

NOTICE OF THE SPECIAL VILLAGE BOARD MEETING

The special meeting of the Village Board is scheduled for
Tuesday, September 29, 2020 beginning at 6:30 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A livestream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Public comments or requests to speak may also be emailed in advance of the meeting to clerksoffice@tinleypark.org or placed in the Drop Box at the Village Hall by noon on Tuesday, September 29, 2020.

Kristin A. Thirion
Clerk
Village of Tinley Park

MEETING NOTICE

NOTICE IS HEREBY GIVEN that the Special Meeting of the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, September 29, 2020, beginning at 6:30 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

- 6:30 PM CALL TO ORDER

- PLEDGE OF ALLEGIANCE

- ROLL CALL

ITEM #1

SUBJECT: CONSIDER APPROVAL OF AGENDA

ACTION: Discussion - **Consider approval of agenda as written or amended.**

COMMENTS: _____

ITEM #2

SUBJECT: CONSIDER APPROVAL OF MINUTES OF THE SPECIAL VILLAGE BOARD MEETING HELD ON SEPTEMBER 15, 2020.

ACTION: Discussion: **Consider approval of minutes as written or amended.**

COMMENTS: _____

ITEM #3

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-093 RECOGNIZING FIRE PREVENTION WEEK IN THE VILLAGE OF TINLEY PARK FROM OCTOBER 4 THROUGH OCTOBER 10, 2020 - **Trustee Brennan**

ACTION: Discussion: Fire Prevention Week is to be held in the Village of Tinley Park beginning October 4, 2020. All citizens are encouraged to do their share to provide a safe place in which to live and work by eliminating those fire hazards which cause the loss of life, property, and resources. Fire Prevention Week is always scheduled to coincide with the anniversary of the Great Chicago Fire of 1871. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #4

SUBJECT: RECEIVE PRESENTATION OF THE TINLEY PARK BUSINESS SPOTLIGHT - ANYTIME FITNESS AND BAILEY'S RESTAURANT & BAR - **Trustee Glotz and Clerk Thirion**

COMMENTS: _____

ITEM #5

SUBJECT: RECEIVE UPDATE ON DISCUSSIONS WITH THE STATE OF ILLINOIS REGARDING THE TINLEY PARK MENTAL HEALTH CENTER - **Trustee Mueller**

ACTION: Discussion: Village Manager, David Niemeyer, will be giving an update on discussions with the State of Illinois in regards to the purchase of the Tinley Park Mental Health Center and clean-up of the site. **No specific action required.**

COMMENTS: _____

ITEM #6

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. CONSIDER REQUEST FROM ST. GEORGE SCHOOL, 6700 176TH STREET, TO CONDUCT A QUEEN OF HEARTS RAFFLE THROUGH OCTOBER 6, 2021, OR UNTIL A WINNER IS DRAWN, WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$250,000. WINNERS WILL BE DRAWN WEEKLY AT SIP WINE BAR.

- B. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,262,429.06 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED SEPTEMBER 18 AND SEPTEMBER 25, 2020.

ACTION: Discussion: **Consider approval of consent agenda items.**

COMMENTS: _____

ITEM #7

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-061 APPROVING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION OF THE PARK PLACE PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS FOR PROPERTY LOCATED AT 16300 HARLEM AVENUE (PETE’S FRESH MARKET) - **Trustee Mueller**

ACTION: Discussion: The granting of this request will allow a warehouse/distribution use as part of Phase 1. Phase 2 will construct a new Pete’s Fresh Market Grocery Store, associated retail and renovation of the former Kmart store. The Phase 1 approval was recommended by the Plan Commission with an exception to allow the overnight storage of five (5) delivery vehicles parked at the loading dock, conditioned upon occupancy of the grocery store by September 1, 2022, prohibition of outdoor storage, and the planting of street trees prior to Phase 1 occupancy.

The Plan Commission held a Public Hearing on September 17, 2020, and voted 8-0 to recommend approval of the Special Use and adopt the Findings of Fact. The item is eligible for waiving of the first reading. **This Ordinance is eligible for adoption.**

COMMENTS:

ITEM #8

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-062 GRANTING A FRONT YARD VARIATION FOR A PRINCIPAL STRUCTURE ON CERTAIN PROPERTY LOCATED AT 17549 66TH AVENUE - **Trustee Mueller**

ACTION: Discussion: The Petitioners, Teva and Holly Majchrzak, are seeking a Variation to permit a residential home addition to be constructed with a front yard setback of 25 feet, instead of the required 30-foot setback. The request allows for a home addition to be constructed along the same front yard setback as the existing home.

The Zoning Board of Appeals held a Public Hearing on September 10, 2020, and voted 4-0 to recommend approval of the amended Variation request. **This Ordinance is eligible for Adoption.**

COMMENTS:

ITEM #9

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-063 APPROVING A SPECIAL USE FOR A VOCATIONAL EDUCATIONAL FACILITY (MASSAGE SCHOOL) AT 18440 THOMPSON COURT, TINLEY PARK, ILLINOIS - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Marilyn Monaco, SAVI Properties, LLC, on behalf of Emmanuel Bistas, The New School for Massage is seeking a Special Use for a Vocational Educational Facility to be located at 18440 Thompson Ct., Suite 10, in the Hickory Creek Planned Unit Development (PUD).

The Plan Commission held a Public Hearing on September 17, 2020, and voted 8-0 to recommend approval of the Special Use and adopt the Findings of Fact. **This Ordinance is eligible for Adoption.**

COMMENTS:

ITEM #10

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-094 APPROVING A MODIFICATION TO AN EXISTING CONTRACT FOR PROFESSIONAL BUILDING REVIEW AND INSPECTIONS SERVICES WITH RICK DANDAN (DBA LAKESIDE CONSULTANTS) - **Trustee Mueller**

ACTION: Discussion: Resolution 2020-R-094 approves a modification to an existing professional service contract with Rick DanDan (DBA Lakeside Consultants) to perform building permit review and inspections for the Building Department. The modification will include plumbing inspections.

This was discussed at the Committee of the Whole meeting held prior to this Village Board meeting. **This Resolution is eligible for adoption.**

COMMENTS:

ITEM #11

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-095 APPROVING A SETTLEMENT AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND LIBERTY MUTUAL INSURANCE COMPANY REGARDING ISSUES RELATED TO THE CONSTRUCTION OF THE 80TH AVENUE TRAIN STATION - **Trustee Glotz**

ACTION: Discussion: The Village has had a dispute with the bonding company associated with coverage under the performance bond received in connection with the construction of the 80th Avenue Train Station. Numerous problems were identified related to the contractor's completed work that have required correction. The agreement under this resolution between the Village and Liberty Mutual Insurance Company provides the Village with a \$175,000 settlement as a final payment under the performance bond. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #12

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-060 AMENDING THE MUNICIPAL CODE OF THE VILLAGE OF TINLEY PARK BY THE ADDITION OF TITLE XI CHAPTER 129L IMPOSING A MUNICIPAL CANNABIS RETAILERS' OCCUPATION TAX - **Trustee Galante**

ACTION: Discussion: Since the Village Board approved an ordinance amending the Tinley Park Zoning Code for the purpose of regulating adult-use cannabis business establishments (2020-O-038), and also established a business license and associated fee for an adult-use cannabis facility (2020-O-040), the final step is to pass an ordinance imposing a Municipal Cannabis Retailers' Occupation Tax (MCROT). This was previously discussed at a Committee of the Whole, and the recommendation was to impose the tax in the full amount of 3%. Following passage, the Village Treasurer will file the appropriate documentation with the Illinois Department of Revenue (IDOR), so the MCROT goes into effect on January 1, 2021. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #13

SUBJECT: RECEIVE COMMENTS FROM STAFF -

COMMENTS: _____

ITEM #14

SUBJECT: RECEIVE COMMENTS FROM THE BOARD -

COMMENTS: _____

ITEM #15

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC -

COMMENTS: _____

ITEM #16

SUBJECT: 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 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.

ADJOURNMENT

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD SEPTEMBER 15, 2020**

The special meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, IL on September 15, 2020. President Pro-Tem Glotz called this meeting to order at 6:45 p.m.

At this time, President Pro-Tem Glotz 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. Pursuant to the same, the Village Board finds that it would be impractical to conduct an in-person meeting with all members present. Elected officials confirmed they were able to hear one another.

President Pro-Tem Glotz led the Board and audience in the Pledge of Allegiance.

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

Village President Pro Tem:	Michael W. Glotz
Village Clerk:	Kristin A. Thirion
Trustees:	Cynthia A. Berg (Participated Electronically) William P. Brady William A. Brennan Diane M. Galante (Participated Electronically) Michael G. Mueller
Absent:	Jacob C. Vandenberg. Village President
Also Present:	
Village Manager:	David Niemeyer
Asst. Village Manager:	Patrick Carr
Village Attorney:	Patrick Connelly

Motion was made by Trustee Mueller, seconded by Trustee Brady, to approve the agenda as written or amended for this meeting. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Galante, to approve and place on file the minutes of the regular Village Board Meeting held on September 1, 2020. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

At this time President Pro-Tem Glotz and Clerk Thirion presented the Tinley Park Business Spotlight.

Clerk Thirion presented Pop's Beef and Sausage. Pop's was originally opened on March 24, 1980 in Palos Heights and has since expanded to more than a dozen locations across the south suburbs and Indiana, including a location right here in Tinley Park at 7301 West 183rd Street. Its menu includes sandwiches, burgers, chicken, fish, hot dogs, shakes, gyros, soups and salads. She introduced Burke Matyas, owner of Pop's Italian Beef, 7301 West. 183rd Street. Mr. Matyas thanked the Village Board and Tinley Park community for their support of his restaurant during this time of pandemic. He stated the Village has been supportive of his business now and in the past.

President Pro-Tem Glotz presented Union Bar and Grill a brand-new Tinley Park restaurant that opened on July 29 of this year at 17821 South 80th Avenue. A family owned business, Union Bar and Grill provides excellent food and full bar services. President Pro-Tem Glotz introduced Joe and Melissa Colucci, owners of Union Bar and Grill, 17821 80th Avenue. Mr. Colucci thanked the Village board and staff for the support they have received. He stated his business supports the local community and businesses.

Motion was made by Trustee Brady, seconded by Trustee Galante, to **APPOINT ANGELA ARRIGO TO THE POSITION OF HUMAN RESOURCES DIRECTOR**. After the completion of a formal recruitment process with over forty (40) candidates for the position of Human Resources Director, it was decided that Angela Arrigo would be the best candidate for the position. Angela Arrigo has over twenty (20) years of professional level experience in various human resources roles, fostering organizational strategic objectives and driving operational HR efficiencies.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. Ms. Arrigo thanked the Board and Mr. Niemeyer and the hiring committee for this opportunity to serve the Village. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Berg, to **CONSIDER THE FOLLOWING COMMISSION APPOINTMENTS FOR FISCAL YEAR 2021**. New members/commissions are noted with an asterisk (*).

Plan Commission

Garrett Gray, Chair
Lucas Engel
Eduardo Mani
Angela Gatto
MaryAnn Aitchison
Stephen Vick
Jim Gaskill
Kehla West
Robert Forgue*

Marketing Commission

Garret Gray (Associate)

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing,

Special Meeting of the Board of Trustees – Minutes**September 15, 2020**

telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to consider approving the following Consent Agenda items:

The following Consent Agenda items were read by the Village Clerk:

- A. CONSIDER ADOPTING RESOLUTION 2020-R-087 AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND RORY GROUP, LLC (LOBBYIST).
- B. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,387,312.77 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED AUGUST 21, AND AUGUST 28, 2020.

President Pro-Tem Glotz asked if anyone from the Board would like to remove or discuss any items from the Consent Agenda. No items were removed or discussed. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file **ORDINANCE 2020-O-050 APPROVING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS RELATED TO PHASE I OF THE REDEVELOPMENT OF TINLEY PARK PLAZA LOCATED AT 15903-16205 HARLEM AVENUE**. Brixmor Property Group is seeking a Special Use for a Planned Unit Development with exceptions related to Phase I of the redevelopment of Tinley Park Plaza. The project includes the demolition of 87,000 sq. ft. of the existing building and the construction approximately 66,600 sq. ft for retail uses and general improvements to the in-line tenants, including façade improvements, landscaping and parking lot improvements. The Plan Commission held a Public Hearing on August 20, 2020, and voted 5-0 to recommend approval.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file, **RESOLUTION 2020-R-085 AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT WITHIN THE 159TH AND HARLEM TIF DISTRICT (BRIXMOR – TINLEY PARK PLAZA)**. This item would authorize a Tax Increment Financing Redevelopment Agreement within the 159th and Harlem TIF District for the proposed revitalization of portions of the Tinley Park Plaza shopping center on the east side of Harlem Avenue south of 159th Street (15903-16205 Harlem). The owners of the shopping center, Brixmor IA Tinley Park Plaza, LLC (Brixmor), have met the “But For” requirement necessary for consideration of this agreement to share

certain municipal revenues. Without the assistance, the renovation plans would not be able to be undertaken, which would be expected to negatively impact the continued operation of the shopping center and Village revenues received from it.

The agreement proposes Village financial assistance in an amount not to exceed \$9.9 million, or 50% of the actual project costs, whichever is lower. This assistance will be funded by a combination of TIF incremental revenues generated by the shopping center properties alone, and incremental municipal sales taxes (1%) generated by all the businesses located in the shopping center over a ten (10) year period. A maximum of \$8.1 million of TIF eligible costs are to be paid from the TIF increment generated, with the remainder (\$1.8 million) to be paid from incremental sales taxes. The portion of the incentive to be funded between the TIF eligible costs and sales tax can fluctuate based on actual expenses, but in addition to the overall \$9.9 million cap, the amount that can be provided from incremental sales taxes cannot exceed \$2.5 million. Achievement of the maximum financial assistance under this agreement is heavily performance based, and dependent upon the success of the proposed renovations in attracting new retailers to the center generating new sales taxes to the community.

This item was reviewed and discussed at the Committee of the Whole meeting held on September 1, 2020.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Brady, Brennan, Galante, Mueller. Nays: Berg, Glotz. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adopt and place on file, **ORDINANCE 2020-O-051 APPROVING THE ANNEXATION OF CERTAIN PROPERTIES LOCATED AT 18017 SAYRE AVENUE TO THE VILLAGE OF TINLEY PARK.** Gamma Tinley LLC (d/b/a Fox College) has petitioned to annex two (2) parcels of property totaling approximately 1.74 acres at 18017 Sayre Avenue. One (1) parcel has an existing home that will be demolished while the other parcel does not have roadway frontage and is vacant. The property owner has also requested rezoning, a variation, and a Plat of Resubdivision related to a proposed expansion of the Fox College parking lot.

At this time Community Development Director, Kimberly Clarke presented and update of concerns brought up at the Committee of the Whole meeting held on September 1, 2020. At the meeting, there were a few residents in the audience that voiced concerns about the proposed detention pond and light poles in the parking lot.

A meeting with the residents was held at Fox College on Tuesday September 9, 2020. One resident, the Fox College President and his development team, the Public Works Director, Village Engineer, Community Development Director and Trustee Glotz were present. After going over the plans in detail, all concerns were answered to the resident's satisfaction. In conclusion, the Fox College team will construct a fence that blends in with the color of the existing landscape (brown). The light poles will remain at 25 feet as proposed in the plans in order to remain in compliance with the Village's minimum lighting levels for the parking lot. In regards to the existing pond that is controlled by the School District, staff is contacting them about the maintenance of the pond and potential blockage in the one restrictor that may be contributing to the flooding in the resident's rear yard. This issue will need to be resolved in order for Fox College to be able to connect their drainage to this pond as shown in their engineering plans.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none.

President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file, **ORDINANCE 2020-O-052 GRANTING A MAP AMENDMENT TO REZONE CERTAIN PROPERTIES LOCATED AT 18017 SAYRE AVENUE UPON ANNEXATION TO THE NG (NEIGHBORHOOD GENERAL) ZONING DISTRICT.** Gamma Tinley LLC (d/b/a Fox College) is seeking to rezone the properties located at 18017 Sayre Avenue, upon annexation, to the NG (Neighborhood General) zoning district for the expansion of the Fox College parking lot. The parking lot expansion will net a total of 88 parking stalls on the site and allow Fox College to expand its curriculum at its existing location. The Plan Commission held a Public Hearing on August 20, 2020, and voted 5-0 to recommend approval of the Map Amendment (rezoning).

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file, **RESOLUTION 2020-R-086 APPROVING AND ACCEPTING A FINAL PLAT FOR THE FOX COLLEGE RESUBDIVISION AT CERTAIN PROPERTY LOCATED AT 18017 SAYRE AVENUE AND 18020 OAK PARK AVENUE.** Gamma Tinley LLC (d/b/a Fox College), has requested Final Plat approval for the Fox College Resubdivision associated with the proposed parking lot expansion. The Plat will consolidate two (2) parcels at the existing Fox College site located at 18020 Oak Park Avenue and two (2) additional parcels proposed to be annexed and rezoned for the parking lot expansion. The Plan Commission reviewed the Final Plat of Resubdivision and recommended approval subject to Final Engineering Plan approval.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Galante, to adopt and place on file, **ORDINANCE 2020-O-053 GRANTING A VARIATION FROM SECTION XII.3.I.7. (LEGACY CODE – LIGHTING STANDARDS) OF THE ZONING ORDINANCE AT THE PROPERTY LOCATED AT 18017 SAYRE AVENUE AND 18020 OAK PARK AVENUE.** Gamma Tinley LLC (d/b/a Fox College) is seeking a Variation to permit a different light pole type and light fixture at a height of 25 feet, where the ordinance allows 20 feet, at the Fox College properties located at 18017 Sayre Avenue and 18020 Oak Park Avenue in the NG (Neighborhood General) zoning district. The lights are associated with

the parking lot expansion. The Plan Commission held a Public Hearing on August 20, 2020, and voted 5-0 to recommend approval of the three (3) Variations.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Brady, to adopt and place on file, **RESOLUTION 2020-R-088 AUTHORIZING A SOCIAL MEDIA POLICY**. The Village of Tinley Park uses several social media platforms as tools to communicate with residents, businesses and visitors. The Village has created a policy to establish general standards and responsibilities for the acceptable use of these social media tools which govern the use, administration, management, monitoring and retention of social media, and social media content.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Glotz, to adopt and place on file, **ORDINANCE 2020-O-058 AMENDING VARIOUS SECTIONS OF THE TINLEY PARK VILLAGE CODE PERTAINING TO THE OFFICE OF VILLAGE COLLECTOR AND AMENDING THE SALARY OF THE VILLAGE CLERK TO REFLECT THE REMOVAL OF THE COLLECTOR'S DUTIES FROM THE OFFICE OF THE VILLAGE CLERK EFFECTIVE MAY 1, 2021**.

