

MINUTES
Special Meeting of the Committee of the Whole
August 4, 2020 – 7:00 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

President Pro Tem Glotz called the special meeting of the Committee of the Whole on August 4, 2020, to order at 7:14 p.m.

At this time, President Pro Tem Glotz stated this meeting was conducted remotely via electronic participation consistent with Governor Pritzker’s Executive Orders suspending certain requirements of the Open Meetings Act provisions relating to in-person attendance by members of a public body due to the COVID-19 pandemic. President Pro-Tem Glotz introduced ground rules for effective and clear conduct of Village business. Elected officials confirmed they were able to hear one another.

Clerk Thirion called the roll. Present and responding to roll call were the following:

Members Present: M. Glotz, Village President Pro Tem
 K. Thirion, Village Clerk
 C. Berg, Village Trustee (Participated Electronically)
 W. Brady, Village Trustee
 W. Brennan, Village Trustee
 D. Galante, Village Trustee
 M. Mueller, Village Trustee
 J. Vandenberg, Village President (Participated Electronically)

Members Absent:

Staff Present: D. Niemeyer, Village Manager
 P. Carr, Assistant Village Manager
 L. Godette, Deputy Clerk
 A. Brown, Assistant Village Treasurer
 H. Lipman, Management Analyst
 C. Zemaitis, Village Engineer
 P. Connelly, Village Attorney

Others Present: Melanie Arnold, Robinson Engineering, Ltd.

Item #2 - CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING HELD ON JULY 21, 2020. – Motion was made by President Pro Tem Glotz, seconded by Trustee Mueller, to approve the minutes of the Special Committee of the Whole meeting held on July 21, 2020. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro Tem Glotz declared the motion carried.

Item #3 – DISCUSS THE FOLLOWING AVOCADO THEORY OAK PARK AVENUE GRANT REQUESTS, CODE COMPLIANCE, FAÇADE, AND RETAIL. – Kimberly Clarke, Community Development Director, presented the Avocado Theory grants. Krunal Patel (Applicant), proposes to fully renovate the structure at 17302 S. Oak Park Avenue. The proposed plan will redevelop the standalone commercial property to be a mixed-use building with a restaurant, patio area, and second-floor apartment.

The Applicant purchased the building to operate their new restaurant. The existing building, built circa 1913, has a total of approximately 1,142 sq. ft. of floor area with a small second-floor space primarily used for storage. The newly proposed building will be a total of 3,516 sq. ft. including additions for a larger building footprint for the restaurant, an enclosed patio with roll-up doors, and a second-floor residential unit.

The Applicant is requesting a \$24,992 Façade Grant to renovate the exterior façade; a \$33,750 Code Compliance grant for the sprinkler system, fire alarm system and water line upgrade; and a \$12,758 Retail Grant to make the sanitary and storm improvements required to operate a restaurant. The Façade, Code Compliance, and Retail Grants are 50% matching grants for a total of \$70,000. The Applicant has obtained two (2) proposals for all of the work and chosen to work with Elite door, HH Construction, Kotur Mechanical and United Plumbing and Drain.

The Economic and Commercial Commission reviewed the application at the July 13, 2020 meeting and unanimously recommended this item for approval.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to recommend the Avocado Theory Oak Park Avenue Grant requests, Code Compliance, Façade, and Retail be forwarded to the Village Board for approval. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro Tem Glotz declared the motion carried.

Item #4 – DISCUSS COMMUNITY RATING SYSTEM (CRS) ADMINISTRATION PROPOSAL.

– Melanie K. Arnold, PE, from Robinson Engineering, Ltd (REL), presented the CRS. REL submitted a proposal to assist Village Staff with the management and administration of the Village’s Community Rating System (CRS) activities, documentation, and administration through the 2020 Cycle Verification. REL has reviewed the Village’s previous verification cycle records and understand that the Village is currently rated as a CRS Class 7 community, which means that flood insurance policyholders with property in the Special Flood Hazard Area receive a 15% discount on their flood insurance premiums. It is understood that the Village wishes to maintain this Class 7 rating and would like to work towards obtaining additional points to ensure the Class 7 rating is secured.

The CRS is a national program developed by FEMA to incentivize and reward communities that go above and beyond the minimum flood protection regulations required by participation in the National Flood Insurance Program (NFIP). A Cycle Verification visit occurs once every five years and includes a detailed review of the Village’s entire CRS program. Per correspondence with personnel from the Insurance Services Office (ISO), FEMA’s CRS management contractor, the Village is due for a Cycle Verification in 2020. This verification includes a visit with the assigned ISO Specialist, which has been scheduled for September 8, 2020. Prior to this visit, the existing CRS application and paperwork needs to be collected and updated per the current NFIP-CRS Coordinator’s Manual (2017). At this visit, the ISO Specialist will review the Village’s entire CRS program. ISO will then complete their review and provide an updated score and Class rating for the Village.

Trustee Glotz asked Colby Zemaitis, Village Engineer, if he was comfortable with this proposal. Mr. Zemaitis stated he was.

Trustee Brennan asked if it will be possible to improve the class rating. Ms. Arnold replied that a lower class number equals a better rating. Each class affords an additional 5% deduction. To qualify for a Class 6 rating, Village Building Codes must be less than five (5) years old.

Trustee Mueller feels this is a great program for residents. Trustee Berg concurs.

Motion was made by President Pro Tem Glotz, seconded by Trustee Brennan, to recommend the Community Rating System (CRS) proposal be forwarded to the Village Board for approval. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro Tem Glotz declared the motion carried.

Item #5 – RECEIVE COMMENTS FROM THE PUBLIC –

President Pro Tem Glotz asked if anyone from the public wished to comment. No one came forward.

President Pro Tem Glotz asked if there were any written comments or requests to speak telephonically from members of the public. Laura Godette, Deputy Village Clerk, stated there were none.

Motion was made by President Pro Tem Glotz, seconded by Trustee Mueller, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro Tem Glotz declared the meeting adjourned at 7:33 p.m.

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