and vibrant manner.

Benefits:

The base equalized assessed value of the new TIF will reset creating more opportunities to create increment on vacant Village owned parcels. This new increment created could be used to accomplish the 8 goals listed above from the Village of Tinley Park's Strategic Plan as well as goals and objectives that were included in the Redevelopment Plan and Project for the Main Street South TIF.

Recommended Timetable:

Approval of Ehlers Feasibility Study and Village Clerk Interested Parties Registry at the Village Board meeting on November 21st.

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**THE VILLAGE OF TINLEY PARK**  
**Cook County, Illinois**  
**Will County, Illinois**

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**ORDINANCE**  
**NO. \_\_\_\_\_**

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**AN ORDINANCE AUTHORIZING A FEASIBILITY STUDY CONCERNING  
THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED WITHIN THE  
VILLAGE OF TINLEY PARK**

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**JACOB C. VANDENBERG, PRESIDENT**  
**KRISTIN A. THIRION, VILLAGE CLERK**

**MICHAEL J. PANNITTO**  
**BRIAN H. YOUNKER**  
**CYNTHIA A. BERG**  
**WILLIAM P. BRADY**  
**MICHAEL W. GLOTZ**  
**MICHAEL J. MANGIN**  
**Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, and Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK  
Cook County, Illinois  
Will County, Illinois

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A FEASIBILITY STUDY CONCERNING  
THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED WITHIN THE  
VILLAGE OF TINLEY PARK**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village is authorized to take certain actions pertaining to the redevelopment activities; and

**WHEREAS**, the Corporate Authorities find and hereby declare that it is in the best interest of the Village that certain property generally located at parcels bounded by 172nd Street on the north, 179th on the south, 67th Avenue and 66th Court on the east and 69th Avenue on the west and further described in Exhibit A attached hereto (the "Proposed Redevelopment Project Area") be revitalized and redeveloped; and

**WHEREAS**, the Proposed Redevelopment Project Area has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village; and

**WHEREAS**, the Corporate Authorities are considering designating the Proposed Redevelopment Project Area as a "Redevelopment Project Area" or "TIF District" as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the "TIF Act"); and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village and in accordance with the TIF Act to conduct a feasibility study (the "Feasibility Study") regarding the Proposed Redevelopment Project Area.

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:**



**Section 1:** The Preambles hereto are hereby made a part of, and operative provisions of, this Ordinance as fully as if completely repeated at length herein.

**Section 2:** The Corporate Authorities will consider the use of various programs including, but not limited to Tax Increment Allocation Financing pursuant to the TIF Act concerning the Proposed Redevelopment Project Area and may take such actions as they deem appropriate and necessary to induce quality development of the Proposed Redevelopment Project Area and, within their sole discretion, adopt such program(s) deemed necessary and desirable to implement the same.

**Section 3:** Ehlers and Associates, Inc., is hereby authorized to commence a Feasibility Study or the Proposed Redevelopment Project Area.

**Section 4:** The Village shall immediately transmit a copy of this Ordinance to all taxing districts that would be affected by the designation of the proposed Redevelopment Project Area as a Redevelopment Project Areas or TIF District.

**Section 5:** The Village of Tinley Park, ATTN: Patrick Hoban, Economic Development Manager, whose address is 16250 S. Oak Park Avenue, Tinley Park, Illinois 60477, and whose phone number is (708) 444-5117, may be contacted for additional information about the Proposed Redevelopment Project Area. The Village of Tinley Park, ATTN: Patrick Hoban, Economic Development Manager, shall also receive all comments and suggestions regarding the Proposed Redevelopment Project Area to be studied.

**Section 6:** That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED THIS 21<sup>st</sup> day of November 2017.

AYES:

NAYS:

ABSENT:

APPROVED THIS 21<sup>st</sup> day of November 2017.

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VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS        )  
COUNTY OF COOK         )     SS  
COUNTY OF WILL         )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_, “AN ORDINANCE AUTHORIZING A FEASIBILITY STUDY CONCERNING THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF TINLEY PARK ,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on November 21, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 21<sup>st</sup> day of November, 2017.