In the staffing level study conducted in June of 2017, it was recommended that the financial functions performed by the Village Clerk be transferred to the Treasurer's Office. The Clerk's Office subsequently effectuated a complete transfer of all staff conducting financial functions to the Treasurer's office in 2019. Salaries of elected officials cannot be changed while in office. This ordinance would eliminate the Clerk as Collector Office from the Code of Ordinances, and eliminating the additional pay received by the Clerk for Collector's duties effective May 1, 2021. This item was discussed at the Committee of the Whole on September 1, 2020.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Galante, to adopt and place on file, **ORDINANCE 2020-O-059 AMENDING CERTAIN PROVISIONS OF TINLEY PARK TOWING OF MOTOR VEHICLES ORDINANCE**. Any municipality may, consistent with the Illinois Vehicle Code, provide by ordinance, procedures for the release of properly impounded vehicles and for the imposition of a

reasonable administrative fee related to its administrative and processing costs associated with the investigation, arrest, and detention of an offender, or the removal, impoundment, storage, and release of a vehicle. The administrative fee (\$500) imposed by the municipality may be in addition to any fees charged for the towing and storage of an impounded vehicle. The administrative fees will act as a strong deterrent and will hold those accountable for their actions associated to criminal activity.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Brennan, to adopt and place on file, **RESOLUTION 2020-R-089 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND UTILITY DYNAMICS CORP. FOR SITE AND BUILDING IMPROVEMENTS AT 174TH ST. AND 67TH CT.** During utility burial in the area of the Boulevard Project (South St. & 174th St. at 67th Ct.), a scope for secondary work within a newly acquired easement is required and was bid accordingly. The Board considered awarding a contract to Utility Dynamics Corp. in the bid amount of \$51,951.50. This item was discussed at the Committee of the Whole meeting held on September 15, 2020, prior to this meeting.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Mueller, to adopt and place on file, **RESOLUTION 2020-R-090 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND INTEGRAL CONSTRUCTION, INC. FOR FREEDOM POND LANDSCAPE ENHANCEMENTS - PHASE 2.** Phase 2 of Freedom Pond Landscape enhancements includes site-wide landscaping, lookout deck, provisions for connection for a future path and purchase of matching materials for southern entrances. The Board considered awarding a contract to Integral Construction, Inc. at the bid amount plus allowance of \$233,820. This item was discussed at the Committee of the Whole meeting held on September 15, 2020 prior to this meeting.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Brennan, to adopt and place on file, **RESOLUTION 2020-R-091 APPROVING A SOLE SOURCE PURCHASE OF MATERIALS BETWEEN THE VILLAGE OF TINLEY PARK AND LYONS VIEW FOR THE LED STREET LIGHTING REPLACEMENT - 159TH ST. PROJECT.** Funds in the amount of \$100,000 were included in the current fiscal year for the LED Street Lighting 159th St. Replacement Project. Public Works seeks

authorization of a sole source purchase of new material and equipment from Lyons View of Illinois to replace/retrofit LED fixtures onto existing light heads within the specified areas along 159th St. between 86th Avenue and Oak Park Ave. Lyons View is the GE Lighting products primary representative in the State of Illinois. If products are purchased through another contractor / cooperative organization, the price to furnish and deliver fixtures would include an approximate two to five percent increase. The Board considered approving the sole source purchase order to Lyons View in the amount of \$98,200. This item was discussed at the Committee of the Whole Meeting that was held on September 1, 2020.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Brady, to adopt and place on file, **RESOLUTION 2020-R-092 APPROVING A CONTRACT EXTENSION BETWEEN THE VILLAGE OF TINLEY PARK AND JOHN BURNS CONSTRUCTION FOR THE LED STREET LIGHT REPLACEMENT - PHASE 4, 4A & 4B**. Funds in the amount of \$310,000 (Phase 4), \$115,600 (Phase 4A), and \$226,000 (Phase 4B) were included in the current fiscal year for the LED Street Lighting Replacement Project. The Village solicited public bids at Phase 3 for a three (3) year renewable contract in July 2019, with John Burns Construction as the lowest responsible bidder. Staff is recommending the Village extend the contract with John Burns Construction. This will be the first extension of the contract. The board considered awarding a service contract extension to John Burns Construction for estimates as quoted in the amounts of \$309,243 (Phase 4), \$114,584 (Phase 4A) and \$225,690 (Phase 4B). This item was discussed at the Committee of the Whole Meeting held on September 1, 2020.

President Pro-Tem Glotz asked if there were any comments from members of the Board. There were none. President Pro-Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

President Pro-Tem Glotz asked if there were any comments from Staff.

Village Manager Niemeyer congratulated Angela Arrigo on her appointment to the position to Human Resources Director. He thanked Paula Wagener and Hannah Lipman for their work over the last few months filling in while there was a vacancy in that position.

Hannah Lipman, Manager's Assistant, presented an update on the cannabis discussion from the Committee of the Whole meeting held on September 1, 2020. She noted that the applications for adult use cannabis facilities is complete and has been shared with individuals who have contacted the Village so far.

President Pro-Tem Glotz asked if there were any comments from members of the Board.

Trustee Brady stated that the Tinley Park Park Dedication of Chief Mike O'Connell Park will be held on Saturday, September 19, 2020, from 10 a.m. to 11:30 a.m. at 17501 Bristol Park Drive. Mike O'Connell was a former Police Chief for the Village. Trustee Brady noted that one of Chief O'Connell's many accomplishments was the founding of Boy Scout Troop 911 which is sponsored by the Tinley Park Police

Department.

Trustee Mueller announced the retirement of two (2) Community Development Department employees:

- Jean Bruno, Officer Coordinator, who worked for the Village for 23 years; and
- Gene Lode, Plumbing Inspector, who worked for the Village for 17 years.

President Pro-Tem Glotz asked if anyone from the public submitted comments via in writing, in person, or telephonically. Deputy Clerk Godette stated a public comment was received via email and was emailed to the Board for its review. President Pro-Tem Glotz asked if everyone on the Board received this email from the Deputy Clerk. The Board stated it was received. Trustees Galante and Berg noted that it was requested by the commenter that his comment should be read. Trustee Galante was concerned that the commenter was not given the opportunity to be heard at the meeting. Village Attorney Connelly stated that public comment guarantees the opportunity to address the Village Board. He stated that the meeting notice did not indicate that written comments would be read aloud at the meeting and this comment as been presented to the Village Board.

Motion was made by Trustee Galante, seconded by Trustee Mueller, at 7:36 p.m. to adjourn to Executive Session to discuss the following:

- A. 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.
- B. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: President Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Mueller, to adjourn the regular Board meeting. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro-Tem Glotz declared the motion carried and adjourned the special Board meeting at 8:13 p.m.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:

Village President

ATTEST:

Village Clerk



RESOLUTION 2020-R-093
A RESOLUTION ESTABLISHING FIRE PREVENTION WEEK FOR 2020
IN THE VILLAGE OF TINLEY PARK

WHEREAS, it is the mission of the Tinley Park Fire Department and Fire Prevention Bureau to prevent loss of life and property from the perils of fire through education, engineering and enforcement, and

WHEREAS, with the introduction of new means to construct buildings, new technology to meet today’s energy and housing needs, it is imperative for all agencies and individuals to partner together to help prevent fire, and

WHEREAS, the Village of Tinley Park continues an unprecedented growth in high-risk populations that requires a dramatic and concerted effort to minimize injury, loss of life, and property damage from the perils of fire, and

WHEREAS, the Tinley Park Fire Prevention Bureau recognizes the challenge to meet the fire safety needs of changing demographic and more diverse community, and

WHEREAS, all professional members of fire service and other public and social agencies, coordinate their efforts to provide coalitions to ensure a successful reduction in the risk of fire, and

WHEREAS, each Village citizen is empowered to provide a safe place in which to live and work by practicing fire prevention principles, and

WHEREAS, the personnel of the Tinley Park Fire Department and Fire Prevention Bureau are committed to providing Public Education to the community and to those in need, and

WHEREAS, on October 8-10, 1871, the Great Chicago Fire consumed the City of Chicago where over 300 people died and 17,500 buildings were destroyed, this fire began discussion which resulted in what we know today as Fire Prevention, and

WHEREAS, statistically most fires that occur in the home are related to preparing and cooking food, and

WHEREAS, the 2020 Fire Prevention Week theme, “Serve Up Fire Safety in the Kitchen!” reminds us all about the basic but essential steps to take to reduce the likelihood of having a fire in our homes due to cooking, and

THEREFORE, BE IT RESOLVED by the President and Board of Trustees that the week beginning October 4, 2020 be designated as Fire Prevention Week in Tinley Park and urge all citizens to join with the coordinated effort of the Tinley Park Fire Department and Tinley Park Fire Prevention Bureau to provide effective educational and related fire prevention programs.

ADOPTED THIS 29th day of October, 2020.

Jacob C. Vandenberg, Village President

Kristin A. Thirion, Village Clerk

Trustee Cynthia A. Berg

Trustee William A. Brennan

Trustee William P. Brady

Trustee Diane M. Galante

Trustee Michael W. Glotz

Trustee Michael G. Mueller

TINLEY PARK BUSINESS SPOTLIGHT

Clerk Thirion and
Trustee Glotz



Interoffice Memo

Date: September 25, 2020

To: Village Board

From: David Niemeyer, Village Manager

cc: Pat Carr, Assistant Village Manager
Paul O'Grady, Village Attorney
Patrick Connelly, Village Attorney

Subject: Tinley Park Mental Health Center

At the September 29th Village Board meeting, I will be giving an update on the discussions with the State related to the acquisition and clean up of the Tinley Park Mental Health Center.

RAFFLE LICENSE APPLICATION

**VILLAGE OF TINLEY PARK
16250 South Oak Park Avenue**

DATE: September 11th 2020

1. **NAME OF ORGANIZATION:** St. George School - Queen of Hearts

2. **ADDRESS:** 6700 176th st Tinley Park, IL 60477

3. **MAILING ADDRESS IF DIFFERENT FROM ABOVE:**

4. **ADDRESS OF PLACE FOR RAFFLE DRAWING**
SIP- 17424 Oak Park Ave Tinley Park, IL 60477

5. **CHECK TYPE OF NOT-FOR-PROFIT ORGANIZATION: (MUST BE IN EXISTENCE FOR A PERIOD OF FIVE (5) YEARS AND ATTACHED DOCUMENTARY EVIDENCE)**

RELIGIOUS **CHARITABLE** **LABOR** **FRATERNAL**
EDUCATIONAL **VETERANS** **BUSINESS**

6. **HOW LONG HAS THE ORGANIZATION BEEN IN EXISTENCE:** 71 years

7. **PLACE AND DATE OF INCORPORATION:** Tinley Park, IL Established 9/9/1949

8. **NUMBER OF MEMBERS IN GOOD STANDING:** All

9. **PRESIDENT/CHAIRPERSON:** Joe Partacz

ADDRESS: _____ **PHONE:** _____

10. **RAFFLE MANAGER:** Jennifer Pierson

ADDRESS: _____

PHONE: _____ **Email:** _____

11. **DESIGNATED MEMBER(S) RESPONSIBLE FOR CONDUCT & OPERATION OF RAFFLE:**

NAME: Michael Lewis

ADDRESS: _____ **PHONE:** _____

NAME: Patrick and Janine Sullivan

ADDRESS: _____ **PHONE:** _____

(ATTACHED ADDITIONAL SHEET IF NECESSARY)

RAFFLE APPLICATION | 2

RAFFLE INFORMATION**12. DATE(S) FOR RAFFLE TICKET SALES (INCLUDE DAYS OF THE WEEK)**

October 1st 2020- October 6th 2021

13. LOCATION OF TICKET SALES:

SIP - St. George church and school

14. LOCATION FOR DETERMINING WINNERS:

SIP- 17424 Oak Park Ave Tinley Park, IL 60477

15. DATE(S) FOR DETERMINING WINNERS: (INCLUDE DAYS OF THE WEEK)

October 6th 2020- October 6th 2021 Drawing every Tuesday until a winner

16. TOTAL RETAIL VALUE OF ALL PRIZES:

\$ 250,000

(MAXIMUM PRIZE AMOUNT \$250,000)

17. MAXIMUM RETAIL VALUE OF EACH PRIZE:

\$ 250,000

18. MAXIMUM PRICE CHARGED OF EACH TICKET(CHANCE) SOLD \$ 6 for \$5.00**19. § 132.38 FIDELITY BOND REQUIRED**

All operations of and the conduct of raffles as provided for in this subchapter shall be under the supervision of a single manager designated by the organization. Such manager shall give a fidelity bond in the sum of \$165,000 or two times the aggregate value of prizes, whichever is less, in favor of the licensee conditioned upon his honesty in the performance of his duties. The bond shall provide that notice shall be given in writing to the Village of Tinley Park not less than 30 days prior to cancellation. Bonds as provided for in this section may be waived provided the license issued for such raffle shall contain a waiver provision and shall be approved only by unanimous vote of the members of the licensed organization.

FIDELITY BOND **WAIVER OF BOND STATEMENT BY ORGANIZATION**

"The undersigned attest that the above named organization is an organized not-for-profit under the law of the State of Illinois and has been continuously in existence for five (5) years, preceding date of this application, and that during this entire five (5) year period preceding date of application, it has maintained a bona fide membership actively engaged in carrying out its objections. The undersigned do hereby state under penalties of perjury that all statements in the foregoing application are true and correct; that the officers, operators and workers of the game are bona fide members of the sponsoring organization and are all of good moral character and have not been convicted of a felony; that if a license is granted hereunder, the undersigned will be responsible for the conduct of the games in accordance with the provisions of the laws of the State of Illinois and this jurisdiction governing the conduct of such games."

NAME OF ORGANIZATION: St. George School School Board

EXECUTIVE DIRECTOR:

[Signature] School Board President

St. George School
6700 W. 176th Street
Tinley Park, IL 60477



Spirit... Grace... Success...
phone (708) 532-2626
fax (708) 532-2025

Village of Tinley Park
16250 S. Oak Park Ave.
Tinley Park, IL 60477

To Whom It May Concern:

We are writing this letter to inform you that St. George School board members have decided to waive the fidelities bond requirement for the Queen of Hearts raffle. The raffle will be from October 1st 2020 until October 6th 2021 at the SIP in Tinley Park until the Queen of Hearts is drawn.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Joseph Partacz', written over a horizontal line.

Joseph Partacz
School Board President

A handwritten signature in black ink, appearing to read 'Jennifer Pierson', written over a horizontal line.

Jennifer Pierson
School Board Member

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 1

Bank code : ap_py

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126271	9/18/2020	003127 BLUE CROSS BLUE SHIELD	BCBS-NA-PPPR100120		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	964.50
			BCBS-NA-PR100120		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	1,930.00
Total :						2,894.50
126272	9/18/2020	019214 BLUE CROSS BLUE SHIELD	BCBS-DA-PPPR100120		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	219.18
			BCBS-DA-PR100120		0000ILLB1212 HEALTH INS EXP-SEI 86-00-000-20430	60.09
Total :						279.27
2 Vouchers for bank code : ap_py						Bank total : 3,173.77

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 2

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188954	9/14/2020	005109 IL. DEPT. OF EMPLOYMENT SECURITY	091420		BENEFIT CHARGE REPORT UI CLA 01-14-000-72445	3,490.00
					Total :	3,490.00
188955	9/16/2020	005057 ICMA CONFERENCE REGISTRATION	091420		ICMA CONFERENCE D.NIEMEYER / 01-12-000-72170	498.00
					Total :	498.00
188956	9/18/2020	014739 3M	9408703981	VTP-018010	SIGN MATERIALS 01-26-023-73830	434.19
					Total :	434.19
188957	9/18/2020	010955 A T & T LONG DISTANCE	827776689		CORP ID 931719 LB TIP LINE 01-17-225-72120	44.31
					Total :	44.31
188958	9/18/2020	002452 AMERIGAS	3111552673		PROPANE 60-00-000-73520 63-00-000-73520 64-00-000-73520 01-26-023-73520 01-26-024-73520	18.39 18.38 15.76 52.53 26.26
					Total :	131.32
188959	9/18/2020	002470 AMPEST EXTERMINATION LLC	81954		TREAT AND REMOVE HORNETS NE 01-26-023-72790	175.00
			82033		REMOVAL OF HORNETS NEST FRC 01-26-023-72790	175.00
			82038		REMOVAL OF WASP NEST 01-26-023-72790	175.00
			82043		REMOVAL OF HORNETS NEST 01-26-023-72790	175.00
					Total :	700.00
188960	9/18/2020	014936 AQUAMIST PLUMBING & LAWN	106137	VTP-017821	SPRINKLERS-171ST ST MEDIANS 01-26-023-72790	604.82
			106605		SPRINKLERS- LAGRANGE RD MED	

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 3

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188960	9/18/2020	014936 AQUAMIST PLUMBING & LAWN	(Continued)	VTP-017821	01-26-023-72790	345.00
Total :						949.82
188961	9/18/2020	010953 BATTERIES PLUS - 277	P28913536		BATTERY SLA6-5F 01-26-025-73870	25.90
			P30430181		BATTERY - SLA12-8F 01-26-025-73870	21.95
			P30431316		BATTERIES SLA12-8F 01-26-025-73870	21.95
			P30891526		BATTERY SLA12-8F 14-00-000-74150	140.00
			P30925532		BATTERY SLA 12-8F 14-00-000-74150	140.00
Total :						349.80
188962	9/18/2020	002938 BEST TECHNOLOGY SYSTEMS INC.	BTL-20114-2	VTP-017918	POLICE DEPARTMENT SHOOTING I 01-26-025-72779	1,090.00
Total :						1,090.00
188963	9/18/2020	003127 BLUE CROSS BLUE SHIELD	BCBS-NA-AP100120		IL065LB000001212-0 HEALTH INS E 63-00-000-72435	12.49
					64-00-000-72435	33.45
					01-12-000-72435	117.50
					01-19-020-72435	248.00
					01-26-023-72435	156.00
					01-33-300-72435	111.50
					60-00-000-72435	58.51
					63-00-000-72435	11.14
					64-00-000-72435	29.85
					60-00-000-72435	58.51
					63-00-000-72435	11.14
					64-00-000-72435	29.85
					60-00-000-72435	58.51
					63-00-000-72435	11.14
					64-00-000-72435	29.85
					60-00-000-72435	65.56

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 4

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188963	9/18/2020	003127 BLUE CROSS BLUE SHIELD	(Continued)		01-26-023-72435	335.00
					01-33-300-72435	87.50
					60-00-000-72435	54.68
					63-00-000-72435	10.42
					64-00-000-72435	27.90
					60-00-000-72435	58.51
					63-00-000-72435	11.14
					64-00-000-72435	29.85
			BCBS-NA-PPAP100120		IL065LB000001212-0 HEALTH INS E	
					01-17-205-72435	964.50
					Total :	2,622.50
188964	9/18/2020	019214 BLUE CROSS BLUE SHIELD	BCBS-DA-AP100120		0000ILLB1212 HEALTH INS EXP-SEI	
					01-33-300-72435	60.09
			BCBS-DA-PPAP100120		0000ILLB1212 HEALTH INS EXP-SEI	
					01-17-205-72435	219.16
					Total :	279.25
188965	9/18/2020	002960 BRANIFF COMMUNICATIONS, INC	0032951	VTP-018036	ANNUAL PREVENTATIVE MAINTEN/	
					01-21-000-72575	7,045.00
					Total :	7,045.00
188966	9/18/2020	014148 CALL ONE	319835		VILLAGE LANDLINE PHONE SERV (
					01-19-000-72120	2,483.77
					60-00-000-72120	3,150.92
					63-00-000-72120	350.10
					64-00-000-72120	1,500.45
					01-17-205-72120	1,897.48
					01-12-000-72120	263.65
					01-14-000-72120	620.00
					01-11-000-72120	4.55
					01-12-000-72120	10.48
					01-17-205-72120	10.48
					01-19-000-72120	2.28
					01-26-023-72120	2.74
					01-26-024-72120	2.74

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 5

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188966	9/18/2020	014148 CALL ONE	(Continued)			
					01-33-310-72120	2.74
					01-33-320-72120	2.74
					60-00-000-72120	6.81
					01-12-000-72120	53.14
					01-14-000-72120	177.60
					01-15-000-72120	32.16
					01-17-205-72120	106.28
					01-19-000-72120	47.54
					01-19-020-72120	16.07
					01-26-023-72120	20.97
					01-26-024-72120	20.97
					01-33-300-72120	32.16
					01-33-310-72120	32.16
					01-33-320-72120	20.97
					01-35-000-72120	20.97
					01-53-000-72120	11.19
					60-00-000-72120	67.40
					63-00-000-72120	7.48
					64-00-000-72120	32.14
					Total :	11,011.13
188967	9/18/2020	003243 CDW GOVERNMENT INC	1010136		SURFACE PRO CASE	
					01-16-000-72565	116.94
			1046429		<PD> - FLASH DRIVES FOR EVIDEN	
				VTP-018028	01-17-205-73110	39.60
			1068112		<IT> - ADDITIONAL NETMOTION LIC	
				VTP-018027	01-16-000-72655	419.00
			1094486		PRINTER INK	
					01-12-000-73110	140.00
			1116334		<PD> - FLASH DRIVES FOR EVIDEN	
				VTP-018028	01-17-205-73110	484.96
			ZZV0785		<IT> - WYSE MGMT SUITE - THIN C	
				VTP-018025	01-16-000-72655	3,105.00
					Total :	4,305.50
188968	9/18/2020	003229 CED/EFENGEE	5025-534307		OPA-LIGHTBULBS	

