

MINUTES
Special Meeting of the Committee of the Whole
October 9, 2018 – 6:30 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

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

Members Absent: None

Other Board Members Present: None

Staff Present: D. Niemeyer, Village Manager
 P. Carr, Assistant Village Manager
 B. Bettenhausen, Village Treasurer
 M. Zonsius, Assistant Village Treasurer
 F. Reeder, Fire Chief
 K. Workowski, Public Works Director
 K. Mulqueeny, Street Superintendent – Arrived 6:42 p.m.
 K. Clarke, Planning Manager
 P. Hoban, Economic Development Coordinator
 P. Connelly, Village Attorney
 L. Valley, Executive Assistant to the Manager and Trustees
 L. Godette, Deputy Village Clerk
 L. Carollo, Commission/Committee Secretary

Item #1 - The Special Meeting of the Committee of the Whole was called to order at 6:32 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING HELD ON AUGUST 14, 2018 – Motion was made by President Pro-Tem Younker, seconded by Trustee Brady, to approve the minutes of the Special Committee of the Whole meeting held on August 14, 2018. Vote by voice call. President Pro-Tem Younker declared the motion carried.

Item #3 – DISCUSS BOULEVARD PROJECT – SPECIAL USE AND VARIANCE – Kimberly Clarke, Planning Manager presented an overview of phase 1 and phase 2 of the Boulevard Project.

The Boulevard will be located at 67th Court and South Street, which will be a four (4) story mixed use building with a total of 165 residential apartments.

Phase 1 consists of a 66 unit apartment complex with retail space available on the first floor. Residential amenities include a fitness gym, clubroom with kitchen, business center and main lobby. Special use would be required as the zoning component, mainly for the planned fitness gym and clubroom. A surface parking lot directly behind the building for residents would also be a variation, however, the parking lot would then be converted to public parking once phase 2 begins. All public improvements

will be completed in phase 1, which include new pavements, on-street parking and streetscape on South Street, 66th Court and 174th Street.

Phase 2 would consist of 60 one-bedroom units and 39 two-bedroom units. Phase 2 amenities include a multiuse outdoor area, pool and grill area. A parking garage will be provided directly behind the phase 2 building, which will be available for all residents and would accommodate approximately 180 parking stalls. The Village would then own and maintain the surface parking lot behind the phase 1 building.

The Boulevard project will create 40 new on-street parking stalls in addition to 64 parking stalls in phase 1, along with creating density and quality retail space.

Other variations include signage, which was reviewed and recommended from the Plan Commission meeting, as well as a variation request on one-bedroom units to 749 sq. ft. from the required 800 sq. ft. However, additional accommodations will be provided to residents including a storage area per floor and the multiuse outdoor area.

Trustee Pannitto asked about public parking and the residential parking garage for the residents. Trustee Curran asked if the surface parking lot would be for commuters. Ms. Clarke stated the parking lot would be used for public parking and not for commuters and a monitoring plan would have to be developed. President Pro-Tem Younker asked if there were any other questions. No one came forward.

Item #4 – DISCUSS BOULEVARD INCENTIVE AGREEMENT – Patrick Hoban, Economic Development Coordinator discussed the Boulevard incentive agreement. The development team is led by Robert Hansen of Hansen Development and Joseph Rizza of Joe Rizza Auto Group. The developer requested two (2) separate incentives. One of the incentives would be needed in upfront TIF (Tax Increment Financing) funds for public infrastructure improvements. Estimate for the infrastructure improvements is \$3.3 million, for which the developer requested \$2.2 million. The developer will be responsible for any infrastructure improvement expenses exceeding \$2.2 million. The developer also requested \$4,826,000 in tax increment created by the development in the New Bremen TIF District to assist with TIF eligible expenses in the estimated \$32,700,000 private development.

The Village will rebate up to the maximum \$4,826,000 private incentive to the developer based on the percentage of the total project completed. Therefore, if the developer only completes phase 1 or approximately 46% of the project, the developer would only be eligible to receive no more than \$2,235,000 of the \$4,826,000 private incentive; however, if the developer completes both phases or 100% of the project, the developer would be eligible to receive up to the maximum \$4,826,000 of the private incentive. The Village proposed sharing up to 50% of the yearly TIF increment with the developer until the Village receives the \$2,200,000 public infrastructure incentive back, after which the developer would receive 100% of the TIF increment up to the maximum \$4,826,000. The percentage of the shared rebate is based on half the percentage of the available commercial square footage for lease. The developer would be eligible to receive a portion of the TIF increment, not to exceed \$4,826,000, over a maximum of ten (10) years; however, to incentivize timely development of the project, the Village proposed longer timeframes of twelve (12) years if the developer occupies phase 1 within two (2) years and fifteen (15) years if the developer occupies both phases within four (4) years. The total public and private incentive request is \$7,526,000 for the combined public/private estimated \$36,000,000 project. The Village will cap internal permit fees, tap-in fees, internal review fees, impact fees, and meter fees at \$100,000 total. The Village will also cap external review fees at \$30,000.

Trustee Berg asked Mr. Hoban for the breakdown in costs related to the project and who negotiated the agreement with the developer, as well as questions pertaining to the infrastructure improvements. Trustee Pannitto questioned the cap on internal and external fees. Discussion centered around expenses

related to the Boulevard project. Trustee Berg stated she would like a third party involved to review the overall incentive agreement. Trustee Pannitto asked what would be involved regarding the public infrastructure improvements. Trustee Curran asked how the Village will control the infrastructure improvement costs. K. Workowski, Public Works Director stated some of the public infrastructure improvements would have to be performed regardless of the project moving forward.

Motion was made by Trustee Berg to defer Boulevard Incentive Agreement. Motion failed due to no seconded motion to defer Boulevard Incentive Agreement.

One of the developers was present to answer questions. Trustee Pannitto asked for background on the decision of a mixture of 1 and 2 bedroom apartment size availability in addition to residential amenities and public access.

President Pro-Tem Younker asked the Committee of the Whole if there were any other questions. No one came forward.

Motion was made by President Pro-Tem Younker, seconded by Trustee Glotz, to recommend Boulevard Incentive Agreement be placed on the agenda for the next Village Board meeting. Vote by voice. Trustee Berg voted nay. President Pro-Tem Younker declared the motion carried.

Item #5 – RECEIVE COMMENTS FROM THE PUBLIC – Mike Stuckly stated Trustee Berg is concerned about the Boulevard project expenses, but was not concerned about expenses regarding the Village's liability insurance decision made recently. Diane Galante thanked the Committee of the Whole for asking good questions about the Boulevard project and stated this project will be a kick start to downtown development. Nancy O'Connor reiterated the need for the public infrastructure improvements regardless of the Boulevard project moving forward, greater risk involved in this project would be for the developers and she is confident the Boulevard will attract many future tenants.

ADJOURNMENT

Motion was made by President Pro-Tem Younker, seconded by Trustee Glotz, to adjourn this Special Meeting of the Committee of the Whole. Vote by voice call. President Pro-Tem declared the motion carried and adjourned the meeting at 7:19 p.m.

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