KRISTIN A. THIRION, VILLAGE CLERK

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**THE VILLAGE OF TINLEY PARK**  
**Cook County, Illinois**  
**Will County, Illinois**

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**ORDINANCE**  
**NO. \_\_\_\_\_**

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**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A TAX  
INCREMENT FINANCING INTERESTED PARTIES REGISTRY AND  
ADOPTING REGISTRATION RULES FOR THE REGISTRY**

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**JACOB C. VANDENBERG, PRESIDENT**  
**KRISTIN A. THIRION, VILLAGE CLERK**

**MICHAEL J. PANNITTO**  
**BRIAN H. YOUNKER**  
**CYNTHIA A. BERG**  
**WILLIAM P. BRADY**  
**MICHAEL W. GLOTZ**  
**MICHAEL J. MANGIN**  
**Board of Trustees**

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Peterson, Johnson, and Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK  
Cook County, Illinois  
Will County, Illinois

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A TAX  
INCREMENT FINANCING INTERESTED PARTIES REGISTRY AND  
ADOPTING REGISTRATION RULES FOR THE REGISTRY**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village is considering establishing a tax increment financing district over the certain property generally located at parcels bounded by 172nd Street on the north, 179th on the south, 67th Avenue and 66th Court on the east and 69th Avenue on the west and further described in Exhibit A attached hereto (the "Proposed Redevelopment Project Area") be revitalized and redeveloped; and

**WHEREAS**, pursuant to 65 ILCS 5/11-74.4-2 of the Illinois Tax Increment Allocation Redevelopment Act (the "TIF Act"), the Village is required to establish an "interested parties registry" in connection with any redevelopment project area and to adopt registration rules for the registry; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of Village and in accordance with the TIF Act to create an interested parties registry and establish and adopt rules for an interested parties registry.

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:**

**Section 1:** The Preambles hereto are hereby made a part of, and operative provisions of, this Ordinance as fully as if completely repeated at length herein.

**Section 2:** The Village Clerk is hereby authorized and directed to create an interested parties registry for the Redevelopment Area created pursuant to 65 ILCS 5/11-74.4-2 of the TIF Act.

**Section 3:** The Village hereby adopts the registration rules for the interested parties registry that are attached to this Ordinance as Exhibit A, pursuant to 65 ILCS 5/11-74.4-2 of the TIF Act, subject to review and revisions as to form by the Village Attorney.

**Section 4:** That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED THIS 21<sup>st</sup> day of November, 2017.

AYES:

NAYS:

ABSENT:

APPROVED THIS 21<sup>st</sup> day of November, 2017.

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VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS        )  
COUNTY OF COOK        )     SS  
COUNTY OF WILL        )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_, “AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A TAX INCREMENT FINANCING INTERESTED PARTIES REGISTRY AND ADOPTING REGISTRATION RULES FOR THE REGISTRY,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on November 21, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 21<sup>st</sup> day of November, 2017.

KRISTIN A. THIRION, VILLAGE CLERK



# Interoffice Memo

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**Date:** November 10, 2017

**To:** Committee of the Whole

**From:** David Niemeyer, Village Manager

**cc:** Pat Carr, Assistant Village Manager  
Brad Bettenhausen, Village Treasurer  
Patrick Connelly, Village Attorney

**Subject:** Bormet Park

In 2000, the Village carved off four lots from the detention basin for Meadows Park Estates. Three of these lots were deeded to Hartz Construction, the developer of the subdivision, and homes were subsequently built on them. About this same time, residents of the subdivision were requesting a neighborhood park. The remaining lot, at 16224 Bormet Drive, was proposed to be developed as a small “tot lot” to address this need. At the time, the Tinley Park Park District refused to accept this park site as it fell below their standard for minimum park size. Following guidance provided by the Park District, the Village purchased and installed the equipment for the park. The Park District agreed to provide basic maintenance for the park, but not ownership.

Fast forward to 2016. The Park District approached the Village about the need to replace the equipment in the Bormet Tot Lot since it was becoming out of date and beginning to show some fatigue. In discussions initially with John Curran and subsequently with Sean Roby, I have asked if the Park District would consider taking over the property if the Village installed the new equipment. We have included \$100,000 in the current budget to address the equipment replacement and installation.

Recently, the Park District has become aware of a grant opportunity that will significantly reduce our cost. We will need to contribute about \$43,000 toward the grant match. Once the park has been upgraded, the Park District has agreed that it will also take title to the property. As the Village is not generally responsible for parks and recreational activities, it is not well suited to the maintenance needs of this park and has relied heavily on the Park District for since the beginning. We believe this is a win-win solution for all parties concerned. Treasurer Bettenhausen who has had considerable involvement with this property since inception heartily endorses this plan.

We are seeking direction from the Board to move forward with this proposal in order to meet the grant deadlines.







# Interoffice Memo

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**Date:** November 9, 2017  
**To:** Village Board  
**From:** Dave Niemeyer  
**Subject:** 2018 Regular Meeting Schedule

Each year the Illinois Open Meetings Act, 5 ILCS 120/2.02 (b), requires the Village Board to adopt and give notice of a list of regularly scheduled meetings. In preparation of this list to be presented to the Village Board for approval, a discussion of start times for Village Board and Committee meetings will take place at the Committee of the Whole on Tuesday, November 14, 2017.

Attached is the draft meeting schedules for 2018.