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 6

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188968	9/18/2020	003229 CED/EFENGEE	(Continued)		01-26-025-73570	186.66
Total :						186.66
188969	9/18/2020	015199 CHICAGO PARTS & SOUNDS LLC	210002484		SIREN,XCEL BRACKET, AND LABOI 01-17-205-72540	449.50
			210002486		PARTITION MOUNT TRILOCK 01-17-205-72540	475.00
Total :						924.50
188970	9/18/2020	003137 CHRISTOPHER B.BURKE ENGINEERNG	160512		01.R160373.00006 POST3 STORM V 65-00-000-72525	845.50
			160513		01.R160373.0003C LIGHTING PHAS 30-00-000-75500	1,454.00
			160514		01.R160373.00002 INTERIM VILL EN 64-00-000-72840	2,151.00
			160516		01.R160373.C0020 POST 7 FORCE I 61-00-000-75305	589.00
Total :						5,039.50
188971	9/18/2020	017298 COMCAST BUSINESS	107451662		ACCT#930890410 VILLAGE HALL AI 01-14-000-72125	982.95
Total :						982.95
188972	9/18/2020	012057 COMCAST CABLE	8771401810010702		ACCT#8771401810784702 9/16-10/ 01-35-000-73870	8.18
			8771401810028977		ACCT#8771401810028977 7980 183 01-26-025-72517	47.87
			8771401810296319		ACCT#877401810296319 17355 68T 01-14-000-72125	233.35
Total :						289.40
188973	9/18/2020	018311 CONNECTION	70346567		HP TONER 60-00-000-73110	341.91
			70352091		MEMORY CARD 01-19-000-72565	28.66
			70359889		LED MONITORS	

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 7

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188973	9/18/2020	018311 CONNECTION	(Continued)		01-17-205-72565	327.50
					Total :	698.07
188974	9/18/2020	015820 CREATIVE BRICK & CONCRETE	715682		VETERANS BRICKS 33-00-000-75610	758.13
					Total :	758.13
188975	9/18/2020	012198 CRYDER ENTERPRISES, INC.	2586	VTP-018035	SANDBLAST, PRIME AND PAINT W/	2,426.00
			2590	VTP-017238	01-26-023-73560 HYDRANT PAINTING PROJECT 60-00-000-72790	4,980.00
					Total :	7,406.00
188976	9/18/2020	014690 DARLING INGREDIENTS INC	11216245		TRAP FEE 01-26-025-72530	160.00
					Total :	160.00
188977	9/18/2020	014232 DIGI-KEY CORPORATION 1453109	75872094		LTE CAT4 MODEM W/USB ACCESSO 60-00-000-72120 63-00-000-72120 64-00-000-72120	190.10 21.12 90.53
					Total :	301.75
188978	9/18/2020	003770 DUSTCATCHERS INC	75860		MATS-VILLAGE HALL 01-26-025-72790	65.93
			75863		MATS- PW GARAGE 01-26-025-72790	99.08
					Total :	165.01
188979	9/18/2020	004152 ECOLAB PEST ELIMINATION INC.	304409		RODENT SERVICE 01-26-025-72790	474.44
			3048410		RODENT SERVICE 01-26-025-72790	86.48
					Total :	560.92
188980	9/18/2020	015058 FLEETPRIDE	59156367		CENTER MOUNT REFLECTOR 01-26-023-72540	25.12

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 8

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188980	9/18/2020	015058	015058 FLEETPRIDE		(Continued)	Total : 25.12
188981	9/18/2020	011132	FORCE ENTERPRISES	050908	ENVELOPES 01-14-000-72310	111.50
				050909	ENVELOPES 01-14-000-72310	103.48
					Total :	214.98
188982	9/18/2020	004373	GALLAGHER ASPHALT CORP.	20206GE 03	PMT#3 FY21 PMP RESURACING 20 05-00-000-75405	650,564.96
					06-00-000-75405	715,172.77
					Total :	1,365,737.73
188983	9/18/2020	019349	GARVEY'S OFFICE PRODUCTS	PINV1973494	PENS,FOLDERS,ENVELOPES 01-19-000-73110	49.06
				PINV1973541	TRAY AND CLIPBOARD 01-19-000-73110	74.17
					Total :	123.23
188984	9/18/2020	004538	GOLDY LOCKS INC	685935	KEYS FOR FACILITIES 01-26-025-73840	121.95
					Total :	121.95
188985	9/18/2020	004438	GRAINGER	9638831686	ANTI-GRAFFITI AEROSOL AND BAR 01-26-023-73550	274.07
				9642253414	DRAIN VALVE,PIPE 60-00-000-73630	242.45
					63-00-000-73630	26.94
					64-00-000-73630	115.45
					Total :	658.91
188986	9/18/2020	019595	HANSEN, HEATHER	083120	COST SHARE 6627 174TH COVERI 01-26-023-75200	974.45
					Total :	974.45
188987	9/18/2020	001487	HOMEWOOD DISPOSAL SERVICE	7126042	SWEEPINGS 01-26-023-72890	3,292.50

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 9

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188987	9/18/2020	001487	001487 HOMEWOOD DISPOSAL SERVICE	(Continued)		Total : 3,292.50
188988	9/18/2020	005127	INGALLS OCCUPATIONAL MEDICINE	290555	AUG'20 SCREENING	
				290682	01-41-040-72846	479.00
					NEW EMPLOYEE HEALTH SCREEN	
					01-12-000-72446	124.00
					01-21-000-72150	59.00
				290771	NEW EMPLOYEE MEDICAL SCREEI	
					60-00-000-72446	359.00
					Total :	1,021.00
188989	9/18/2020	005025	INTERNATIONAL CODE COUNCIL INC	1001217743	SPRINKLER REVIEW - PR#013119-1	
					01-33-300-72844	2,008.00
				1001225575	SPRINKLER REVIEW PR#013120-M	
					01-33-300-72844	2,059.00
					Total :	4,067.00
188990	9/18/2020	005186	INTERSTATE BATTERY SYSTEM	287686	31-MHD BATTERY	
					01-26-023-72540	359.85
					Total :	359.85
188991	9/18/2020	014190	LEHIGH HANSON	5842607	BACKFILL	
					60-00-000-73860	402.87
					63-00-000-73860	44.76
					64-00-000-73860	191.84
					01-26-023-73860	319.73
					70-00-000-73860	106.58
					Total :	1,065.78
188992	9/18/2020	006074	MENARDS	92516	TAB TAPE	
					60-00-000-73410	2.06
					63-00-000-73410	0.23
					64-00-000-73410	0.98
				92525	FLOOD LIGHTBULBS	
					01-26-025-73570	15.98
				92572	SOAP,CLEANER,VINEGAR, BRUSH	
					60-00-000-73110	34.46

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 10

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188992	9/18/2020	006074 MENARDS	(Continued)		63-00-000-73110	3.83
					64-00-000-73110	16.41
			92590		TOOLBOX,ROPE,HANGER- TOWER	
			92600		01-19-000-72140	11.61
			92699		HANGING BRACKET,BUNGEEES,HOB	
					01-26-023-73870	14.83
			92701		SCRUB BRUSH AND STABIL CHLOF	
					01-26-023-73870	33.65
					FLY RIBBON	
					01-26-025-73870	3.92
					Total :	137.96
188993	9/18/2020	011724 METROPOLITAN MAYORS CAUCUS	2019-250		2018-2019 CAUCUS DUES	
					01-11-000-72720	2,551.64
					Total :	2,551.64
188994	9/18/2020	009483 MOLINARE, DEBRA D.	091620		PURCHASED DUPLICATE STICKER	
					06-00-000-79005	75.00
					Total :	75.00
188995	9/18/2020	005856 MONROE TRUCK EQUIPMENT,INC.	329857		(35) 5/8" X 8" X 11' CENTER PUNCH	
			330010	VTP-017956	01-26-023-72540	6,265.00
					SWITCH,CIRCUIT BREAKER	
					01-26-023-72530	65.70
					Total :	6,330.70
188996	9/18/2020	010810 MUNICIPAL SERV. CONSULTING INC	TPCN-08-20		CONSULTING SVC CIMP FOR VTP I	
			TPLR-08-20		30-00-000-75812	10,962.00
					CONSULT SVC CIMP FOR VTP LOG	
					11-00-000-74245	6,961.50
					Total :	17,923.50
188997	9/18/2020	014443 MURPHY & MILLER, INC	SVC00028395		REPAIRS TO EXHAUST FANS IN PU	
					60-00-000-72520	1,573.00
					63-00-000-72520	1,573.00
					60-00-000-72520	475.71

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 11

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188997	9/18/2020	014443 MURPHY & MILLER, INC	(Continued)		63-00-000-72520	475.70
					Total :	4,097.41
188998	9/18/2020	015844 NELSON SYSTEMS INC	11709		E-911 EQUIPMENT 11-00-000-74245	22,657.56
					Total :	22,657.56
188999	9/18/2020	006475 PARK ACE HARDWARE	064238/1		ACCT#891431 SUPPLY HOSE 60-00-000-73630 63-00-000-73630 64-00-000-73630	7.21 0.80 3.43
					Total :	11.44
189000	9/18/2020	019592 POPOCA, ENRIQUE VILLALOBOS	091420		REIMBURSE OVERCHARGE FOR FI 01-14-000-79099	25.00
					Total :	25.00
189001	9/18/2020	014412 RAINS, SCOTT	091420		K9 FOOD REIMBURSEMENT 01-17-220-72240	56.99
					Total :	56.99
189002	9/18/2020	006361 RAY O' HERRON CO INC	2038771-IN		BADGES AND WALLETS 01-17-205-73610	244.80
					Total :	244.80
189003	9/18/2020	006870 RELIABLE FIRE EQUIPMENT	29384		MAINTAIN SYSTEM DURING CLEAN 01-26-025-72535	399.75
					Total :	399.75
189004	9/18/2020	015230 RIDGE LANDSCAPE SERVICES LLC	7368	VTP-017836	MOWING MULTIPLE LOCATIONS AL 01-26-023-72881	32,215.12
					Total :	32,215.12
189005	9/18/2020	007049 RYDIN DECAL	373566		2021 TEMPORARY HCHT 01-13-000-72330	175.45
					Total :	175.45

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 12

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
189006	9/18/2020	007629 SAM'S CLUB DIRECT	004939 GQOHKP		VENDING MACHINE SODA AND TIS 01-14-000-73115 01-26-025-73580	86.54 81.62 Total : 168.16
189007	9/18/2020	019596 SANCHEZ, KATIE	091420		COST SHARE REIMBURSEMENT 16 01-26-023-75200	506.50 Total : 506.50
189008	9/18/2020	007092 SAUNORIS	637544		PLAY SAND 01-26-023-73770	47.93 Total : 47.93
189009	9/18/2020	019593 SEPUTIS, THOMAS	091420		COST SHARE FOR 8907 MEADOWL 01-26-023-75200	897.50 Total : 897.50
189010	9/18/2020	007453 SERVICE SANITATION, INC.	7919761		PORTABLE BATHROOM 01-35-000-72923	605.00 Total : 605.00
189011	9/18/2020	017378 SIKICH LLP	460840		AUDIT FYE 4/30/20 SERVICES RENI 01-14-000-72845 12-00-000-72845 16-00-000-72845 18-00-000-72845 20-00-000-72845 27-00-000-72845 60-00-000-72845 63-00-000-72845 64-00-000-72845 70-00-000-72845	5,519.22 2,861.82 511.04 613.25 613.25 613.25 4,640.43 1,546.81 2,651.68 429.25 Total : 20,000.00
189012	9/18/2020	013043 SITE DESIGN GROUP, LTD.	7482PH2-37 7698-58	VTP-017897	LANDSCAPE PLANNING 01-26-023-72847 NATURALIZED STORMWATER MAIN	853.75

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 13

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189012	9/18/2020	013043	SITE DESIGN GROUP, LTD.		(Continued)	
			7946-40	VTP-017852	01-26-023-72847	972.67
			7947-19	VTP-017834	FIELD INSPECTIONS 7/26-8/22/20	
			7955-23	VTP-017842	01-26-023-72847	1,341.13
			8081-30	VTP-017816	LAWN TREATMENT AREAS	
			8322-24	VTP-017892	01-26-023-72847	440.00
			8323-25	VTP-017820	SPRINKLERS	
			8498-20	VTP-017819	01-26-023-72847	78.75
			8802-02	VTP-017837	PLANTERS	
			8803-06	VTP-017897	01-26-023-72847	558.75
				VTP-017847	FAIRFIELD GLEN POND RESTORAT	
					30-00-000-73681	623.75
					APPLE LANE POND RESTORATION	
					30-00-000-73681	807.50
					URBN FORESTRY PROGRAM	
					01-26-023-72847	3,439.95
					LANDSCAPE PLANNING	
					01-26-023-72847	20.00
					MAINTENANCE OF LANDSCAPE BE	
					01-26-023-72847	1,030.00
					Total :	10,166.25
189013	9/18/2020	007224	STANDARD EQUIPMENT COMPANY	P24380	RIGHT FRONT BROOM PARTS UNIT	
				VTP-018029	01-26-023-72530	792.81
					Total :	792.81
189014	9/18/2020	012238	STAPLES BUSINESS ADVANTAGE	3456076129	STAPLERS,CORRECT TAPE,POST I	
					01-14-000-73110	117.68
					01-15-000-73110	41.05
					Total :	158.73
189015	9/18/2020	015452	STEINER ELECTRIC COMPANY	S006712623.001	LIMIT SWITCH WHISKER HEAD	
					60-00-000-72520	10.58
					63-00-000-72520	10.58
				S006715267.001	MILWAUKEE 8PIECE TOOL SET	
					60-00-000-73410	269.92
					63-00-000-73410	29.99

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 14

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
189015	9/18/2020	015452 STEINER ELECTRIC COMPANY	(Continued)		64-00-000-73410	128.54
					Total :	449.61
189016	9/18/2020	007297 SUTTON FORD INC./FLEET SALES	511117		BEARING AND SHAFT REPAIR KIT 01-26-024-72540	89.96
					Total :	89.96
189017	9/18/2020	019560 THE STANDARD COMPANIES	134286A	VTP-018015	3M CHEMICAL SUPPLIES 01-26-025-73580	326.32
					Total :	326.32
189018	9/18/2020	019597 TINLEY VENTURES, LTD	091520		UTILITY EASEMENT 2020-R-060 27-00-000-75300	12,500.00
					Total :	12,500.00
189019	9/18/2020	007955 TRAFFIC CONTROL & PROTECTION	105101		ALUMINUM BLANK STANDARD RAC 01-26-023-73830	301.15
					Total :	301.15
189020	9/18/2020	019006 TRAFFIC CONTROL COMPANY	18210	VTP-017855	PAVEMENT STRIPING 01-26-023-75802	4,161.40
			18220	VTP-017855	PAVEMENT STRIPING 01-26-023-75802	18,035.88
			18566	VTP-017855	PAVEMENT STRIPING 01-26-023-75802	9,071.59
					Total :	31,268.87
189021	9/18/2020	013200 TRIBUNE PUBLISHING COMPANY	CU00027575		AUG'20 CLASSIFIED LISTINGS 01-33-310-72330 16-00-000-72330 27-00-000-72330 01-33-310-72330	213.00 241.51 337.09 384.00
					Total :	1,175.60
189022	9/18/2020	004106 TYLER TECHNOLOGIES, INC	045-314624	VTP-018013	<FIN> - ADDITIONAL CASHIERING \\ 60-00-000-74128	1,530.00
			045-315022		EXECUTIME LICENSE INCREASE	

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 15

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
189022	9/18/2020	004106 TYLER TECHNOLOGIES, INC	(Continued)			
				VTP-016786	30-00-000-74139	570.00
				VTP-016786	60-00-000-74139	190.00
					Total :	2,290.00
189023	9/18/2020	008085 VERMEER MIDWEST/VERMEER IL	PF3898		MOTOR-HYD 32.2 01-26-023-72530	899.28
					Total :	899.28
189024	9/18/2020	012368 VISION INTEGRATED GRAPHICS,LLC	539388		AUG'20 WATER INVOICES	
					60-00-000-72310	1,298.75
					64-00-000-72310	556.60
			539407		AUG'20 LATE NOTICES	
					60-00-000-72310	759.61
					64-00-000-72310	325.54
					Total :	2,940.50
189025	9/18/2020	010165 WAREHOUSE DIRECT WORKPL SOLTNS	4757167-0		HANGING FOLDER	
			4760251-0		01-26-025-73110	16.36
			4760871-0		WALL CLOCK	
					01-26-025-73110	68.99
					PAPER	
					01-26-025-73110	428.40
					Total :	513.75
189026	9/18/2020	011055 WARREN OIL CO.	W1335903		N.L. GAS USED 8/18/20-9/4/20	
					01-17-205-73530	6,716.73
					01-19-000-73530	431.93
					01-19-020-73530	59.76
					01-21-000-73530	140.56
					60-00-000-73530	684.67
					63-00-000-73530	171.17
					64-00-000-73530	366.79
					01-26-023-73530	1,177.26
					01-26-024-73530	472.99
					01-33-300-73530	186.42
					01-12-000-73530	109.93

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 16

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
189026	9/18/2020	011055 WARREN OIL CO.	(Continued)			
					01-14-000-73532	17.22
					01-14-000-73531	65.73
					14-00-000-73530	33.28
					01-42-000-73530	275.81
			W1335904		DIESEL USED 8/18/20-9/4/20	
					01-19-000-73545	814.26
					60-00-000-73545	197.23
					63-00-000-73545	49.31
					64-00-000-73545	105.66
					01-26-023-73545	1,003.71
					01-26-025-73545	159.00
					01-14-000-73531	468.18
					Total :	13,707.60

73 Vouchers for bank code : apbank

Bank total : 1,614,794.05

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 17

Bank code : ipmq

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
2762	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GR	200803W006	PAYEE-ADVANET 01-14-000-72542	119.07 Total : 119.07
2763	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GR	200803W006-2	PAYEE-ALIGN NETWORKS INC 01-14-000-72542	251.24 Total : 251.24
2764	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GR	200803W006-3	PAYEE-ALIGN NETWORKS INC 01-14-000-72542	268.82 Total : 268.82
2765	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GR	200803W006-4	PAYEE-ALIGN NETWORKS INC 01-14-000-72542	298.54 Total : 298.54
2766	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GR	200803W006-5	PAYEE-ALIGN NETWORKS INC 01-14-000-72542	268.82 Total : 268.82
2767	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GR	200803W006-6	PAYEE-ALIGN NETWORKS INC 01-14-000-72542	208.19 Total : 208.19
2768	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GR	200803W006-7	PAYEE-ALIGN NETWORK INC 01-14-000-72542	243.42 Total : 243.42
2769	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GR	200803W006-8	PAYEE-DUPAGE MEDICAL GROUP 01-14-000-72542	122.57 Total : 122.57
2770	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GR	200515W005	PAYEE-INGALLS HEALTH SYSTEM 60-00-000-72542 63-00-000-72542 64-00-000-72542	48.62 9.26 24.81 Total : 82.69

vchlist
09/17/2020 2:58:40PM

Voucher List
Village of Tinley Park

Page: 18

Bank code : ipmq

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>	
2771	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GRI 200803W006-9		PAYEE-PAMELA YOUNKER 01-14-000-72542	1,113.02	
					Total :	1,113.02	
2772	9/15/2020	018837	INSURANCE PROGRAM MANAGERS GRI 200803W006-10		PAYEE-PAMELA YOUNKER 01-14-000-72542	1,113.02	
					Total :	1,113.02	
11 Vouchers for bank code : ipmq						Bank total :	4,089.40
86 Vouchers in this report						Total vouchers :	1,622,057.22

