

**MINUTES**  
**Committee of the Whole**  
**February 14, 2017 7:30 p.m.**  
**Village of Tinley Park**  
**Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

**Item #1: OPEN THE MEETING** – Chairman Younker called the Committee of the Whole meeting to order at 7:30 p.m. A roll call was taken.

**ROLL CALL**

Present  
D. Seaman, Mayor  
B. Maher, Village Trustee  
T. Grady, Village Trustee  
M. Pannitto, Village Trustee  
B. Younker, Village Trustee  
K. Suggs, Village Trustee

Absent: J. Vandenberg, Village Trustee

Staff Present:  
D. Niemeyer, Village Manager  
S. Tilton, Assistant Village Manager  
B. Bettenhausen, Village Treasurer  
K. Workowski, Public Works Director  
P. Wallrich, Interim Community Development Director  
P. Hoban, Economic Development Manager  
C. King, Village Engineer  
L. Godette, Deputy Clerk  
B. Bennett, Commission Secretary

**Item #2: CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL MEETING OF THE COMMITTEE OF THE WHOLE HELD ON DECEMBER 13, 2016 AND THE SPECIAL MEETINGS OF THE COMMITTEE OF THE WHOLE ON FEBRUARY 6<sup>TH</sup> AND FEBRUARY 7, 2017-** Motion was made by Trustee Grady, seconded by Trustee Pannitto, to approve the minutes of the Special Committee of the Whole meeting held on December 13, 2016 and the Special Meetings of the Committee of the Whole on February 6<sup>th</sup> and February 7, 2017. Vote by voice call: Chairman Younker declared motion carried.

**Item #3: DISCUSS PRESENTATION FROM THE VILLAGE AUDITORS, RSM US LLC. REGARDING THE VILLAGE'S FY 2016 AUDIT AND CAFR –** Auditors, John George and Kelly Kirkman gave a PowerPoint presentation explaining the Village's Fy16 Audit Process and some financial report highlights.

- Audit Process - Overall it was a very smooth audit with only one journal entry created by the auditors. For the size of the Village, having only one journal entry is very good.
- Financial Report Highlights - Unmodified and very clean financial statements with no issues. There were 2 new standards that were implemented by the Village this year which

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were liabilities for the Police and IMRF Pensions. The Village is in a good positive position.

**Item #4: DISCUSS ADDING ONE (1) CLASS AV LIQUOR/VIDEO LICENSE (BIG BOSS SEAFOOD & GRILL, 18305 LAGRANGE ROAD)** – The petitioner was not in attendance at this meeting. This item is tabled to the next meeting.

Motion was made by Trustee Grady, seconded by Trustee Pannitto to table this Class AV Liquor License (Big Boss Seafood & Grill, 18305 LaGrange Road) to the next meeting. Vote by voice. Chairman Younker declared the motion carried

**Item #5: REVIEW OPEN ITEMS -**

CLERK'S OFFICE – Deputy Clerk, Laura Godette gave an update on the FOIA Management System. She noted since started on 11/14/16 there have been 549 FOIA requests, 48 staff members have been working on it and 485 people are now registered customers in the FOIA entrance system. We have had very few complaints. The first 3 months have been going smoothly. Terica has been a great asset to the Village training on how to use the system. The Clerk also asked to remind everyone about the early voting March 20 to April 3 here at the Village Hall. This is for all of Cook County. The Will County resident's closest location to early vote will be Frankfort Township on Lincoln Highway in Frankfort.

PUBLIC WORKS – Village Engineer, Chris King noted that the bids were opened today on the Panduit Pond and will be getting together with the managers, the treasurer and Public Works to finalize what the budget can sustain. The bids came in as expected, but the outside storm sewer came in about 10-14% higher. There will be some evaluation to come up with a modified plan.

Village Manager, Dave Niemeyer stated back in 2016 the Village had discussed the Cook County Infrastructure Grant. The residents of Kimberly Heights were not interested in participating in it. The Board had asked if we would explore Sayre Avenue. It was reviewed and staff spoke to the County to ask if the Grant could be used for Sayre Avenue. The County replied saying that would not be possible.

**DEMOLITIONS-**

Interim Community Development Director, Paula Wallrich stated regarding:

16836 S. Oak Park Ave. former Gas Station - the Illinois State Fire Marshal revealed they filed a complaint in the Chancery Division of the Circuit Court of Cook County to compel the owner to remove tanks. The next status date is May 8, 2017. The Fire Marshal has stated that if the owner does not remove tanks and if the Village were to take possession of the property, there is possibility of funding through the State of Illinois. Soil samples should be taken.

17226 S Oak Park Ave – Former Roger's Hair Salon – Village was granted order of demolition on February 8<sup>th</sup> and the right of entry to secure the property. Status date set for April 14<sup>th</sup>. Next step is to proceed with Asbestos/Hazmat inspection and contractor selection. Having completed three recent demolitions, staff has a protocol to follow for efficient and economic removal of this structure.

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17801 S. Oak Park Ave – former Carm’s Beef – Demolition under way. Property owner planning townhome development. Same developer as Union Square.

**ECONOMIC DEVELOPMENT**

Ms. Wallrich noted that the new Economic Development Manager, Patrick Hoban will be taking this over in the future.

6811 Hickory Street - Historic Vogt Building - The Village and an investment group are in active discussions for opening of a new hospitality business that would occupy the building and remodeling that would preserve the architectural heritage of this downtown iconic building.

18504 West Creek Drive & Tinley Park Corporate Center – Stromberg Allen – Building has been purchased and remodeling is in progress

17344 Oak Park – Primal Cut Steakhouse – Owners are remodeling. They plan to do a soft opening on St. Patrick’s Day.

South Street - Mixed use development project at the site formerly know as the Bremen Cash Store. Preliminary discussions on-going with staff.

Legacy Text Amendments – One more workshop on Thursday February 16. Public Hearing March 2. (10 CAC meetings to date) Large mailing (1800) went out today.

Mental Health Center Development – Next steering committee meeting March 13. Public Hearings on April 12 and May 10.

**Item #6 – RECEIVE COMMENTS FROM THE PUBLIC –**

Resident 1 – Is there any movement on the North Street Project?

Ms. Wallrich responded because of some of the Branding initiatives a Plaza is a possibility so nothing is being done at this time.

**Adjourn to Executive Session** - Motion was made by Trustee Grady, seconded by Trustee Pannitto 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 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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- C. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.
  
- D. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.

Vote on roll call: Ayes: Maher, Grady, Pannitto, Younker, Suggs. Nays: None. Absent: Vandenberg. Chairman Younker declared the motion carried and this meeting was adjourned to Executive Session at 8:16 p.m.

Motion was made by Trustee Pannitto, seconded by Trustee Suggs, to adjourn this Executive Session and reconvene the Special Committee of the Whole meeting. Vote on roll call: Ayes: Maher, Grady, Pannitto, Younker, Suggs. Nays: None. Absent: Vandenberg. Chairman Younker declared the motion carried and this meeting was adjourned to Executive Session at 8:47 p.m.

Motion was made by Trustee Grady, seconded by Trustee Suggs, to adjourn the Committee of the Whole Meeting. Vote by voice call: Mayor Seaman declared motion carried and adjourned this meeting at 8:47 p.m.

bb

cc: *Village Board  
Village Manager  
Assistant Village Manager  
Village Treasurer  
Deputy Village Clerk*