FOR INFORMATION AND POSTING PUPOSES  
Per 5 ILCS 120/2.02 (b)

**NOTICE OF SCHEDULE OF REGULAR MEETINGS OF THE  
BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS,  
FOR THE CALENDAR YEAR 2018**

NOTICE IS HEREBY GIVEN that the **BOARD OF TRUSTEES** of the Village of Tinley Park, Illinois will conduct its regular meetings for the calendar year 2018 at the Village Hall, 16250 S. Oak Park Avenue, Tinley Park, Illinois, **at 7:30 PM** local time, on the following dates:

January 2, 2018  
January 16, 2018

February 6, 2018  
February 20, 2018

March 6, 2018  
March 20, 2018

April 3, 2018  
April 17, 2018

May 1, 2018  
May 15, 2018

June 5, 2018  
June 19, 2018

July 3, 2018  
July 17, 2018

August 7, 2018  
August 21, 2018

September 4, 2018  
September 18, 2018

October 2, 2018  
October 16, 2018

November 6, 2018  
November 20, 2018

December 4, 2018  
December 18, 2018

Board of Trustees  
Village of Tinley Park, IL

By: Kristin A. Thirion  
Village Clerk

FOR INFORMATION AND POSTING PUPOSES  
Per 5 ILCS 120/2.02 (b)

**NOTICE OF SCHEDULE OF REGULAR MEETINGS OF THE  
PUBLIC SAFETY; PUBLIC WORKS; AND COMMUNITY DEVELOPMENT COMMITTEES  
OF THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS,  
FOR THE CALENDAR YEAR 2018**

NOTICE IS HEREBY GIVEN that the **PUBLIC SAFETY; PUBLIC WORKS; AND COMMUNITY DEVELOPMENT COMMITTEES** of the Board of Trustees of the Village of Tinley Park, Illinois will conduct its regular meetings for the calendar year 2018 at the Village Hall, 16250 S. Oak Park Avenue, Tinley Park, Illinois, **at 6:30 PM** local time, on the following dates:

January 9, 2018

July 10, 2018

February 13, 2018

August 14, 2018

March 13, 2018

September 11, 2018

April 10, 2018

October 9, 2018

May 8, 2018

November 13, 2018

June 12, 2018

December 11, 2018

Board of Trustees  
Village of Tinley Park, IL

By: Kristin A. Thirion  
Village Clerk

FOR INFORMATION AND POSTING PUPOSES  
Per 5 ILCS 120/2.02 (b)

**NOTICE OF SCHEDULE OF REGULAR MEETINGS OF THE  
FINANCE; ECONOMIC DEVELOPMENT & MARKETING; AND ADMINISTRATION & LEGAL  
COMMITTEES OF THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS,  
FOR THE CALENDAR YEAR 2018**

NOTICE IS HEREBY GIVEN that the **FINANCE; ECONOMIC DEVELOPMENT & MARKETING;  
AND ADMINISTRATION & LEGAL COMMITTEES** of the Board of Trustees of the Village of  
Tinley Park, Illinois will conduct its regular meetings for the calendar year 2018 at the Village  
Hall, 16250 S. Oak Park Avenue, Tinley Park, Illinois, **at 6:30 PM** local time, on the following  
dates:

January 23, 2018

February 27, 2018

March 27, 2018

April 24, 2018

May 22, 2018

June 26, 2018

July 24, 2018

August 28, 2018

September 25, 2018

October 23, 2018

November 27, 2018

Board of Trustees  
Village of Tinley Park, IL

By: Kristin A. Thirion  
Village Clerk



# Interoffice Memo

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**Date:** November 10, 2017

**To:** Committee of the Whole

**From:** David Niemeyer, Village Manager

**cc:** Pat Carr, Assistant Village Manager  
Patrick Connelly, Village Attorney

**Subject:** Dual Employment Positions

As you know, Patrick Carr was recently appointed as the Assistant Village Manager. He has also continued to be the EMA Director and oversee the 911 Department. According to Section 2.10 of our personnel code, he cannot hold both positions unless an exception is made that is recommended by the Village Manager and approved by the Village Board.

I am recommending this exception. Pat has not been getting paid any additional money for holding both positions and this will continue. As discussed with the Board, we will be looking at some restructuring of duties to allow Pat the time to hold both positions. This will be evaluated after a year to determine if this arrangement can continue.

I would like to discuss with the Board at the November 14, 2017 Committee of the Whole meeting and ask the Village Board to approve this at the November 21, 2017 Village Board meeting.

### **2.11 Dual Capacity Employment**

It is the policy of the Village of Tinley Park to prohibit Village employees from being employed by the Village in two positions regardless of full or part-time status. All employees who hold part-time positions must resign prior to accepting full-time positions within the Village. Exceptions to this policy may only be granted by the recommendation of the Village Manager with consent of the Village Board.

**COMMENTS FROM  
THE PUBLIC**



**ADJOURNMENT**