The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

_____ Village President

_____ Village Clerk

_____ Date

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Bank code :	apbank			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
54644	9/24/2020	019603 AWADALLAH & HANEEN KHATTAB, ASH	Ref001396287			UB Refund Cst #00510820 rfnrd turn c 60-00-000-20599	150.00 150.00
189029	9/25/2020	015182 A T & T	41720Z96972349			ACCT#41720Z96972349 FD#47 TRA 33-00-000-75907	2,733.85 2,733.85
189030	9/25/2020	002734 AIR ONE EQUIPMENT, INC	160204			METER CALIBRATE 01-19-000-74604	370.00 370.00
189031	9/25/2020	011466 ALBERTSONS/SAFEWAY	091120			***0415 PAPER NAPKINS AND PLA 01-17-205-73315	82.21
			807679-090320-3165			***0415COFFEE FOR PWG 60-00-000-73115	8.39
						64-00-000-73115	3.60
						01-26-023-73115	11.99
						01-26-024-73115	5.99
						Total :	112.18
189032	9/25/2020	015705 AMERICAN PETROLEUM INSTITUTE	70780			***6452 IL CLASS A/B/C OPERATOR 01-26-025-72140	130.00 130.00
189033	9/25/2020	002470 AMPEST EXTERMINATION LLC	82037			HORNET NEST SERVICE 01-26-023-72790	95.00 95.00
189034	9/25/2020	016864 ANTHEM BLUE CROSS BLUE SHIELD	AP000128972013			HEALTH INS EXPENSE-SEPT PMT/(60-00-000-72435	257.86
						63-00-000-72435	49.11
						64-00-000-72435	131.57
						Total :	438.54
189035	9/25/2020	016864 ANTHEM BLUE CROSS BLUE SHIELD	AP000128982516			HEALTH INS EXPENSE-SEPT PMT/(60-00-000-72435	211.61
						63-00-000-72435	40.30

vchlist 09/25/2020 12:01:16AM **Voucher List** Village of Tinley Park **Page: 4**

Bank code :	apbank			PO #	Description/Account	Amount
Voucher	Date	Vendor	Invoice			
189039	9/25/2020	010953 BATTERIES PLUS - 277	(Continued)		01-26-025-72127	135.80
			P31180577		BATTERY SLA12-8F	
			P31225326		14-00-000-72550	140.00
					BATTERY SLA12-8F	
					14-00-000-72550	140.00
					Total :	415.80
189040	9/25/2020	003015 BEHRENS, JERRY	AP100120		JERRY BEHRENS HEALTH INSURANCE	157.50
					01-17-205-72435	157.50
					Total :	157.50
189041	9/25/2020	002974 BETTENHAUSEN CONSTRUCTION SERV	200150		HAULING STONE FROM HANSON T	225.00
					01-26-023-73860	225.00
					60-00-000-73860	283.50
					63-00-000-73860	31.50
					64-00-000-73860	135.00
					70-00-000-73860	75.00
			200151		HAULING STONE FROM HANSON T	225.00
					01-26-023-73860	225.00
					70-00-000-73860	75.00
					60-00-000-73860	283.50
					63-00-000-73860	31.50
					64-00-000-73860	135.00
			200152		HAULING WOOD CHIPS TO HOMEF	45.00
					01-26-023-72890	45.00
					60-00-000-73681	66.15
					63-00-000-73681	7.35
					64-00-000-73681	31.50
			200153		HAULING SPOILS TO CHICAGO STI	255.00
					01-26-023-72890	255.00
					60-00-000-73681	374.85
					63-00-000-73681	41.65
					64-00-000-73681	178.50
					Total :	2,500.00
189042	9/25/2020	002923 BLACK DIRT INC.	062020-329		4WHEEL-BLACK DIRT	

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189044	9/25/2020	011929 CAPITAL ONE BANK (USA), N.A.	(Continued)			
			090220		01-35-000-73870	63.84
			090420		****6452 REPLACEMENT FLOWERS	
			090920		01-35-000-72923	56.34
			091020		****6452 FACEBOOK SPONSORED I	
			111-5805945-2745043		01-35-000-72653	125.00
			11259104		**** 6452 DATA MARKETING SERVIC	
			112-6637485-0997804		01-35-000-72720	1,428.00
			112-9897936-8954628		****6452 ZOOM MONTHLY SUBSCRI	
			113-2501347-7655440		01-33-320-72720	14.99
			114-9400217-2317051		****6452 WRISTABANDS FOR MUSI	
					01-35-000-72954	14.48
					****6452 TOUCH SCREEN FOR LIFT	
					64-00-000-72525	618.99
					****6452 MICROPHONE	
					01-35-000-73870	163.89
					****6452 CABLES	
					01-35-000-73870	24.95
					****6452 SOCIAL DISTANCING DEC/	
					01-35-000-72923	-95.92
					****6452 EARPHONES	
					60-00-000-72540	79.94
					01-26-023-72540	79.94
					01-26-024-72540	39.96
					****6452 TIF FALL CONFERENCE	
					01-33-320-72140	325.00
					****6452 NOTARY STAMP	
					01-15-000-72720	21.85
					****6452 CLICK'N SHIP IL EMERGEN	
					01-14-000-72110	17.40
					****6452 CLICK'N SHIP - WILL COUN	
					01-13-000-72110	7.75
					****6452 CLICK'N SHIP	
					01-14-000-72110	7.75
					****6452 CLICK'N SHIP	
					01-14-000-72110	10.20
					****6452 CLICK'N SHIP	

Voucher List
Village of Tinley Park

Page: 8

vchlist
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189047	9/25/2020	003243 CDW GOVERNMENT INC	(Continued) 1474408		HP SB 400 G5 I5-95007 256/8 WVP 30-00-000-74128	740.22
			1566194		D-LINK DEM-310GT 30-00-000-74604	20.73
					Total :	1,590.29
189048	9/25/2020	003229 CED/EFENGEE	5025-534323		HAPCO POLE PRODUCTS 01-26-024-73570	12,250.00
					Total :	12,250.00
189049	9/25/2020	014026 CHANDLER SERVICES	26935		VEHICLE SERVICE ON VIN#4P1CT 01-19-000-72540	9,785.53
					Total :	9,785.53
189050	9/25/2020	017349 CHICAGO STREET CCDD, LLC	19606		DUMP FEE 01-26-023-72890	630.00
					Total :	630.00
189051	9/25/2020	014645 CHRISTY WEBBER LANDSCAPES	78251	VTP-017849	MAINTENANCE FOR LANDSCAPE E 01-26-023-72881	19,670.03
					Total :	19,670.03
189052	9/25/2020	013892 COMED	6771163052		ACCT#6771163052 LITE RT25 TRAF 01-26-024-72510	1,431.64
					Total :	1,431.64
189053	9/25/2020	013878 COMED - COMMONWEALTH EDISON	0385181000		ACCT#0385181000 RR STN 18001 8 01-26-025-72510	2,219.77
			0385440022		ACCT#0385440022 SS BROOKSIDE 64-00-000-72510	274.61
			0421064066		ACCT#0421064066 LAPORTE RD & 64-00-000-72510	60.96
			0471006425		ACCT#0471006425 19948 SILVERSI 01-26-024-72510	49.44
			0637059039		ACCT#0637059039 7950 W TIMBER 64-00-000-72510	68.78

Page: 8

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Bank code :	Date	Vendor	Invoice	PO #	Description/Account	Amount
apbank	9/25/2020	013878 COMED - COMMONWEALTH EDISON	(Continued) 2922039023		ACCT#29220399023 9342 PARKWO 01-26-024-72510	13.95
			4406127057		ACCT#4406127057 16250 S OPA 01-26-024-72510	64.00
			4803158058		ACCT#4803158058 RIDGEFIELD LN 64-00-000-72510	125.12
			4943163008		ACCT#4943163008 7650 TIMBER DI 70-00-000-72510	21.36
			5437131000		ACCT#5437131000 7980 W 183RD S 01-26-025-72510	197.04
			5983017013		ACC#5983017013 19112 S 80TH AV 63-00-000-72510	55.94
					Total :	3,150.97
	9/25/2020	012410 CONSERV FS, INC.	66038902		HYDRANT ADAPTOR 01-26-025-72530	47.25
					Total :	47.25
	9/25/2020	016970 CONSOLIDATED FLEET SRVCS INC	2020MC0098		WATER PRESSURE AND FLOW TE; 01-19-000-72540	900.00
					Total :	900.00
	9/25/2020	018234 CORE & MAIN LP	M775998		OMNI REG C2/T2 1-1/2-2" TRPL 60-00-000-73631	234.50
			M956554		64-00-000-73631	100.50
			N000587		BRONZE METER CONNECTION 60-00-000-73631	308.00
					64-00-000-73631	132.00
					LID W/PLUG, REPAIR LID 60-00-000-73630	284.94
					63-00-000-73630	31.66
					64-00-000-73630	135.68
					Total :	1,227.28
	9/25/2020	016070 CR SCHMIDT INC.	3279		PAVER REPAIRS ON 9/15/20 01-26-025-72523	2,200.00

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189057	9/25/2020	016070 CR SCHMIDT INC.				2,200.00
189058	9/25/2020	003635 CROSSMARK PRINTING, INC	80019		BUSINESS CARDS K.CLARKE 01-33-000-73110	41.70
			80068		POLICE BADGE BUSINESS CARD 01-17-205-72310	36.65
					Total :	78.35
189059	9/25/2020	012198 CRYDER ENTERPRISES, INC.	2595	VTP-017238	HYDRANT PAINTING PROJECT 60-00-000-72790	4,980.00
					Total :	4,980.00
189060	9/25/2020	003530 CZUCHRA, DERRICK	092220		REIMBURSEMENT FOR CDL LICEN 60-00-000-72860	31.80
					63-00-000-72860	10.20
					64-00-000-72860	18.00
					Total :	60.00
189061	9/25/2020	018576 DANMAR	18989	VTP-018042	KITCHEN CLEANING 80TH AVE TR 01-26-025-72525	980.00
					Total :	980.00
189062	9/25/2020	019601 DORGEMULLER, BRANDON	092320		DUPLICATE PURCHASE OF STICKE 06-00-000-79005	25.00
					Total :	25.00
189063	9/25/2020	004009 EAGLE UNIFORM CO INC	294407		PANTS 01-19-000-73610	110.00
					Total :	110.00
189064	9/25/2020	004119 ETP LABS INC.	20-134766		COLIFORM SAMPLES 60-00-000-72865	422.80
					63-00-000-72865	181.20
					Total :	604.00
189065	9/25/2020	019599 EVANCHO, GEORGE	092220		EXCHANGE TRUCK STICKER FOR I 06-00-000-79005	10.00

vchlist 09/25/2020 12:01:16AM **Voucher List** Village of Tinley Park Page: 11

Bank code :	apbank				PO #	Invoice	Description/Account	Amount
Voucher	Date	Vendor						
189065	9/25/2020	019599 EVANCHO, GEORGE				(Continued)	Total :	10.00
189066	9/25/2020	016212 F H PASCHEN, S N NIELSEN &	1550-370-2			80TH AV METRA STATION PHASE 3 33-00-000-75126	Total :	137,063.70 137,063.70
189067	9/25/2020	018480 FARNSWORTH GROUP	219343			0170121.21 PROF SVC FOR LANDS 01-33-310-72847	Total :	455.00 455.00
189068	9/25/2020	004176 FEDEX (FEDERAL EXPRESS)	7-118-38034			ACCT#6287-8595-3 MAILING CHAR 01-17-205-72110	Total :	33.53 33.53
189069	9/25/2020	015058 FLEETPRIDE	59728239 59887250			POLY RIB GOLD LABEL BELTS 01-26-023-72530 FLANGE 01-42-000-72540	Total :	41.28 44.00 85.28
189070	9/25/2020	012941 FMP	50-3021967 50-3022813 50-3037872 50-3038588 50-3042427 52-465825			REGULATOR WINDOW ,ACTUATOR 01-17-205-72540 MOTOR ASY-WINDOW 01-17-205-72540 AIR FILTER 01-17-205-72540 CONDENSER 01-17-205-72540 TRANSMISSION FILTER 01-17-205-72540 CREDIT FOR STREET AND WATER 01-26-023-72540 60-00-000-72540 63-00-000-72540 64-00-000-72540 01-26-023-72540 60-00-000-72540	106.13 45.32 38.25 173.49 55.60 -16.40 -4.40 -1.46 -2.54 -36.30 -9.82	

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : apbank						
189070	9/25/2020	012941 FMP	(Continued)			
					63-00-000-72540	-3.27
					64-00-000-72540	-5.61
			52-466367		ALTERNATOR ASY	
			52-467176		01-26-023-72540	-28.00
					THERMOSTAT,AIR FILTER,WATER C	
					01-17-205-72540	29.49
			52-467251		STARTER	
					01-17-205-72540	123.88
					Total :	464.36
189071	9/25/2020	004185 FOREST LUMBER COMPANY	61489		PLYWOOD	
					01-26-023-73870	385.78
			61490		LUMBER,SCREW, BIT ,HOLDER	
					01-26-023-73870	245.95
			61518		LUMBER,STUD,SHEETING	
					01-26-023-73870	105.91
			61519		PLYWOOD	
					01-26-023-73870	85.98
					Total :	823.62
189072	9/25/2020	002877 G. W. BERKHEIMER CO., INC.	727184		FILTERS FOR BUILDING DEPARTMI	
					01-26-025-72520	111.36
					Total :	111.36
189073	9/25/2020	019349 GARVEY'S OFFICE PRODUCTS	PINV1974222		FORM HOLDER	
					01-19-000-73110	33.66
			PINV1976407		OFFICE SUPPLIES	
					01-19-000-73110	113.70
					Total :	147.36
189074	9/25/2020	004538 GOLDY LOCKS INC	686723		DUPLICATE KEYS	
					60-00-000-73110	25.20
					63-00-000-73110	2.80
					64-00-000-73110	12.00
					Total :	40.00

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189078	9/25/2020	004640 HEALTHCARE SERVICE CORPORATION	(Continued) HCSVCS-PPAP100120		A/C#271855-HEALTH INS SEPT-MT1 01-17-205-72435	22,746.66
					Total :	28,279.85
189079	9/25/2020	017373 HEARTLINE FITNESS SYSTEMS	121729		TESTING AND CLEAN CARDIOVAS 01-17-205-72530	195.00
					Total :	195.00
189080	9/25/2020	019602 HEILMAN, GARY & KIMBERLY	Ref001396283		UB Refund Cst #00504461 60-00-000-20599	75.00
					Total :	75.00
189081	9/25/2020	012328 HOMER INDUSTRIES	S152478		DROP CHARGE-CHIPS 01-26-023-72890	50.00
			S152512		DROP CHARGE - CHIPS 01-26-023-72890	50.00
					Total :	100.00
189082	9/25/2020	018049 IDENTITY AUTOMATION, LP	INV-04475	VTP-018043	<IT> - RAPID INDENTITY LICENSIN 01-16-000-72655	1,500.00
					Total :	1,500.00
189083	9/25/2020	004896 IMAGING OFFICE SYSTEMS INC.	LAB021930	VTP-018049	DOCUMENT SCANNING~ 01-17-205-72345	1,080.57
					Total :	1,080.57
189084	9/25/2020	019585 INNOCORP LTD	44630	VTP-018039	FATAL VISION MARIJUANA ACG KIT 01-17-205-73875	1,251.75
					Total :	1,251.75
189085	9/25/2020	005186 INTERSTATE BATTERY SYSTEM	288244		BATTERIES 01-17-205-72540	119.75
					Total :	119.75
189086	9/25/2020	005251 J AND R SALES AND SERVICE INC.	0336545		WEDGE,OIL,CHAIN 01-26-023-73870	142.30

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Bank code :	apbank			PO #			Amount
Voucher	Date	Vendor	Invoice		Description/Account		
189086	9/25/2020	005251	J AND R SALES AND SERVICE INC. (Continued)			Total :	142.30
189087	9/25/2020	015410	J.P. COOKE CO.	637761	DATE STAMP AND BASE 01-15-000-73110	Total :	78.09
189088	9/25/2020	014190	LEHIGH HANSON	5845024	BED BACKFILL 01-26-023-73860 70-00-000-73860 60-00-000-73860 63-00-000-73860 64-00-000-73860	Total :	78.09
189089	9/25/2020	014846	LORENCE, BRUCE	100120	OPA TRAIN STATION MAINTENANC 01-26-025-72530	Total :	30.00
189090	9/25/2020	001439	M & MAUTO GLASS & UPHOL.SERV.	511992	TINTED WINDSHIELD 01-19-020-72540	Total :	30.00
189091	9/25/2020	013969	MAP AUTOMOTIVE OF CHICAGO	40-577936	REFUND CORE CHARGES 01-17-205-72540 BRAKES 01-17-205-72540 BATTERY 01-17-205-72540 FILTERS 01-17-205-72540	Total :	325.00
189092	9/25/2020	012631	MASTER AUTO SUPPLY, LTD.	15030-92676	GENERAL TRIM 01-17-205-72540	Total :	48.00
189093	9/25/2020	006074	MENARDS	91984	GAS CAN AND WATER 01-19-000-73540	Total :	450.41
						Total :	345.24
						Total :	267.21
						Total :	1,014.86
						Total :	20.89
						Total :	20.89
							42.99

Voucher List
Village of Tinley Park

Page: 16

vchlist
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : apbank						
189093	9/25/2020	006074 MENARDS	(Continued)			
			92315		01-19-000-73845 WORKSHOP VISE AND ANGLE GRILL	12.80
			92586		01-19-000-73410 DOUBLE SIDED TAPE	148.99
			92705		01-26-025-73110 GREASE, HORNET KILLER, SODA	3.98
			92851		01-21-000-72530 01-21-000-72220 ANCHORS	70.45 2.50
			92972		60-00-000-73840 63-00-000-73840 64-00-000-73840 IRRIGATION PIPE, COUPLING, CLA	4.08 0.45 1.95
			92983		01-26-023-73840 MULCH, SAW BLADE, BLADE	37.27
			92984		01-26-025-73680 CPR SUPPLIES AND KNOXBOX MA	62.90
			92996		01-19-020-73605 01-19-020-73872 GROMMET	11.98 7.37
					01-26-025-73570 Total :	36.26 443.97
189094	9/25/2020	012517 MERIDIAN IT INC	481540		<IT> - RPLCMENT SWITCH (EDEN)	925.65
				VTP-017845	30-00-000-74126 Total :	925.65 925.65
189095	9/25/2020	005742 METRO POWER INC.	12952		GENERATOR REPAIR	1,800.33
				VTP-017970	60-00-000-72530	600.11
				VTP-017970	63-00-000-72530	1,028.76
				VTP-017970	64-00-000-72530 Total :	3,429.20
189096	9/25/2020	019554 MIDWEST ENVIRONMENTAL	20-712		ASBESTOS & LEAD TESTING SHOC	1,000.00
				VTP-018003	01-26-025-72520	

Page: 16

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : apbank						
189096	9/25/2020	019554 MIDWEST ENVIRONMENTAL	(Continued)			
189097	9/25/2020	017651 MSC INDUSTRIAL SUPPLY CO.	4009523001			
			4098050001			
189098	9/25/2020	015723 NICOR	33079168366			
			49924710004			
			64423710009			
			81423710003			
			90223493009			
189099	9/25/2020	006216 NORTH EAST MULTI-REG TRAINING	274623			
189100	9/25/2020	006221 NORTHERN SAFETY CO. INC.	904125490			
			904129048			
Total :						1,000.00
BRAKE PARTS						122.18
01-17-205-72540						
PW TOOLS, PARTS, CLAMPS, HEX I						101.55
01-26-024-72540						
01-26-023-72540						203.09
60-00-000-72540						106.62
63-00-000-72540						35.54
64-00-000-72540						60.93
Total :						629.91
ACCT#33079168366 4385355 9322 I						39.46
64-00-000-72511						
ACCT#49924710004 9191 W 175TH						131.93
01-26-025-72511						
ACCT#64423710009 3358398 6825						169.69
01-26-025-72511						
ACCT#8142371003 2831616 17375						38.90
01-26-025-72511						
ACCT#90223493009 5080735 6700						38.87
01-26-025-72511						418.85
Total :						1,440.00
IN-HOUSE TRAINING 9/9/20						
01-17-220-72140						1,440.00
Total :						1,440.00
WASP AND HORNET SPRAY						105.12
01-26-025-73870						
SAFETY LENS						16.06
01-26-024-73845						32.11
01-26-023-73845						20.23
60-00-000-73845						2.25
63-00-000-73845						9.63
64-00-000-73845						185.40
Total :						185.40

