

MINUTES
Meeting of the Committee of the Whole
September 7, 2021 – 7:00 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

President Pro Tem Brennan called the meeting of the Committee of the Whole on September 7, 2021, to order at 7:06 p.m.

At this time, President Pro Tem Brennan stated this meeting is being conducted pursuant to Governor Pritzker's disaster proclamation and Public Act 101-0640, which amends requirements of the Open Meetings Act due to the COVID-19 pandemic. President Pro Tem Brennan introduced ground rules for effective and clear conduct of Village business.

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

Members Present: M. Glotz, Village President
K. Thirion, Village Clerk
W. Brady, Village Trustee
W. Brennan, Village Trustee
D. Galante, Village Trustee
D. Mahoney, Village Trustee
M. Mueller, Village Trustee
C. Sullivan, Village Trustee

Members Absent:

Staff Present: D. Niemeyer, Village Manager
P. Carr, Assistant Village Manager
H. Lipman, Assistant Village Manager
L. Godette, Deputy Village Clerk
A. Brown, Village Treasurer
K. Clarke, Community Development Director
J. Urbanski, Public Works Director
D. Framke, Marketing Director
A. Ardolino, Information Technology Manager
D. Ritter, Senior Planner
P. O'Grady, Village Attorney

Others Present:

Item #2 - CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON AUGUST 17, 2021 – Motion was made by Trustee Mueller, seconded by Trustee Brady to approve the minutes of the Committee of the Whole meeting held on August 17, 2021. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #3 – CONSIDER COOK COUNTY CLASS 8 INCENTIVE FOR 6801 159TH STREET, PARTH37, LLC (SMOOTHIE KING) – Kimberly Clarke, Community Development Director, presented the Class 8 request. Parth Patel of Parth37, LLC (the “Applicant”) has purchased the property located at 6801 159th Street (PIN: 28-19-100-

019-0000;) which was formerly occupied by Brown's Chicken. The new owner proposes to invest approximately \$800,000 to renovate the property to open a new Smoothie King store. The property was purchased for \$450,000 for a total investment of \$1.25 million.

Parth Patel is currently a multi-unit Smoothie King Franchisee with stores located in Crestwood, Chicago Ridge, Plainfield, Shorewood, and three (3) Northwest Indiana locations. Mr. Patel's plans include expanding to twenty (20) locations throughout the south suburbs of Chicago and Northwest Indiana by 2023. The applicant proposes to demolish the existing deteriorated former Brown's Chicken Building. The property consists of a one-story, approximately 1,400 square foot building which has been vacant for over 12 months. The existing foundation will be utilized to construct a new structure with a similar footprint.

It is expected that 2 full-time jobs and 12-14 part-time jobs will be created as a result of this project. A Redevelopment Agreement outlining that the project will be completed as per the plans submitted and that the Class 8 will specifically be for the development of a Smoothie King is attached to the resolution.

The Applicant is requesting a Class 8 Incentive on this site and has stated that "But For" the Class 8 incentive, the project would not be feasible. The property is located in Bremen Township, which is one of the Townships the Cook County Assessor's Office has designated as a certified Class 8 area.

The following statements are in line with the Village of Tinley Park's incentive policy.

1. The developer will file the Cook County forms, plans to be a long-term owner/investor, and plans to comply with Village and County obligations of the Class 8 Incentive Program.
2. This project meets the Minimum Capital Investment Policy requirement of at least \$1million.

The Economic and Commercial Commission (ECC) reviewed the application at its August 9, 2021, meeting and voted 7-0 to recommend approval of the Class 8 request.