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189101	9/25/2020	019600 PARENT, HEIDI	091720		PURCHASED TWO STICKERS ONL 06-00-000-79005	25.00
					Total :	25.00
189102	9/25/2020	006475 PARK ACE HARDWARE	064222/1		ACCT#9404 TISSUE AND BRUSH 01-19-000-73580	23.98
			064229/1		ACCT#9404 STORAGE TOTES 01-19-000-73870	51.94
			064264/1		ACCT#891432 ADHESIVE POWER (4.79
			064285/1		01-26-023-73870	5.08
			064288/1		ACCT#891432 CLAMP AND PLUG IN 01-26-023-73840	6.66
			064311/1		ACCT#891432 CLAMP, PLUG, COUJ 01-26-023-73840	13.26
					ACCT#891432 CAULKGUN AND SE/ 01-26-023-73770	105.71
189103	9/25/2020	017268 PETERSON JOHNSON & MURRAY	132275		4130.0032 TINLEY V. BROWN DEUT 01-14-000-72850	214.50
			132278		4131.0001 VILLAGE OF TP LABOR I	2,262.00
			132279		01-14-000-72855 4160.0001 VILLAGE OF TP PROSEC 01-14-000-72850	4,420.00
					Total :	6,896.50
189104	9/25/2020	006499 PITNEY BOWES INC	1016372372		CONTRACT#0040257349 EQUIP SE 01-14-000-72750	226.35
					60-00-000-72750	226.35
					Total :	452.70
189105	9/25/2020	006780 POMP'S TIRE SERVICE, INC	410799972		TIRES AND DISPOSAL 01-19-000-72570	515.80
			690088110		ROAD SERVICE 01-19-000-72570	255.00
					Total :	770.80

vchlist 09/25/2020 12:01:16AM **Voucher List** Village of Tinley Park Page: 19

Bank code :	apbank								
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
189106	9/25/2020	006559 PRAXAIR DISTRIBUTION, INC	98498049		INDUSTRIAL ACETYLENE	32.29			
					60-00-000-73730	32.29			
					63-00-000-73730	27.68			
					64-00-000-73730	92.27			
					01-26-023-73730	46.13			
					01-26-024-73730	230.66	Total :		
189107	9/25/2020	006361 RAY O' HERRON CO INC	2051591-IN	VTP-017994	RIOT HELMET AND SHIELD	4,170.00			
			2051792-IN	VTP-018050	01-17-220-73600	7,878.18			
			2052593-IN		REPLACEMENT BODY ARMOR - FU	107.90			
			2053134-IN		01-17-220-74618	763.70			
					POLICE SAFETY KIT	12,919.78	Total :		
189108	9/25/2020	006870 RELIABLE FIRE EQUIPMENT	29800		01-17-220-73600	147.15			
					BODY GEAR	147.15	Total :		
189109	9/25/2020	019092 RORY GROUP, LLC	3454		RECERTIFY FIRESTATION#2 EXTIN	3,000.00			
					01-26-025-72535	3,000.00	Total :		
189110	9/25/2020	007092 SAUNORIS	638025		BUSINESS CONSULTING FEE SEP:	668.00			
			638113		01-11-000-72790	334.00			
					SOD	1,002.00	Total :		
					01-26-023-73680	668.00			
					SOD	334.00			
					01-26-023-73680	1,002.00	Total :		
189111	9/25/2020	015452 STEINER ELECTRIC COMPANY	S006720532.001		PATCH PANEL 24 PORT MODULAR	88.18			
			S006721508.001		01-26-025-72530	66.90			
					EXIT SIGN WITH BATTERY BACKUP	155.08	Total :		
					01-26-025-72520	66.90			
						155.08	Total :		

Page: 20

Voucher List
Village of Tinley Park

vchlst
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189112	9/25/2020	007438 SUB TRAILER HITCH, INC.	13087		BRAKE CONTROL 01-26-024-72540	550.00 550.00
189113	9/25/2020	007205 SUBURBAN LABORATORIES INC.	176742		DISINFECTANT PRODUCTS 60-00-000-72865 63-00-000-72865 UCMR4 AM3 METHODS 60-00-000-72865 63-00-000-72865 UCMR4 AM3 METHODS 60-00-000-72865 63-00-000-72865 UCMR4 AM3 METHODS 60-00-000-72865 63-00-000-72865	518.00 222.00 343.00 147.00 1,729.00 741.00 343.00 147.00 4,190.00
189114	9/25/2020	007297 SUTTON FORD INC./FLEET SALES	510976		SOCKET ASY 01-17-205-72540	310.02 310.02
189115	9/25/2020	000645 TED'S GREENHOUSE INC	520512	VTP-017974	ANNUALS & WATERING PLANTERS 01-26-023-72790	6,658.00 6,658.00
189116	9/25/2020	018724 THE LOCKER SHOP	77272		SHORTS 01-19-000-73610 WINDSHIRT 01-19-000-73610 PANTS 01-19-000-73610 WINDSHIRT 01-19-000-73610 SHIRT 01-19-000-73610 SHORTS	51.00 39.00 56.00 115.00 69.00

Page: 20

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189116	9/25/2020	018724 THE LOCKER SHOP	(Continued)		01-19-000-73610	49.00
			OES 76627		PANT	
			OES 76629		01-19-000-73610	56.00
			OES 76816		PANTS	
			OES 76817		01-19-000-73610	112.00
			OES 76839		PANTS	
			OES 76874		01-19-000-73610	41.00
			OES 77185		PANTS	
			OES74678		01-19-000-73610	56.00
			OS 76566		CARGO SHORTS	
			OS78333		01-19-000-73610	98.00
					SHORTS & SHIRT	
					01-19-000-73610	125.00
					PANTS	
					01-19-000-73610	112.00
					SHORTS	
					01-19-000-73610	32.00
					PANTS	
					01-19-000-73610	112.00
					PANTS	
					01-19-000-73610	56.00
					Total :	1,179.00
189117	9/25/2020	007777 THOMPSON ELEVATOR INSPECTION	20-2365		ELEVATOR INSPECTIONS	76.00
					01-33-300-72853	76.00
					Total :	
189118	9/25/2020	008040 UNDERGROUND PIPE & VALVE CO	044891		COIL	252.00
					60-00-000-73630	28.00
					63-00-000-73630	120.00
					64-00-000-73630	400.00
					Total :	
189119	9/25/2020	002613 UNITED HEALTHCARE AARP	AARP-AP100120		SEPT 20 PYMT FOR OCT 20 COVER	135.85
					01-33-300-72435	222.89
					01-13-000-72435	

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189119	9/25/2020	002613 UNITED HEALTHCARE AARP	(Continued)		60-00-000-72435	122.13
					01-17-205-72435	135.85
					60-00-000-72435	310.95
					01-26-024-72435	215.03
					01-26-023-72435	114.16
					60-00-000-72435	204.58
					01-17-205-72435	82.30
					60-00-000-72435	41.16
					01-26-025-72435	41.14
					01-17-205-72435	160.56
		AARP-PPAP100120			AARP POLICE PENSION SEPT PMT	
					01-17-205-72435	2,886.90
					Total :	4,673.50
189120	9/25/2020	007987 UNITED METHODIST CHURCH	100120		OCT20 PARKING RENTAL	1,200.00
					70-00-000-72621	1,200.00
189121	9/25/2020	018250 VERIZON CONNECT NWF INC	OSV000002209862		CUST ID TINL001 8/1/20-8/31/20	275.23
					01-26-023-72790	275.23
189122	9/25/2020	011416 VERIZON WIRELESS	9862777856		ACCT 280481333-00001 DATA 8/14-5	73.73
					11-00-000-72127	216.06
					01-11-000-72127	144.04
					01-12-000-72127	36.10
					01-13-000-72127	48.80
					01-15-000-72127	144.04
					01-16-000-72127	504.14
					01-17-205-72127	540.25
					01-19-000-72127	108.03
					01-19-020-72127	252.07
					01-21-000-72127	540.15
					01-26-023-72127	216.06
					01-26-025-72127	144.04
					01-33-300-72127	

Voucher List
Village of Tinley Park

vchlist
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189122	9/25/2020	011416 VERIZON WIRELESS	(Continued)		01-33-310-72127	144.04
					01-33-320-72127	108.03
					01-35-000-72127	108.03
					60-00-000-72127	201.66
					64-00-000-72127	201.66
					63-00-000-72127	172.77
					01-17-220-72127	1,696.55
			9862777857		ACCT 2804813333-00003 MOBILE 8.	
					01-16-000-72120	134.01
					01-11-000-72120	260.34
					01-12-000-72120	126.69
					01-13-000-72120	84.46
					01-14-000-72120	97.53
					01-15-000-72120	84.63
					01-17-205-72120	4,092.58
					01-19-000-72120	226.58
					01-19-020-72120	217.01
					01-21-000-72120	128.46
					01-21-210-72120	214.69
					01-26-023-72120	1,237.57
					01-26-024-72120	178.20
					01-26-025-72120	306.80
					01-33-300-72120	211.15
					01-33-310-72120	131.69
					01-33-320-72120	42.23
					01-35-000-72120	42.23
					60-00-000-72120	250.44
					64-00-000-72120	250.44
					63-00-000-72120	214.66
			9862779265		ACCT#285837077-00001 TELLULAR	
					01-17-205-72127	8.85
			CR 9860704995		EQUIP BILL INCENTIVE CREDIT	
					01-12-000-72120	-100.00
			CR 9862777857		ACCT#280481333-00003 EQUIP BIL	
					01-12-000-72120	-50.00

Voucher List
Village of Tinley Park

vchlst
09/25/2020 12:01:16AM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
189122	9/25/2020	011416 VERIZON WIRELESS	(Continued)			
189123	9/25/2020	008085 VERMEER MIDWEST/VERMEER IL	PF4374		CHIPPER 01-26-023-72530	113.87 113.87
189124	9/25/2020	006362 VILLAGE OF OAK LAWN	7222		IEPA HARKER BOND PAYMENT REI 60-00-000-73221 63-00-000-73221 64-00-000-73221	54,581.48 11,696.03 31,189.42
			7230		IEPA BOOSTER BOND PAYMENT RE 60-00-000-73221 63-00-000-73221 64-00-000-73221	13,372.08 2,865.45 7,641.18
					Total :	121,345.64
189125	9/25/2020	010165 WAREHOUSE DIRECT WORKPL SOLTNS	4768612-0		COFFEE 01-26-025-73115	179.88 179.88
189126	9/25/2020	019594 WEHMER, QUINTON	091420		COST SHARE FOR 8643 KATHLEEN 01-26-023-75200	807.97 807.97
189127	9/25/2020	019089 WOOD COMMUNICATIONS	1837	VTP-017719	INTERCOM FOR POLICE DEPT 01-26-025-72520	1,205.28 1,205.28
					Bank total :	603,809.57
					Total vouchers :	640,371.84

100 Vouchers for bank code : apbank

104 Vouchers in this report

Voucher List
Village of Tinley Park

vchl1st
09/25/2020 12:01:16AM

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
---------	------	--------	---------	------	---------------------	--------

The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

_____ Village President

_____ Village Clerk

_____ Date



PLAN COMMISSION STAFF REPORT

September 17, 2020 – PUBLIC HEARING

Special Use for a Substantial Deviation of the Park Place Planned Unit Development, Concept Site Plan Approval

16300 S. Harlem Avenue

REVISIONS TO WORK SHOP STAFF REPORT ARE NOTED IN RED

Petitioner

Petros Drimonas, Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner)

Property Location

16300 S. Harlem Avenue

PIN

27-24-202-020-0000 & 27-24-202-021-0000

Zoning

B-3 PD (General Business and Commercial, Park Place PUD)

Approvals Sought

Special Use for a Substantial Deviation of the Park Place Planned Unit Development

Concept Site Plan Approval

Project Planner

Paula J. Wallrich, AICP Planning Manager

EXECUTIVE SUMMARY



Pete's Market recently

Fresh (PFM) purchased

the former K-Mart property at 16300 Harlem Avenue and have presented a conceptual development proposal that includes new construction of a $\pm 76,000$ sq. ft. grocery store and $\pm 43,000$ sq. ft. retailer. They also propose to redevelop the former K-Mart store to provide an additional $\pm 38,000$ sq. ft. of retail space and $\pm 138,000$ sq. ft. of accessory warehouse/distribution space. The proposal will require an amendment to the existing Park Place Planned Unit Development as a Substantial Deviation. The project will be developed in phases, with Phase 1 comprising the re-use of the former K-Mart building for warehouse/distribution uses. Phase 2 will include the construction of a Pete's Fresh Market grocery store and associated retail. Phase 2 will also include the renovation of the former K-Mart store to include an additional $\pm 38,000$ sq. ft. of retail and maintain the warehouse/distribution uses as accessory to the grocery store.

HISTORY

The proposed development for Pete's Fresh Market is located in the Park Place PUD, adopted November 7, 1989 (89-O-045). The original planning for this property included Single Family (R-1) and General Business and Commercial uses (B-3) with the hope of attracting a hotel, restaurant, office and retail uses. Additionally, there were hopes to build a 9-hole golf course as part of the mixed-use PUD. The residential uses were constructed on the west side of the property and in 1993 the Village amended the PUD (93-O-36) to allow for the construction of the Aldi store. A PACE Warehouse Store (a membership buyer's club) was already constructed north of Aldi and is now occupied by Sam's Club. Two years later in 1995, the Village amended the PUD again to provide for the K-Mart store (95-O-001) and outlot; the required stormwater management essentially eliminated any future plans for a golf course. The perimeter fencing, landscape berms and parking lot improvements were all constructed with the development of the K-Mart store.

EXISTING SITE & PHASING



The proposed development comprises two of the four parcels previously owned by the K-Mart corporation. Parcel 1 (27-24-202-020-000) comprises almost 26 acres and includes the former K-Mart Store with associated parking. Parcel 2 (27-24-202-021-000) is just over an acre in size and is undeveloped (see graphics below.) There are two other parcels under PFM ownership but they are located south and west and are undevelopable (contain floodplain and storm water detention for the site) for a total of 52 acres. The Substantial Deviation will cover both parcel 1 & 2, however the proposed project is primarily planned for Parcel 1.



The



project will be developed in phases with the first phase involving the use of the former K-Mart store for warehouse/distribution uses. Due to COVID-19, Pete's Fresh Market has experienced increased demand for warehouse space at their existing warehouse facilities. Currently, their warehouses contain dry goods and some non-grocery related items such as fixtures and spare equipment for their stores. PFM proposes to use the vacant K-Mart store to relocate these items to make room for more grocery related items in their existing warehouse facilities. They have also stated that during this time of COVID-19 they have been presented with purchasing opportunities for items of necessity that have been difficult to keep stocked in their stores. Therefore, they propose to use the Tinley Park property to store some of these products as well.

PFM has committed to beginning construction for Phase 2 by June 1, 2021, therefore no physical alterations are planned for the site or building for Phase 1 beyond continued maintenance and life safety requirements for occupancy of the warehouse at this time.

Phase 2 will comprise the construction of a Pete’s Fresh Market grocery store (+ 76,000 sq. ft.) with an additional +43,000 sq. ft. of associated retail. This phase will also include the renovation of the former K-Mart store to include an additional +38,000 sq. ft. of retail that will wrap around the northeast corner of the former K-Mart Store. Phase 2 will allow for the continuation of the warehouse/distribution uses as accessory to the grocery store and will involve the construction of five (5) additional loading docks on the west side of the existing loading dock. Discussions with the applicant have resulted in an anticipated schedule for Phase 2 as follows:

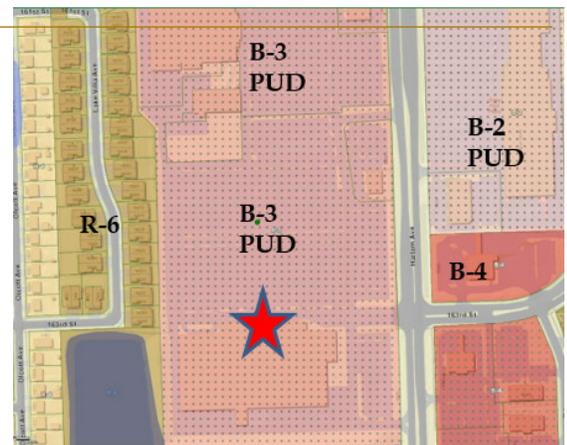
November 15, 2020	Phase 2 PUD submittal by PFM
January 21, 2021	PC # 1 workshop - Pete’s PUD Phase 2
February 4, 2021	PC #2 Public Hearing - Pete’s PUD Phase 2
February 15, 2021	VB First Reading, Pete’s PUD Phase 2
March 1, 2021	VB Adoption, Pete’s PUD Phase 2
April 1, 2021	PFM submit for building permit
May 15, 2021	Village issue building permit
June 1, 2021	Groundbreaking
September 1, 2022	Grand opening of Pete’s Fresh Market

ZONING &

NEARBY LAND USES

The subject parcel is located in the Park Place PUD with the underlying zoning of B-3. It is located along Harlem Avenue, one of the Village’s major commercial corridors.

The property to the north is also zoned B-3 PUD (Park Center Plaza PUD) and is developed with commercial uses. The property to the west is developed with two-family duplexes, zoned R-6. To the east, across Harlem Avenue, the property is zoned B-4 (Office and Service Business District) and is occupied by a medical office building. Just north of the medical office building is the Tinley Park Plaza retail center and is zoned B-2 PUD. South of the subject property is an unincorporated and undeveloped parcel that has been used for various recreational uses (frisbee golf and dog park) that is operated by the Tinley Park-Park District.



Pete’s Fresh Market is seeking several approvals. They are requesting approval of the overall conceptual site plan and final approval of the Special Use for the Substantial Deviation that will provide for the warehouse/distribution use in Phase 1 and the construction of +119,000 Sq. Ft. of retail use and the renovation of +38,000 Sq. Ft. in the former K-Mart Store for retail uses in Phase 2. As part of the Substantial Deviation they are requesting several exceptions to the Village Code as noted below in “Open Items”.

SUBSTANTIAL DEVIATION

Warehouse/Distribution Use:

Warehouse/distribution uses are permitted in the M1 (General Manufacturing) and MU-1 (Mixed Use Duvan Drive) zoning districts. They are not a Permitted or Special Use in the B-3 district, which is the zoning of the subject parcel. Any consideration of permanent, non-permitted uses on this site requires a Special Use for a Substantial Deviation of the PUD. Earlier this year the Village adopted an amendment to the Zoning Ordinance to allow warehouse/distribution uses as a temporary use in a B-3 district with conditions. The Village Board approved a 6-month temporary use permit for a warehouse/distribution use for PFM on May 19, 2020. However, after discussions with staff it was recommended they follow the more permanent solution that aligns with their long-term goal of developing the site for a new grocery store with associated warehouse/distribution uses. They are requesting the use of the former K-Mart store for the storage of dry goods and equipment. They plan to occupy +138,00 sq. ft. of the existing structure and will not be installing any racking or other permanent improvements as part of Phase 1. They are not planning on making any improvements to the exterior

of the building as part of Phase 1; however, with Phase 2 there will be erecting demising walls to provide for the new retail space that will anchor the northeast corner of the building. There will also be façade and site improvements to the existing building with Phase 2.

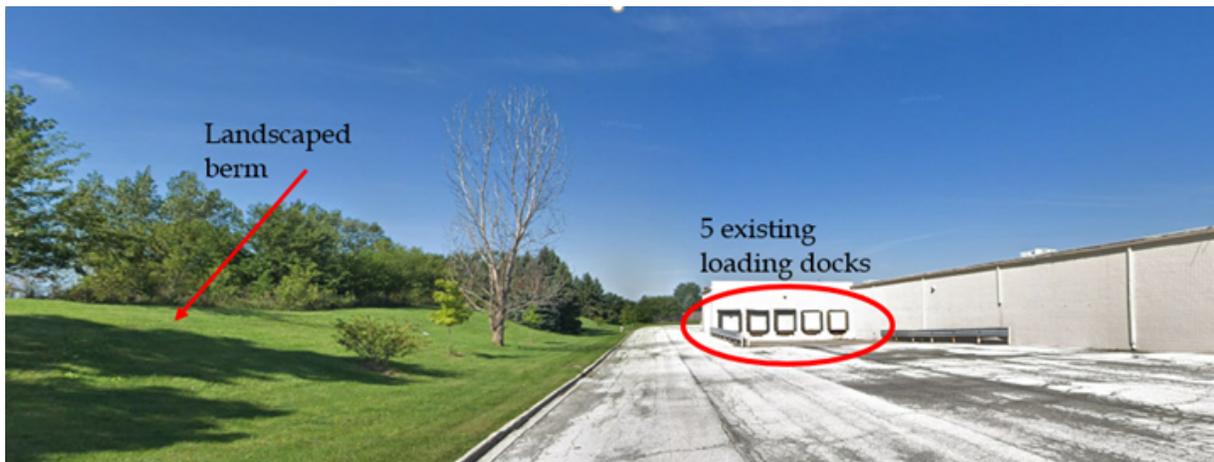
Warehouse/distribution uses are defined as "Warehouse, Distribution Plants and Wholesale Establishments (are) engaged in the storage, wholesale, or distribution of manufactured products, supplies and equipment, excluding bulk storage of material that are flammable or explosive." The consideration of a warehouse/distribution use in the B-3 district necessarily requires an analysis of potential negative impacts resulting from the use. Traffic volume and pattern, screening, hours of operation, noise, overnight storage of delivery vehicles, and outdoor storage are all issues that require thorough consideration and mitigation tactics. Each issue is addressed below:

Traffic volume/pattern: Currently there are 5 docks on the east side of the dock area at the south side of the store. In Phase 1, PFM will continue to use these docks. In Phase 2 they will construct 5 additional docks on the opposite (west) side of the dock area. PFM anticipates no greater than 15 trips per day in Phase 1. As a point of comparison, deliveries are made at the Aldi and Sam's Club as well as for the former K-Mart store. The number of trips for Phase 2 will be reviewed upon that submittal; staff will recommend a traffic study at that time.

In Phase 1 the proposed route for delivery truck traffic is as depicted in a counter clockwise fashion around the building. Routing will be reassessed with Phase 2 that will eliminate trucks traversing along the front (north) side of the former K-Mart store.



Open Item #1: Discuss the impact of anticipated delivery truck traffic volume and truck routing. The Commission did not express concern for delivery truck volume and routing for Phase 1. Concern was expressed for Phase 2 and it was noted that a traffic study will be required with Phase 2 with attention given to separating truck traffic from customer traffic.



Screening of dock area: There is a berm just south of this area with mature landscaping that provides screening for northbound traffic on Harlem Avenue. There is also existing landscaping along Harlem Avenue that provides screening from the public ROW, except for the opening at the right-in/right-out access. (See below). There is a solid wood fence along the west property line. It is important to note that the residential area does not abut the former K-Mart store.



Northbound traffic on Harlem





The docks are screened from Harlem Avenue view except for the narrow opening for the right-in/right-out access.

Open Item #2: Discuss the ability to screen the loading docks from public view. The Commission recognized the merits of existing berm and landscaping but felt that the parkway trees along Oak Park Avenue could be planted in Phase 1.

Hours of operation: PFM is requesting deliveries be allowed between the hours of 5:00 a.m. and 5:00 p.m. These hours conform to their operations and deliveries/receiving of product. In a review of deliveries for the Sam's Club and Aldi's the following information was provided:

Sam's Club	7:00 a.m.- 10:00 p.m.
Aldi	Liquor: 9:00 a.m. Milk: 6:00 a.m. Food: anytime after store closes (drivers have keys)

It is important to note that Aldi and Sam's Club border residential uses; the loading dock for PFM is on the south side of the former K-Mart store with a distance of over 500' from the dock to the back of the nearest home. To allow for deliveries between the hours of 5:00 a.m. and 5:00 p.m. will require an exception to the PUD ordinance.

Staff noted 2 municipal ordinances the regulate loading operations between the hours of 10:00 a.m. and 7:00 p.m. within 300 feet of residential uses. The docks in Phase 1 are 500' from residential uses and therefore will not require an exception as part of Phase 1.

Open Item #3: Discuss the impact of requested hours of operation for warehouse/distribution use of 5:00 a.m. to 5:00 p.m. The Commission did not express concern for the requested operational hours as part of Phase 1; however it was noted that it will become an issue that will need to be addressed in Phase 2 when 5 additional docks will be constructed and the new Pete's Fresh Market will have loading areas within 300' of residential areas. Pete's



representative noted that the docks for the grocery store will be interior and that loading will be conducted in an enclosed area.

Noise: Per Section V.9.A. of the Village Zoning Ordinance there are maximum permitted sound levels at property boundaries abutting residential districts. For commercial uses the maximum is level 55 dBA during the hours of 7:00 a.m. and a maximum of 45 dBA during the hours of 10:00 p.m. to 7:00 a.m. These standards will be enforced; however, until the facility is operational the levels cannot be defined.

Open Item #4: Discuss the potential for noise impact from the loading area. This will be monitored after occupancy.

Overnight Storage of Delivery Vehicles: PFM is requesting the storage of delivery trucks overnight. These will be parked only at the docks; therefore, there would be a maximum of 5 trucks parked overnight on the south side of the structure as part of Phase 1.

There are two code requirements governing the overnight storage of delivery vehicle: Per Section V.C.7.e.: "Parking of trucks, when accessory to the conduct of a permitted use, shall be limited to vehicles having not more than 1 ½ tons capacity – except for pick-up or delivery service during normal business hours. Any truck exceeding 1 ½ tons capacity shall be adequately screened from public view when parked." Per the section discussed above regarding the screening of the dock area, it is staff's opinion that the dock area is adequately screen from public view.

In addition, per Section III.O., overnight parking of delivery vehicles defined as "Open Storage- Level 1, and over 8,000 pounds in weight" is prohibited in the B-3. PFM is requesting an exception to this requirement and will commit to limiting the overnight storage of delivery vehicles to five (5) parked in the existing dock area. The approval of overnight storage of delivery vehicles will require an exception to the PUD ordinance.

Open Item #5: Discuss the impact of overnight storage of five (5) delivery vehicles at the loading dock. Approval will require an exception to the PUD ordinance. The Commission did not express concern regarding this request that will be noted as an exception.

Outdoor storage: Per Section V. of the Zoning Ordinance "All business, service, storage, merchandise display and where permitted, repair and processing, shall be conducted wholly within an enclosed building". The outdoor storage of "goods, products, materials or light equipment" is defined as "Open Storage- Level 2", which is prohibited in the B-3 district. Staff has discussed this concern with the PFM and they have stated there will be no outdoor storage related to the warehouse/distribution use. All materials and equipment will be stored inside. Staff recommends making this a condition of approval for the Substantial Deviation.

Open Item #6 Discuss outdoor storage; conditioned approval on the prohibition of outdoor storage. The Commission agreed with staff's recommendation to prohibit outdoor storage as a condition of approval.

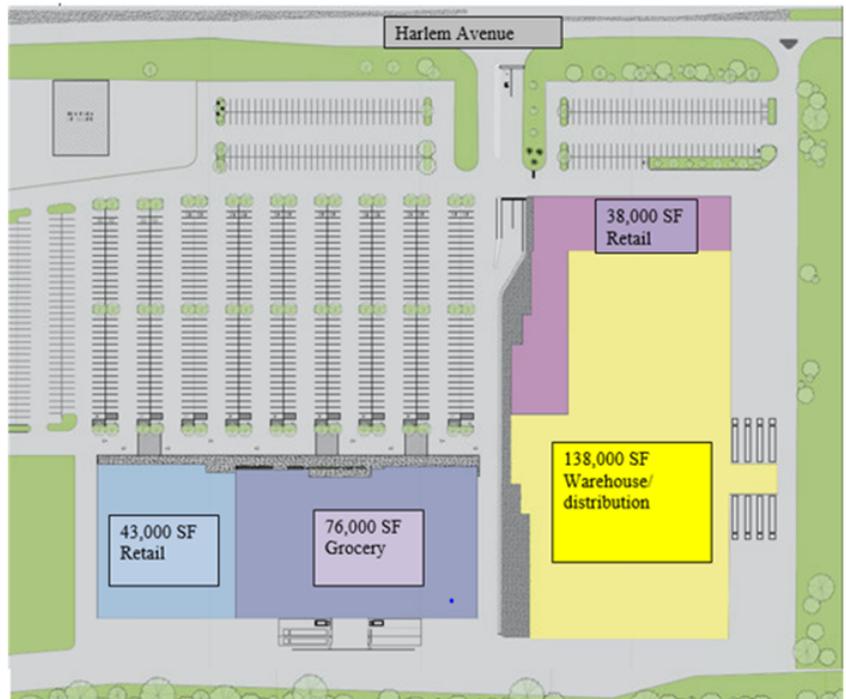
Approval of the Special Use for a Substantial Deviation of the Park Place PUD: The Petitioner is requesting approval of a non-permitted use (warehouse/distribution) in the Park Place PUD. Per Section VII.C. 3.b. " *Uses permitted in a Commercial Planned Unit Development shall be as prescribed by the Plan Commission and **may include uses not permitted by the use regulations of the district in which said development is located**; however, the Plan Commission shall find that the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.*" The primary purpose of the Park Place PUD is for commercial uses and the proposed construction and renovation of retail space is consistent with that purpose. The proposed warehouse/distribution use is considered a subordinate or accessory use to the retail uses. The warehousing of project will support the operations of the grocery store. As such it is important that any approval of a warehouse/distribution use be conditioned upon the construction and operation of a grocery store. This will eliminate the possibility of the warehouse/distribution use operating independent of a grocery store. Due to the timing proposed by PFM there will be a period of time (2 years) that the warehouse/distribution use is operating independently of the primary use (grocery store). Staff recommends any approval of the warehouse/distribution use be conditioned upon the occupancy of a grocery store no later than September 1, 2022.

Open Item # 7: Discuss recommending for approval the warehouse/distribution use conditioned upon occupancy of a grocery store no later than September 1, 2022. The Commission agreed that the warehouse/distribution use should be accessory to the grocery store and recommended that approval be conditioned upon occupancy of the grocery store by September 1, 2022.

CONCEPT SITE PLAN

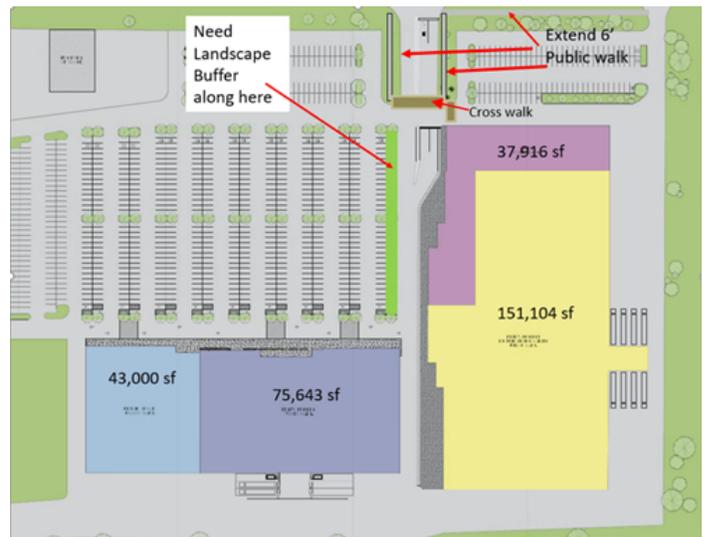
The Petitioner is requesting approval of the conceptual site plan as presented in the adjacent graphic. Final landscaping, lighting and parking ratios will be reviewed with Phase 2, along with architectural plans. The applicant is not proposing any signage with Phase 1 however there currently exists a non-conforming sign at the 163rd entrance that staff is recommending be removed as part of Phase 1. A complete sign package proposal will be required with the submittal for Phase 2 which will allow for a conforming ground sign.

The plan provides for the redesign of the parking field so that the drive aisles are perpendicular to the main retail tenant (Pete’s Fresh Market.) Staff supports the reconfiguration of the parking lot; however, the south aisle will need a landscape buffer to avoid conflicts from cars backing into the main drive aisle that runs along the north side of the K-Mart building. (See diagram below.)



A 6’ public sidewalk will need to be extended from the 163rd Street access to the south property line. Staff discussed the 6’ sidewalk and the possibility of installing it with Phase 1. Subsequent to the meeting staff discuss the timing of improvements with the applicant who requested the sidewalk be constructed with Phase 2 along with other concrete work. It was noted that there will be no pedestrian traffic generated with Phase 1 and therefore the importance of the sidewalk is more associated with Phase 2.

Private sidewalks (6’) will need to be installed from the public walk east to connect with the internal walkway system. (see diagram below). Crosswalks will need to be installed where pedestrian access crosses drive aisles.



Open Item # 8: Discuss recommending for approval the Site Plan Concept with recommendations as noted by staff and conditioned upon the removal of the non-conforming ground sign and the installation of a sidewalk along Oak Park Avenue south of 163rd Street as part of Phase 2 improvements.

MAINTENANCE OF SITE

As stated above, the warehouse will be operating approximately 2 years prior to opening of the new grocery store. (Construction will commence in June 2021). The site has been vacant since 2017 and continues to deteriorate. Code enforcement has been working with the property owner to ensure that the grass and weeds are maintained. There continues to be some issues related to left over sign posts, litter, condition of the fence and areas of the building that require maintenance and, in some areas, painting, and repair. Since these issues are fluid and will change over time, staff recommends these issues remain under Code Enforcement jurisdiction.

Open Item #9: Discuss on-going maintenance issues on the site. The Commission concurred with Staff's recommendation to allow Code Enforcement personnel to monitor site maintenance.

RECOMMENDATION

The following open items are recommended for discussion at the workshop:

Open Item	Recommended Action
#1	<i>Discuss the impact of anticipated delivery truck traffic volume and truck routing. The Commission did not express concern for delivery truck volume and routing for Phase 1. Concern was expressed for Phase 2 and it was noted that a traffic study will be required with Phase 2 with attention given to separating truck traffic from customer traffic.</i>
#2	<i>Discuss the ability to screen the loading docks from public view. The Commission recognized the merits of existing berm and landscaping but felt that the parkway trees along Oak Park Avenue could be planted in Phase 1.</i>
#3	<i>Discuss the impact of requested hours of operation for warehouse/distribution use of 5:00 a.m. to 5:00 p.m.; approval will require an exception to the PUD ordinance. The Commission did not express concern for the requested operational hours as part of Phase 1; however, it was noted that it will become an issue that will need to be addressed in Phase 2 when 5 additional docks will be constructed and the new Pete's Fresh Market will have loading areas within 300' of residential areas. Pete's representative noted that the docks for the grocery store will be interior and that loading will be conducted in an enclosed area.</i>
#4	<i>Discuss the potential for noise impact from the loading area. This will be monitored after occupancy.</i>
#5	<i>Discuss the impact of overnight storage of five (5) delivery vehicles at the loading dock. Approval will require an <u>exception</u> to the PUD ordinance. The Commission did not express concern regarding this request that will be noted as an <u>exception</u>.</i>
#6	<i>Discuss outdoor storage; condition approval on the prohibition of outdoor storage. The Commission agreed with staff's recommendation to prohibit outdoor storage as a <u>condition</u> of approval.</i>
#7	<i>Discuss recommending for approval the warehouse/distribution use conditioned upon occupancy of a grocery store no later than September 1, 2022. The Commission agreed that the warehouse/distribution use should be accessory to the grocery store and recommended that approval be conditioned upon occupancy of the grocery store by September 1, 2022. The warehouse/distribution use is considered to be accessory to the grocery store and therefore will not be allowed to operate independent of the grocery store.</i>
#8	<i>Discuss recommending for approval the Site Plan Concept with recommendations as noted by staff and conditioned upon the removal of the non-conforming ground sign and the planting of street trees as part of Phase 1. The installation of a</i>

	<i>sidewalk along Oak Park Avenue south of 163^d Street will be required as part of Phase 2 improvements.</i>
<i>#9</i>	<i>Discuss on-going maintenance issues on the site. The Commission concurred with Staff's recommendation to allow Code Enforcement personnel to monitor site maintenance.</i>

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. **The Special Use request is for the Substantial Deviation that includes the warehouse/distribution use as Phase 1 with exceptions and conditions and the construction of approximately 157,000 Sq. Ft. of retail in Phase 2 in general conformance with the Concept Plan.**

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; **The Special Use for the warehouse/distribution use is conditioned upon occupancy of the grocery store by September 1, 2022. The warehouse/distribution use is considered to be accessory to the grocery store and therefore will not be allowed to operate independent of the grocery store. The approval of the warehouse/distribution use is conditioned upon additional screening, monitoring of noise levels and on-going property maintenance. The proposed retail uses proposed for Phase 2 are consistent with the original planning for commercial uses in the Park Place PUD.**
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; **There currently exists, landscaping and a wood fence that provides screening of the property. The site has previously functioned as a large commercial use with loading activities. There are performance standards to monitor noise levels resulting from loading activities.**
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; **The majority of adjacent property is developed in accordance with current zoning and the Comprehensive Plan. Existing access will direct future development in the area.**
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided; **The subject parcel previously operated as a large retail discount store with deliveries. Site engineering for drainage and access exists and will support the proposed improvements.**
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and **The subject parcel previously operated as a large retail discount store with deliveries with existing access points from Harlem Avenue. No other points of ingress/egress are planned as part of Phase 1.**
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance. **As part of the Substantial Deviation the applicant is requesting the warehouse/distribution use which is not a permitted use in the B-3 district. Possible impacts have been reviewed and found not to be a negative impact on surrounding uses. The approval of the prohibited use is conditioned upon occupancy of the grocery store by September 1, 2022, removal of the existing non-conforming sign, no outdoor storage, and the planting of the required street trees along Harlem Avenue as part of Phase 1. There will also be the construction of a 6' sidewalk along Harlem Avenue as part of Phase 2. Exceptions to Village Code include the overnight storage of 5 delivery vehicles parked at the loading dock.**

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole. **The property tax resulting from the project and the proposed 157,000 Sq. Ft. of retail will contribute to the Village's property and real estate tax revenue.**

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

STANDARDS FOR SITE PLAN APPROVAL

Section III.U. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards should be considered to have been met upon review from the Plan Commission.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure. **The parking field currently exists (as part of the former K-Mart Store) which is on the side of the K-Mart building. There is little opportunity to design it differently and maintain delivery access.**
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way. **Phase 1 loading is on the south side (rear) of former K-Mart building; Phase 2 will include loading at the rear of the new grocery store which will be enclosed inside the store.**
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways. **Outdoor storage is not permitted.**
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic. **Shared access is provided; safe pedestrian access if designed as part of Phase 2.**
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color. **This will be designed as part of Phase 2.**

MOTIONS FOR CONSIDERATION

If the Plan Commission wishes to take action on the Petitioner's requests, the following motions are in the appropriate form. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Site Plan):

"...make a motion to grant the Petitioner, Petros Drimonas, Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Concept Site Plan approval in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, to redevelop the property located at 16300 Harlem Avenue."