President Pro Tem Brennan asked if any members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Sullivan to recommend the Cook County Class 8 Incentive for 6801 159th Street Parth37, LLC (Smoothie King) be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #4 – CONSIDER CONTRACT WITH POINT B COMMUNICATIONS TO CONDUCT A DISCOVERY EXERCISE – Donna Framke, Marketing Director, explained as the Marketing Department takes on the Village's proprietary tourism marketing efforts, staff proposes engaging with Point B Communications to complete a Discovery exercise. This process will bring together a group of key stakeholders for a full-day working session designed to crystallize their vision, thoughts, and beliefs regarding the Life Amplified brand. The process will include a series of exercises designed to result in a clear, sustainable direction for strategic and creative development and establish a clear brand tone, voice, and personality. The result will be a defined brand strategy that will define the target audience, communications mix, competitor set, SWOT (strengths, weaknesses, opportunities, and threats) analysis, and long-term sustainable competitive advantages. This information will be distilled into a campaign positioning statement. The cost of this Discovery is \$8200 and is tentatively scheduled for October 5, 2021; taking receipt of the deliverables by the end of October. The key stakeholder group will consist of representative elected officials, staff, marketing commissioners, key attraction owners/managers, hoteliers, restaurateurs, brewers, and Downtown business owners. President Pro Tem Brennan asked if any members of the Committee had any questions. There were none.

Item #5 – CONSIDER AN ORDINANCE LIMITING PARKING TO TWO (2) HOURS ON CERTAIN SECTIONS OF SOUTH STREET AND 174TH STREET – Ms. Clarke presented the parking Ordinance. With Phase I construction of the Boulevard completed and tenants moving into the space, the Village has identified some

parking concerns around the development. Staff drafted an Ordinance to amend the municipal code section that regulates parking on certain streets in the Village. The Ordinance will establish the area of South Street between 66th Avenue and Oak Park Avenue; and 174th Street between 67th Court and 66th Court as two (2) hour public parking areas. Tenants of the building have parking access on the Boulevard site, therefore will not be impacted.

Trustee Brady asked if there will be enough parking for guests of the businesses. Ms. Clarke replied there is ample parking in the Metra lot, adding a parking lot currently reserved for tenants will become a public lot after the completion of Phase II.

Motion was made by Trustee Mueller, seconded by Trustee Brady to recommend an Ordinance Limiting Parking to two (2) hours on certain sections of South Street and 174th Street be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #6 – CONSIDER CONTRACT WITH MC GILL CONSTRUCTION FOR THE 2021 MUNICIPAL PARKING LOT PROJECT – John Urbanski, Public Works Director, presented the project which consists of earth excavation, placement and compaction of aggregate base course, plain cement concrete (PCC), removal and replacement of existing Hot Mix Asphalt (HMA) pavement, curb and gutter removal and replacement, sidewalk removal and replacement, drainage structure adjustments, fence improvements, and pavement markings, as well as all incidental work necessary to complete the improvements of the east half of the Oak Park Avenue Metra parking lot – north of the tracks, northern portion of the fire training tower lot, and the Pump Station # 1 parking lot.

Seven (7) bids were received and publicly read on August 27, 2021. The lowest responsible bidder was McGill Construction Company for \$216,118.50.

Contractor	Location	Base Bid Total
McGill Construction Co. LLC	Frankfort, IL	\$216,118.50
Everlast Blacktop Inc.	Elgin, IL	\$301,757.76
Gallagher Asphalt Corporation	Thornton, IL	\$312,789.75
Iroquois Paving Corporation	Watseka, IL	\$334,113.24
K-Five Construction	Westmont, IL	\$350,350.00
Austin Tyler Construction, Inc.	Elwood, IL	\$351,342.74
Metromex Contractors, Inc.	McCook, IL	\$371,320.94
Engineer’s Estimates		\$289,030.70

Funding is budgeted for in the FY22 Capital Improvement Budget.

Budget Available:	\$520,000.00
Lowest Responsible Bidder:	\$216,118.50
Contingency Amount:	\$43,223.70
Difference:	\$260,657.80

President Pro Tem Brennan asked if any members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Galante to recommend a contract with McGill Construction for the 2021 Municipal Parking Lot Project be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #7 – CONSIDER PROPOSED BOND ISSUE FOR FISCAL YEAR 2022 – Andrew Brown, Village Treasurer, presented the proposed bond issue. The Finance Department proposed a bond issue for the Village that would include refunding a current obligation and offering a new money issue. Refunding a bond issue allows the Village to lessen its future obligation due to the current interest rates available being less than the future interest

rates. The current state of the financial markets has provided some of the lowest interest rates in history, this makes borrowing inexpensive and provides the Village an opportunity to facilitate needed infrastructure. The new money issue replaces an expiring bond issue in the long-term financial planning the Village uses and can be done so with no additional impact to the residents thru the tax levy.