Motion 2 (Special Use for a Substantial Deviation of the Park Place PUD with Exceptions and Conditions):

"...make a motion to recommend that the Village Board approve a Special Use for a Substantial Deviation of the Park Place PUD to allow warehouse/distribution uses as part of Phase 1 as an accessory use to a grocery store to be occupied by September 1, 2022, and thereafter the warehouse/distribution use is prohibited as a use independent from the grocery"

store use, in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, and adopt Findings related to the Standards for a Special Use as outlined in the staff report for Phase I of property located at 16300 Harlem Avenue with an exception to allow the overnight storage of five (5) delivery vehicles parked at the loading dock, conditioned upon occupancy of the grocery store by September 1, 2022, prohibition of outdoor storage, removal of the non-conforming pole sign and the planting of street trees prior to Phase 1 occupancy.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Color Site plan	CT	3.30.20
2	Color Site plan- Staff recommendations	CT	3.30.20

CT: Camburas & Theodore, Ltd

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

ORDINANCE
NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION
OF THE PARK PLACE PLANNED UNIT DEVELOPMENT
LOCATED AT 16300 S. HARLEM AVENUE
(PETER DRIMONAS, PETE'S FRESH MARKET, ON BEHALF OF 163RD & HARLEM,
LLC.)**

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

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & 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 GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION
OF THE PARK PLACE PLANNED UNIT DEVELOPMENT
LOCATED AT 16300 S. HARLEM AVENUE
(PETER DRIMONAS, PETE'S FRESH MARKET, ON BEHALF OF 163RD & HARLEM, LLC.)**

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, a petition for the granting of a Special Use for a Substantial Deviation of the Park Place Planned Unit Development(PUD) located at 16300 S. Harlem Avenue, has been filed by Peter Drimonas, Pete's Fresh Market (PFM), on behalf of 163rd & Harlem, LLC ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use Permit should be granted on September 17, 2020, at the Village Hall of this Village of Tinley Park ("Village"), and by teleconference per Gubernatorial Executive Order 2020-18 and the "Village of Tinley Park Temporary Public Participation Rules & Procedures", at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission has filed its report of findings and recommendations regarding the Special Use with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; 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 of Tinley Park and its residents to approve said Special use; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Special Use Permit as set forth in Section X.J.5 of the Zoning Ordinance, and the Site Plan as set forth in Section III.U., and the proposed granting of the Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; ***The Special Use for the warehouse/distribution use is conditioned upon occupancy of the grocery store by September 1, 2022. The warehouse/distribution use is considered to be accessory to the grocery store and therefore will not be allowed to operate independent of the grocery store. The approval of the warehouse/distribution use is conditioned upon additional screening, monitoring of noise levels and on-going property maintenance. The proposed retail uses proposed for Phase 2 are consistent with the original planning for commercial uses in the Park Place PUD.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; ***There currently exists berming, landscaping and a wood fence that provides screening of the property. The site has previously functioned as a large commercial use with loading activities. There are performance standards to monitor noise levels resulting from loading activities.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; ***The majority of adjacent property is developed in accordance with current zoning and the Comprehensive Plan. Existing access will direct future development in the area.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided; ***The subject parcel previously operated as a large retail discount store with deliveries. Site engineering for drainage and access exists and will support the proposed improvements.***

- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
The subject parcel previously operated as a large retail discount store with deliveries with existing access points from Harlem Avenue. No other points of ingress/egress are planned as part of Phase 1.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance. ***As part of the Substantial Deviation the applicant is requesting the warehouse/distribution use which is not a permitted use in the B-3 district. Possible impacts have been reviewed and found not to be a negative impact on surrounding uses. The approval of the prohibited use is conditioned upon occupancy of the grocery store by September 1, 2022, no outdoor storage, and the planting of the required street trees along Harlem Avenue. There will also be the construction of a 6' sidewalk along Harlem Avenue as part of Phase 2. Exceptions to Village Code include the overnight storage of 5 delivery vehicles parked at the loading dock.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The property tax resulting from the project and the proposed 157,000 Sq. Ft. of retail will contribute to the Village's property and real estate tax revenue.

SECTION 3: The Special Use Permit set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION: :

PARCEL 1:

LOTS 3 AND 4 IN SUPER-K SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 THROUGH 11, IN PARK PLACE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, ACCESS AND PARKING FOR VEHICULAR OR PEDESTRIAN TRAFFIC, AS CREATED IN THE SHOPPING CENTER RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED JUNE 21, 1991 AS DOCUMENT 91303346, UPON AND ACROSS THE PARKING AREAS, ENTRANCES, EXITS, DRIVEWAYS, WALKS AND SERVICE DRIVES AS LOCATED WITHIN THE "COMMON AREAS", AS COMMON AREAS ARE DEFINED IN SAID AGREEMENT, EXCEPTING THEREFROM THAT PORTION FALLING WITHIN ABOVE DESCRIBED PARCEL 1.

PIN: 27-24-202-020-0000; 27-24-202-021-0000

Commonly known as: 16300 S. Harlem Avenue, Tinley Park, Illinois

SECTION 4: That a Special Use Permit for a Substantial Deviation to allow for the redevelopment of Park Place Planned Unit Development located at 16300 S. Harlem Avenue, Tinley Park ("Subject Property"), with the approval of a warehouse/distribution use in Phase I as an accessory use to the grocery store as a principal use in accordance with the "List of Reviewed Plans" attached hereto as Exhibit A, with the following exception:

1. *Allow the overnight storage of five (5) delivery vehicles parked at the loading dock*

Subject to the following conditions:

1. *Upon occupancy of the grocery store by September 1, 2022 and thereafter the warehouse/distribution use is prohibited as a use independent from the grocery store use;;*
2. *Prohibition of outdoor storage; and*
3. *The planting of street trees prior to Phase 1 occupancy.*

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: 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 29th day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 29th day of September, 2020.

VILLAGE PRESIDENT

ATTEST:

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 GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION OF THE PARK PLACE PLANNED UNIT DEVELOPMENT LOCATED AT 16300 S. HARLEM AVENUE (PETER DRIMONAS, PETE’S FRESH MARKET, ON BEHALF OF 163RD & HARLEM LLC)” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 29, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 29th day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

Exhibit A

Submitted Sheet Name		Prepared By	Date On Sheet
1	Color Site plan	CT	3.30.20
2	Color Site plan- Staff recommendations	CT	3.30.20

CT: Camburas & Theodore, Ltd

097205.000009 4824-5395-4761.2

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 17, 2020 REGULAR MEETING

**ITEM #1 Public Hearing – Pete’s Fresh Market – 16300 Harlem Avenue
Special Use for a Substantial Deviation of the Park Place PUD**

Consider recommending that the Village Board grant Petros Drimonas, Pete’s Fresh Market, on behalf of 163rd & Harlem LLC (property owner) a Special Use for a Substantial Deviation of the Park Place Planned Unit Development (89-O-048) for a phased development located at 16300 S. Harlem Avenue, Tinley Park. The granting of this request will allow for the use of the former K-Mart structure as a warehouse/distribution center in Phase 1. Phase 2 shall include the construction of a new grocery store (Pete’s Fresh Market), associated retail (approximately 119,000 Sq. Ft.) and renovation of the former K-Mart store for an additional 38,000 Sq. Ft. retail as Phase 2.

Present Plan Commissioners: Chairman Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Mary Aitchison (Participated electronically)
Steven Vick (Participated electronically)
James Gaskill

Absent Plan Commissioners: Angela Gatto
Kehla West

Village Officials and Staff: Paula Wallrich, Planning Manager (Participated electronically)

Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guests: Eugene Grzynkowicz, PM Realty, Inc. (Participated electronically)

John Bradshaw, Architect. (Participated electronically)

CHAIRMAN GRAY noted he had confirmation of the legal notice for this public hearing be published in the local newspaper as required by state law.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the Public Hearing for Pete’s Fresh Market

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Paula Wallrich, Planning Manager presented the Staff Report. This Staff Report has been distributed to the Plan Commission, the Applicant and posted on the website. It is attached to these minutes in their entirety.

CHAIRMAN GRAY asked the applicant for comments and swore in the Petitioner and Architect.

Eugene Grzynkowicz, PM Realty Inc. noted he had nothing to add to the presentation. He noted that Ms. Wallrich did an excellent job on the presentation to explain phase 1 and phase 2. Phase 2 is currently being worked on and the

site development plan will be tweaked. We will be presenting that in the near future. He has been in contact with Ms. Wallrich and he foresees no issues to the Village's request.

John Bradshaw, Architect had nothing to add, but is open for any questions.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER VICK inquired when the proposed grocery store opens, will it have the interior loading and unloading docks? Mr. Wallrich replied that it would.

CHAIRMAN GRAY inquired if the proposed warehouse will have hours of operation from 5 a.m. to 5 p.m. Ms. Wallrich replied that it would and 5 a.m. to 5 p.m. is for phase 1. Chairman Gray inquired if this would be revisited if there is a need. Ms. Wallrich replied that is correct.

CHAIRMAN GRAY noted that repurposing the sign is okay. There would be no need to take the sign down if it can be repurposed in the future. He has no issues with putting the concrete sidewalk in phase 2. The Commission would concur with staff that all this is contingent on having a grocery store by September of 2022.

CHAIRMAN GRAY asked for comments from the Public.

CHAIRMAN GRAY swore in Jim and Lynn Romanenghi, neighbors on Lake Villa Avenue.

Lynn Romanenghi noted their concern is noise. When the K-Mart was there, the trucks would idle all day and all night in the winter. She would like to make sure the trucks that will be there now will not be idling. She would like to make sure the hours will be from 5 a.m. to 5 p.m. and it will not be in the middle of the night or the evening.

Dan Ritter, Senior Planner noted this is what is getting approved tonight and they will make sure that does not happen.

Jim Romanenghi inquired about the 43,000 sq. ft. retail store and the deliveries to that place. Their house is right behind there. Mr. Ritter replied right now the municipal ordinance limits that deliveries would have to be between 10 a.m. and 7 p.m. If they want to change that, and it has been changed by Sam's Club (7 a.m. to 10 p.m.) it could be done. Pete's would probably want the hours a little earlier so they would have to come back as part of phase 2 and ask for that. As they do not have the retail space yet, they do not know what their needs are.

Lynn Romanenghi also noted they are concerned about the hours of the store. K-Mart was open 24 hours a day which meant music was being blasted and the cars would do donuts in the parking lot. She was constantly calling the police. They need to take into consideration that because they are building this right in front of them, the hours cannot be 24 hours. Pete's should consider putting in speed bumps to contain the speed in the lot.

Eugene Grzynkowicz noted the hours of operation are from 7 a.m. to 10 p.m. for the store. The delivery hours are from 6:30/7:00 a.m. to 5 p.m.

Jim Romanenghi inquired about the construction noise. Pete's should soundproof the back windows.

Mr. Ritter noted there are ordinances for construction hours.

Eugene Grzynkowicz replied that the warehouse is proprietary to Pete's Market. Its sole purpose is to feed the Pete's Market stores. We have complete control of the warehouse and the grocery store. He is always open to talk with the Village police department and would sign an agreement with them regarding control to police this site. This would include parking and being in the fire lane and also contributing to the problems they have had in the past to mitigate those issues.

Mr. Ritter noted it will help when they flip the parking to the other direction.

Mr. Grzynkowicz noted they are condensing this large parcel of asphalt and densifying it with buildings. When this happens you really start to close down the opportunity for people to run rapid.

Mr. Ritter noted there will be more landscaping added. You can see islands being added. The landscaping will help this issue.

Lynn Romanenghi inquired if Pete's Market will own the retail space and rent it out. Her major concern is that they do not get another 24 hour business. This is a problem when you are trying to sleep.

Ms. Wallrich replied that they will be leasing those out. As we move on to phase 2, you will receive another notice and it will be addressed then.

Mr. Ritter noted they should feel free to contact staff. One of our biggest concern is the residential areas.

Mr. Grzynkowicz noted the construction would generally be from 7 a. m. to 5 p.m.

CHAIRMAN GRAY asked the Commissioners if there were any further comments.

There were none.

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER AITCHISON to close the Public Hearing for Pete's Fresh Market.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Ms. Wallrich presented the Standards for Special Use for a Substantial Deviation of the Park Place PUD as noted in the Staff Report.

CHAIRMAN GRAY asked the Commissioners for comments on the Standards.

There were none.

Motion 1 (Site Plan):

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to grant the Petitioner, Petros Drimonas, Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Concept Site Plan approval in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, to redevelop the property located at 16300 Harlem Avenue.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 2 (Special Use for a Substantial Deviation of the Park Place PUD with Exceptions and Conditions):

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER MANI to recommend that the Village Board approve a Special Use for a Substantial Deviation of the Park Place PUD to allow warehouse/distribution uses as part of Phase 1 as an accessory use to a grocery store to be occupied by September 1, 2022, and thereafter the warehouse/distribution use is prohibited as a use independent from the grocery store use, in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, and adopt Findings related to the Standards for a Special Use as outlined in the staff report for Phase I of property located at 16300 Harlem Avenue with an exception to allow the overnight storage of five (5) delivery vehicles parked at the loading dock, conditioned upon occupancy of the grocery store by September 1, 2022, prohibition of outdoor storage, and the planting of street trees prior to Phase 1 occupancy.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will be heard at the Village Board Meeting on October 6, 2020.



ZONING BOARD OF APPEALS STAFF REPORT

September 10, 2020 – Public Hearing

Petitioner

Teva and Holly Majchrzak
(Property Owners)

Property Location

17549 66th Avenue

PIN

28-31-202-009-0000

Zoning

R-2, Single-Family
Residential

Approval Sought

Variation

Front Yard Setback Variation - Majchrzak

17549 66th Avenue



EXECUTIVE SUMMARY

The Petitioners, Teva and Holly Majchrzak (Property Owners), are requesting a five-foot front yard setback Variation from Section V.B. Schedule II (Lot, Yard, Bulk Regulations) of the Zoning Ordinance to permit a residential home addition to be constructed with a front yard setback of 25 feet instead of the required 30-foot setback on the property at 17549 66th Avenue in the R-2 (Single-Family Residential) zoning district.

The proposed home addition and changes to the existing home exterior will continue to match the existing home's non-conforming setback of 25 feet. As a legal-nonconforming structure, the existing home is permitted to remain at its current location, but the non-conformity cannot be expanded or enlarged. The requested Variation will bring the existing home into conformance and allow for the addition as well.

The proposed addition is fairly significant as it is larger than the existing home. The alternative of meeting the code requirement would mean setting the addition back five feet from the existing structure's setback and will make the addition more apparent. The Petitioner prefers that the home addition remains in character with the existing architecture without the appearance of being a "tacked-on" addition. Maintaining the same setback for the addition as the existing home is in keeping with the majority of the homes on the east side of the block; only a few of the newer homes are constructed at the zoning district's 30-foot required setback. All other Zoning Code requirements will be met.

Project Planner

Daniel Ritter, AICP
Senior Planner

EXISTING SITE & HISTORY

The subject property is a 29,996 sq. ft. interior lot that is 110 feet in width. The subject lot is similar in size and width as most lots in the Tinley Park Estates neighborhood that have deep backyards. The subdivision was constructed in the early 1920-1940s without sidewalks as was typical of the time. The majority of the area was developed prior to the adoption of the Village's modern Zoning and Development Code requirements.



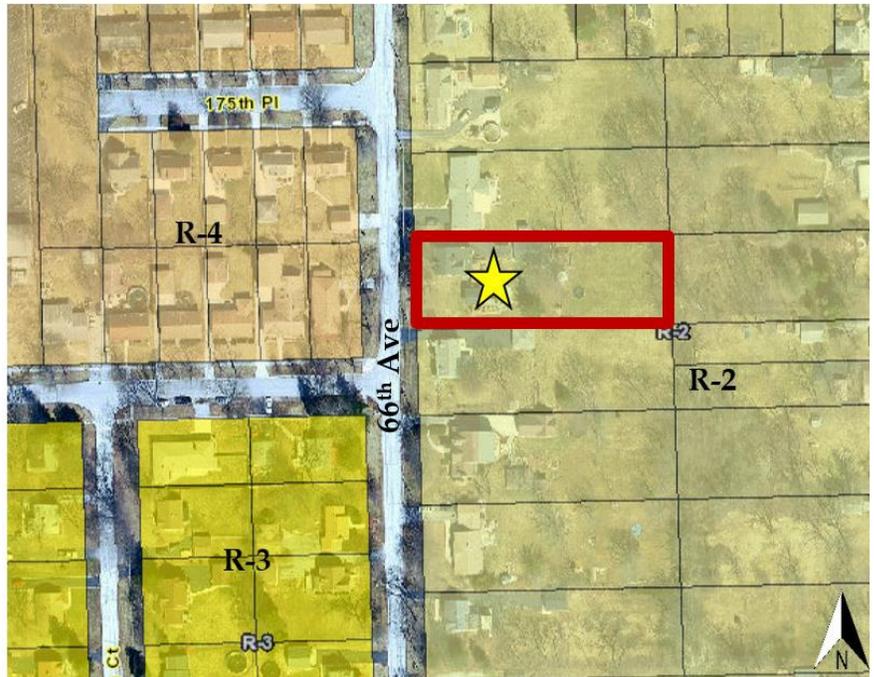
The subject property's two-story home was constructed around 1931 and is ~1,960 sq. ft. The existing property has a detached garage, above ground pool, deck, and pergolas. All accessory structures are expected to remain on the site as currently constructed.



ZONING & NEARBY LAND USES

The subject property is zoned R-2 (Single-Family Residential). All surrounding properties also have single-family homes located on them. The properties to the north, south, and east are in the same R-2 zoning district and subdivision. The properties to the west across 66th Avenue are zoned R-4 (Single-Family Residential).

As with many of the older subdivisions in Tinley Park (near the downtown) the properties were annexed and subdivided in the 1890s and early 1900s, usually by a single owner who built their home and then slowly sold off the remaining lots for development to other individuals. These areas were developed over a longer period of time and have a variety of different architectural styles, building codes, and zoning requirements. Due to



the changing code requirements over time, there are a variety of non-conforming aspects of properties that do not conform to existing code requirements or zoning districts. The most common non-conforming aspects of residential lots are in regards to front and side yard setbacks, as well as exterior masonry requirements (enacted in the 1960s). However, while these aspects may be non-conforming to the current code, some of these non-conforming aspects are unique in regards to being consistent with the overall nature of a neighborhood's development. This is especially prevalent when being applied to additions on existing structures, as compared to a new structure that can more easily comply with the current code requirements.

VARIATION REQUEST

The Petitioner is looking to construct an approximately 2,179 sq. ft. addition on the south side of the existing 1,960 sq. ft. home. The addition will include a large front porch and some façade work on the existing home. The resulting home will be 4,139 sq. ft. in size. The addition is proposed to be constructed at the same setback line as the existing home, which is setback at 25 feet. The area was developed prior to the adoption of the Village's current zoning code requirements, which require a 30-foot front yard setback. Non-conformities cannot be expanded upon, a Variation is required for an addition to encroach into the zoning district's required front yard setback.

To meet the code requirements, the addition would need to meet the 30-foot setback. However, this alternative creates a 5-foot jog in the home's front elevation which impacts the alignment and utility of the front porch and is not the preferred visual appearance for the Petitioner. Additionally, it accentuates the addition, instead of blending the existing home and addition's elevations together. The Petitioner believes meeting the code requirement is likely to make the addition look more out of place than matching the existing setback.

- **Porch** - A front porch is being added to the front elevation of the home and is permitted to extend up to 35% of the front yard setback. With a proposed front set back of 25 feet, this will allow up to an 8.75-foot deep porch to extend into the required front yard setback, which is the amount being proposed. The porch would be 16.25 ft. from the front property line. The porch encroachment is permitted to encroach porches with roofs that tie into existing structures and provide a more traditional residential streetscape that encroaches neighbor interaction.