The updated analysis from Baird includes six (6) options for the new money issue provided, in two category types; “Bank Qualified (BQ)” and “Non-Bank Qualified (non-BQ).” The Finance Department recommends a \$10 million BQ bond issue.

President Pro Tem Brennan asked if any members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Mueller to recommend proceeding with the proposed bond issue for Fiscal Year 2022. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #8 – CONSIDER A CONTRACT WITH HEARTLAND BUSINESS SYSTEMS FOR IT SERVICES –

Anthony Ardolino, Information Technology Manager, presented the contract. The Information Technology (IT) department is scheduled to complete several network and security projects this fiscal year. Typically, the IT department will engage a third-party vendor on an individual project basis and scope each as a separate commitment. This approach requires each engagement to have a specific scope of work and the services performed by the vendor cannot exceed those explicitly stated. In addition to the scheduled projects the IT department will utilize ad-hoc professional services from vendors to accomplish smaller requests such as moves, adds, changes, or deletions to the various network devices and configurations.

To optimize the existing budgeted dollars the IT department engaged three vendors to provide a solution for a temporary on-premise contractor capable of providing the services needed for several of the outstanding IT projects and also able to accomplish the smaller ad-hoc configuration modifications.

After a two-month process, one of the vendors was unable to provide any potential candidates. The remaining two vendors provided three candidates for IT review. After the review process, the IT department determined the only qualified candidate capable of accomplishing the required work was from the vendor Heartland Business Systems.

President Pro Tem Brennan asked if any members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Mahoney to recommend the contract with Heartland Business Systems for IT Services be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #9 – CONSIDER LIQUOR LICENSE REQUEST FOR THE FRANCESCA’S RESTAURANT GROUP - 18201 HARLEM AVENUE –

Hannah Lipman, Assistant Village Manager, presented the liquor license request. Francesca’s Restaurant Group has approached the Mayor’s Office seeking a Class A Liquor License for a new restaurant to be located at 18201 Harlem Avenue. This location was a previous restaurant (Tin Fish) that closed at the beginning of COVID. The Group is seeking to open a full-service restaurant, RJ’s Seafood Co, this upcoming December. A Class A Liquor License allows for the sale of all alcoholic liquor on the premise.

President Pro Tem Brennan asked if any members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Brady to recommend the liquor license request for the Francesca’s Restaurant Group - 18201 Harlem Avenue be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #10 – CONSIDER TEXT AMENDMENT REGARDING TOBACCO STORES –

Dan Ritter, Senior Planner, presented the zoning regulation of tobacco related uses. Planning staff periodically reviews the

appropriateness and adequacy of various Zoning Ordinance regulations for any potential issues or inconsistencies. A lack of specific regulations related to tobacco and other related uses (vaping, e-cigs, hookah, nicotine products, etc.) was noticed as a potential concern.

Staff noted that tobacco-related uses are not specifically defined or regulated in the Zoning Ordinance. Since the adoption of the current Zoning Ordinance in 1978, tobacco-related uses have been regulated under a generic “Retail Stores” definition. Generic “Retail Stores” are permitted in the B-2 (Community Shopping) and B-3 (General Business and Commercial) zoning districts and prohibited in all others. Tobacco-related retail establishments have grown in popularity and evolved significantly over the years. These uses may pose some unique concerns related to their locations and overall regulation, as compared to other types of “retail stores”.

Trustee Mueller would like this to be a Special Use within the business districts which would allow the Board to use discretion to limit the number of shops within a location. All Trustees, Clerk Thirion, and President Glotz concurred. President Glotz asked if staff had any additional recommendations. Mr. Ritter stated if the Committee desires, staff will research and draft potential amendment options to be reviewed by the Plan Commission, who will provide a recommendation to the Village Board.

Item #11 – RECEIVE COMMENTS FROM THE PUBLIC –

President Pro Tem Brennan asked if there were any comments from the public. There were none.

Laura Godette, Deputy Village Clerk, stated there was no written comment or request to speak telephonically.

Motion was made by Trustee Brady, seconded by Trustee Mueller to adjourn the Committee of the Whole. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the meeting adjourned at 7:32 p.m.

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