Above: Front Elevation



Above: Rear Elevation

- **Masonry/Exterior Materials** – The requirement for new residential homes is that they are constructed of first-floor brick or stone. With home additions, they are permitted to match the existing home's materials or can make any changes that come closer into compliance with the requirements for a new home. The existing structure is constructed of CMU block wall around the base of the home and the majority of the exterior is horizontal lap siding. The new elevations will include similar horizontal siding but will add stone piers, board & batten style siding, trim elements, and a standing seam metal roof over the porch. The goal of their design is to add architectural interest to the front elevation.
- **Existing Block/Neighborhood Development** - The majority (82% of properties) on the east side of the block have homes with siding as the primary material. Masonry is used on only two homes that were constructed later than the rest of the area (~1960s). There are only three homes on the block (27%) on the east side of this block that have 30-foot front yard setbacks. All of the other homes (73%) have similar 25-foot setbacks as the subject property. In this regard, the proposed setback and overall design of the home appear to match the existing elements of this neighborhood.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Zoning Board of Appeals shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Zoning Board of Appeals must provide findings for the first three standards; the remaining standards are provided to help the Zoning Board of Appeals further analyze the request. Staff prepared draft responses for the Findings of Fact below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***The subject site can yield a reasonable return; however, an expansion of the home is permitted and will have a more attractive curb appearance by meeting the existing home's front yard setback that is similar to the established setback on the block.***
2. The plight of the owner is due to unique circumstances.
 - ***The existing structure has a legal non-conforming setback due to its development prior to modern zoning code requirements. The setback is similar to other homes on the block developed at the same time period. The proposal will make for a more attractive appearance than having a 5-foot jog in the existing and proposed addition, as is permitted by-right.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***The reduced setback is largely established on the block by homes constructed in the same time period. The setback, home design, and materials fit into the surrounding neighborhood's established character.***
4. Additionally, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

If the Zoning Board of Appeals wishes to act on the Petitioner's request, an appropriate wording of the motion reads as the following:

"...make a motion to recommend that the Village Board grant an five-foot setback Variation to the Petitioners, Teva and Holly Majchrzak, from Section V.B. Schedule II of the Zoning Ordinance, to permit a front yard setback of 25 feet where the required front yard setback is 30 feet on the existing home and the proposed addition at 17549 66th Avenue in the R-2 (Single Family Residential) zoning district, consistent with the List of Submitted Plans and adopt Findings of Fact as proposed in the September 10, 2020 Staff Report, subject to the following condition:

- ***The approval is subject to final engineering, building, and fire department approvals of the structure and site grading prior to issuance of any permits."***

[any conditions that the ZBA would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Standards for a Variation Responses	Petitioner	7-30-20 (Submitted 8-18-20)
	Plat of Survey	JNT Land Surveying	5.18.20
T1 - SP1 (22 pgs)	Majchrzak Residence, Single Family Home Addition – Architecture Plans	Aiello Architecture Design	7.29.20

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

ORDINANCE
NO. _____

**AN ORDINANCE GRANTING A PRINCIPAL STRUCTURE FRONT
YARD SETBACK VARIATION AT 17549 66TH AVENUE**

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

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. _____**AN ORDINANCE GRANTING A PRINCIPAL STRUCTURE FRONT YARD SETBACK VARIATION AT 17549 66TH AVENUE**

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, a petition has been filed with the Village Clerk of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance by Teva and Holly Majchrzak (“Petitioner”), to grant a five-foot (5’) Variation to permit the construction of a home addition on the principal structure to be located twenty-five feet (25’) from the secondary front yard property line instead of the required thirty foot (30’) front yard setback; and

WHEREAS, the Village of Tinley Park Zoning Board of Appeals (“ZBA”) held a Public Hearing on the question of whether the Variation should be granted on September 10, 2020, at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures” at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said Public Hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said Public Hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, after hearing testimony on the petition, the ZBA found that the petition met the requisite standards enumerated in the Tinley Park Zoning Ordinance for granting the Variation and voted 4-0 to recommend to the Village President and Board of Trustees for the approval of the Variation; and

WHEREAS, the ZBA has filed its report of findings and recommendations regarding the Variation with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; 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 of Tinley Park and its residents to approve said Variation; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as finding of fact as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the ZBA are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner have provided evidence establishing that he has met the standards for granting the Variation as set forth in Section X.G.4 of the Zoning Ordinance, and the proposed granting of the Variation as set forth herein are in the public good and in the best interest of the Village and its residents and are consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The subject site can yield a reasonable return; however, an expansion of the home is permitted and will have a more attractive curb appearance by meeting the existing home's front yard setback that is similar to the established setback on the block.*
2. The plight of the owner is due to unique circumstances.
 - *The existing structure has a legal non-conforming setback due to its development prior to modern zoning code requirements. The setback is similar to other homes on the block developed at the same time period. The proposal will make for a more attractive appearance than having a 5-foot jog in the existing and proposed addition, as is permitted by-right.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The reduced setback is largely established on the block by homes constructed in the same time period. The setback, home design, and materials fit into the surrounding neighborhood's established character.*
4. Additionally, the Zoning Board of Appeals also considered the extent to which the following facts are favorable to the Petitioner based on the established evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

SECTION 3: The Variation set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION: LOT 24 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-31-202-009-0000

COMMONLY KNOWN AS: 17549 66th Avenue, Tinley Park, Illinois

SECTION 4: The following Variation is hereby granted to the Petitioners in the R-2 (Single-Family Residential) Zoning District at the above-mentioned Property:

1. A five-foot (5') Variation from Section V.B. Schedule II (Lot, Yard, Bulk Regulations) of the Zoning Ordinance, to permit a principal structure front yard setback of twenty-five feet (25'), where the required front yard setback is thirty feet (30'). The Variation applies to the existing home and the proposed addition and subject to the following condition:
 - a. The approval is subject to final engineering, building, and fire department approvals of the structure and site grading prior to issuance of any permits."

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: 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 29th day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 29th day of September, 2020.

VILLAGE PRESIDENT

ATTEST:

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 GRANTING A PRINCIPAL STRUCTURE FRONT YARD SETBACK VARIATION AT 17549 66TH AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 29, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 29th day of September, 2020.

 KRISTIN A. THIRION, VILLAGE CLERK



**MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

September 10, 2020

The meeting of the Zoning Board of Appeals, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on September 10, 2020.

At this time, CHAIRMAN SEPESSY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A live stream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of the maximum limit will be asked to wait in another room with a live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. CHAIRMAN SEPESSY confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN SEPESSY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

ROLL CALL

Zoning Board Members: Steven Sepessy, Chairman
Jennifer Vargas
Robert Paszczyk (Participated Electronically)
Donald Bettenhausen (Participated Electronically)

Absent Zoning Board Members: None

Village Officials and Staff: Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

CALL TO ORDER

ZONING BOARD OF APPEALS CHAIRMAN, STEVEN SEPESSY called to order the Regular Meeting of the ZONING BOARD OF APPEALS on September 10, 2020 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the August 13, 2020 ZONING BOARD OF APPEALS Meeting was presented for approval. A Motion was made by ZONING BOARD MEMBER PASZCZYK, seconded by ZONING BOARD MEMBER BETTENHAUSEN, to approve the Minutes as presented.

AYES: COMMISSIONERS BETTENHAUSEN, PASZCZYK, VARGAS & CHAIRMAN SEPESSY

NAYS: None

CHAIRMAN SEPESSY declared the Minute approved by voice call.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS

SUBJECT: MINUTES OF THE SEPTEMBER 10, 2020 REGULAR MEETING OF THE ZONING BOARD OF APPEALS

Item #1 PUBLIC HEARING: TEVA AND HOLLY MAJCHRZAK, 17549 66TH AVENUE – FRONT YARD SETBACK VARIATION

Consider recommending that the Village Board grant Teva and Holly Majchrzak (property owners) a Variation from Section V.B. Schedule II (Lot, Yard, Bulk Regulations) of the Zoning Code at the property located at 17549 66th Avenue in the R-2 (Single-Family Residential) Zoning District. This Variation would permit the Petitioner to construct home addition that is located 25 feet from the front yard lot line instead of the required minimum setback of 30 feet. The addition would match the existing structure's nonconforming setback, which is at 25 feet.

Board Members: Steven Sepessy, Chairman
Jennifer Vargas
Robert Paszczyk (Participated Electronically)
Donald Bettenhausen (Participated Electronically)

Absent Zoning Board Members: None

Village Officials and Staff: Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guests: Teva Majchrzak, Petitioner

A Motion was made by COMMISSIONER VARGAS, seconded by COMMISSIONER PASZCZYK, to open the Public Hearing for Teva and Holly Majchrzak (property owners) a Variation from Section V.B. Schedule II (Lot, Yard, Bulk Regulations) of the Zoning Code at the property located at 17549 66th Avenue in the R-2 (Single-Family Residential) Zoning District.

AYES: COMMISSIONERS BETTENHAUSEN, PASZCZYK, VARGAS & CHAIRMAN SEPESSY

NAYS: None

CHAIRMAN SEPESSY declared the Motion approved by voice call.

CHAIRMAN SEPESSY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village policy.

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. The Petitioners, Teva and Holly Majchrzk are requesting a Variation from Section V.B. Schedule II (Lot, Yard, Bulk Regulations) of the Zoning Code at the property located at 17549 66th Avenue in the R-2 (Single-Family Residential) Zoning District. This Variation would permit the Petitioner to construct home addition that is located 25 feet from the front yard lot line instead of the required minimum setback of 30 feet. The addition would match the existing structure's nonconforming setback, which is at 25 feet.

The proposed home addition and changes to the existing home exterior will continue to match the existing home's non-conforming setback of 25 feet. As a legal-nonconforming structure, the existing home is permitted to remain at its current location, but the non-conformity cannot be expanded or enlarged. The requested Variation will bring the existing home into conformance and allow for the addition as well.

The proposed addition is fairly significant as it is larger than the existing home. The alternative of meeting the code requirement would mean setting the addition back five feet from the existing structure's setback and will make the addition more apparent. The Petitioner prefers that the home addition remains in character with the existing architecture without the appearance of being a "tacked-on" addition. Maintaining the same setback for the addition as the existing home is in keeping with the majority of the homes on the east side of the block; only a few of the newer homes are constructed at the zoning district's 30-foot required setback. All other Zoning Code requirements will be met.

Mr. Ritter displayed a photo of the existing home. The subject property is a 29,996 sq. ft. interior lot that is 110 feet in width. The subject lot is similar in size and width as most lots in the Tinley Park Estates neighborhood that have deep backyards. The subdivision was constructed in the early 1920-1940s without sidewalks as was typical of the time. The majority of the area was developed prior to the adoption of the Village's modern Zoning and Development Code requirements.

The subject property's two-story home was constructed around 1931 and is ~1,960 sq. ft. The existing property has a detached garage, above ground pool, deck, and pergolas. All accessory structures are expected to remain on the site as currently constructed.

The subject property is zoned R-2 (Single-Family Residential). All surrounding properties also have single-family homes located on them. The properties to the north, south, and east are in the same R-2 zoning district and subdivision. The properties to the west across 66th Avenue are zoned R-4 (Single-Family Residential).

As with many of the older subdivisions in Tinley Park (near the downtown) the properties were annexed and subdivided in the 1890s and early 1900s, usually by a single owner who built their home and then slowly sold off the remaining lots for development to other individuals. These areas were developed over a longer period of time and have a variety of different architectural styles, building codes, and zoning requirements. Due to the changing code requirements over time, there are a variety of non-conforming aspects of properties that do not conform to existing code requirements or zoning districts. The most common non-conforming aspects of residential lots are in regards to front and side yard setbacks, as well as exterior masonry requirements (enacted in the 1960s). However, while these aspects may be non-conforming to the current code, some of these non-conforming aspects are unique in regards to being consistent with the overall nature of a neighborhood's development. This is especially prevalent when being applied to additions on existing structures, as compared to a new structure that can more easily comply with the current code requirements.

The Petitioner is looking to construct an approximately 2,179 sq. ft. addition on the south side of the existing 1,960 sq. ft. home. The addition will include a large front porch and some façade work on the existing home. The resulting home will be 4,139 sq. ft. in size. The addition is proposed to be constructed at the same setback line as the existing home, which is setback at 25 feet. The area was developed prior to the adoption of the Village's current zoning code requirements, which require a 30-foot front yard setback. Non-conformities cannot be expanded upon, a Variation is required for an addition to encroach into the zoning district's required front yard setback.

To meet the code requirements, the addition would need to meet the 30-foot setback. However, this alternative creates a 5-foot jog in the home's front elevation which impacts the alignment and utility of the front porch and is not the preferred visual appearance for the Petitioner. Additionally, it accentuates the addition, instead of blending the existing home and addition's elevations together. The Petitioner believes meeting the code requirement is likely to make the addition look more out of place than matching the existing setback.

- Porch - A front porch is being added to the front elevation of the home and is permitted to extend up to 35% of the front yard setback. With a proposed front set back of 25 feet, this will allow up to an 8.75-foot deep porch to extend into the required front yard setback, which is the amount being proposed. The porch would be 16.25 ft. from the front property line. The porch encroachment is permitted to encroach porches with roofs that tie into existing structures and provide a more traditional residential streetscape that encroaches neighbor interaction.
- Masonry/Exterior Materials – The requirement for new residential homes is that they are constructed of first-floor brick or stone. With home additions, they are permitted to match the existing home's materials or can make any changes that come closer into compliance with the requirements for a new home. The existing structure is constructed of CMU block wall around the base of the home and the majority of the exterior is horizontal lap siding. The new elevations will include similar horizontal siding but will add stone piers, board & batten style siding, trim elements, and a standing seam metal roof over the porch. The goal of their design is to add architectural interest to the front elevation.
- Existing Block/Neighborhood Development - The majority (82% of properties) on the east side of the block have homes with siding as the primary material. Masonry is used on only two homes that were constructed later than the rest of the area (~1960s). There are only three homes on the block (27%) on the east side of this block that have 30-foot front yard setbacks. All of the other homes (73%) have similar 25-foot setbacks as the subject property. In this regard, the proposed setback and overall design of the home appear to match the existing elements of this neighborhood.

CHAIRMAN SEPESSY asked for comments from the Commissioners.

COMMISSIONER PASCZYK inquired if the home immediately to the south has a 25 ft. setback also. He also inquired if the porch will extend to the existing pool area.

Mr. Ritter replied that the home to south has a 25 ft. setback and the home to the north has a 30 ft. setback. The addition will meet in line with the home to the south. Mr. Ritter replied that the porch will not extend to the pool, but the deck in back will come up to the house. The porch is in the front on the west side of the house. The deck is in the back.

COMMISSIONER BETTENHAUSEN inquired is the building behind to the east of the 25 ft. building line. Will the porch be on the building line?

Mr. Ritter replied that the house will be on at the 25 ft. building line and the porch will go further west than that, which is permitted by the code. Porches can go into the front yard closer to the property line.

CHAIRMAN SEPESSY asked Mr. Majchrzk to address the Commission. CHAIRMAN SEPESSY swore in the Petitioner.

Mr. Majchrzk noted Mr. Ritter covered everything. Our addition is being done so his in-laws can move in.

A Motion was made by COMMISSIONER VARGAS, seconded by COMMISSIONER BETTENHAUSEN, to close the Public Hearing for Teva and Holly Majchrzak (property owners) a Variation from Section V.B. Schedule II (Lot, Yard, Bulk Regulations) of the Zoning Code at the property located at 17549 66th Avenue in the R-2 (Single-Family Residential) Zoning District.

AYES: COMMISSIONERS BETTENHAUSEN, PASZCZYK, VARGAS & CHAIRMAN SEPESSY

NAYS: None

CHAIRMAN SEPESSY declared the Motion approved by voice call.

Mr. Ritter noted the Standards for Variation.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***The subject site can yield a reasonable return; however, an expansion of the home is permitted and will have a more attractive curb appearance by meeting the existing home's front yard setback that is similar to the established setback on the block.***
2. The plight of the owner is due to unique circumstances.
 - ***The existing structure has a legal non-conforming setback due to its development prior to modern zoning code requirements. The setback is similar to other homes on the block developed at the same time period. The proposal will make for a more attractive appearance than having a 5-foot jog in the existing and proposed addition, as is permitted by-right.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***The reduced setback is largely established on the block by homes constructed in the same time period. The setback, home design, and materials fit into the surrounding neighborhood's established character.***

PUBLIC COMMENT:

None

A Motion was made by COMMISSIONER BETTENHAUSEN, seconded by COMMISSIONER PASZCZYK to recommend that the Village Board grant an five-foot setback Variation to the Petitioners, Teva and Holly Majchrzak, from Section V.B. Schedule II of the Zoning Ordinance, to permit a front yard setback of 25 feet where the required front yard setback is 30 feet on the existing home and the proposed addition at 17549 66th Avenue in the R-2 (Single Family Residential) zoning district, consistent with the List of Submitted Plans and adopt Findings of Fact as proposed in the September 10, 2020 Staff Report, subject to the following condition:

- The approval is subject to final engineering, building, and fire department approvals of the structure and site grading prior to issuance of any permits.

AYES: COMMISSIONERS BETTENHAUSEN, PASZCZYK, VARGAS & CHAIRMAN SEPESSY

NAYS: None

CHAIRMAN SEPESSY declared the Motion approved by roll call.

This request will be heard at the October 6, 2020 Village Board Meeting.

DRAFT



PLAN COMMISSION STAFF REPORT

September 17, 2020 – WORKSHOP/PUBLIC HEARING

Special Use for a Vocational Educational Facility

18440 Thompson Court

Petitioner

Marilyn Monaco, on behalf of Steve Vernon, SAVI Properties LLC (property owner)

Property Location

18440 Thompson Ct.
STE 10

PIN

19-09-01-101-012-0000

Zoning

ORI, Hickory Creek PUD

Approvals Sought

Special Use for a Vocational Educational Facility

Project Planner

Paula J. Wallrich, AICP
Planning Manager

EXECUTIVE SUMMARY



Marilyn Monaco, Project Manager, has applied for a Special Use on behalf of Steve Vernon, SAVI Properties, LLC, for a Vocational Educational Facility to be located at 18440 Thompson Ct., Suite 10, in the Hickory Creek Planned Unit Development (PUD). The future tenant of this office building will be a new educational center for the *New School for Massage* (www.newschoollmassage.com) which is headquartered at 747 N. LaSalle Street, Chicago. The *New School for Massage* is a private, post-secondary, vocational school authorized by the Illinois Board of Higher Education to train students in massage therapy.

The subject property is located in the Hickory Creek PUD with an underlying zoning district of Office and Restricted Industrial (ORI). The proposed use meets the definition of a Vocational Educational Facility which requires a Special Use in the ORI District.

HISTORY/ PROPOSED USE

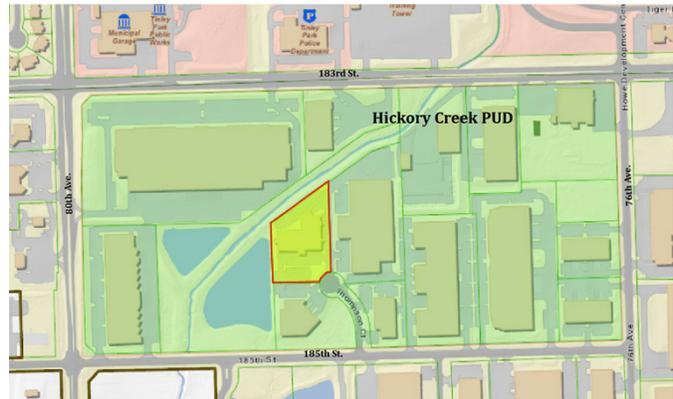
The subject parcel is located in the Hickory Creek PUD, approved in 2006 (2006-O-028). The PUD provided for a mix of permitted ORI uses and certain B-3 permitted uses, yet specifically prohibited heavy industrial uses. The PUD comprises 99 acres; the buildings on Thompson Court developed with office and light industrial uses with modern attractive architecture. The 18440 Thompson Ct. building is a two-story building with 8 tenants and 5 vacancies.



The proposed use, the *New School for Massage*, is part of a campus expansion planned for the school currently operating out of Chicago. The school was founded in 2002 by Emmanuel Bistas, a licensed Massage Therapist, who founded the school "to create the proper learning environment for developing exceptional, compassionate massage therapists with a solid understanding of basic and advanced techniques of massage and bodywork, professional ethics, and with the necessary business and entrepreneurial training to assist in the development of a successful career". In an effort to address a market need in the Tinley Park area, Mr. Bistas, chose the Thompson Court site due to the quality of surrounding development and ready access to future students. The tenant space is 2,461 Sq. Ft. in area. The open design classroom will accommodate up to 18 students, however the average class size he has experienced since 2006 is 6-10 students. There will be an office area that will accommodate 2 staff members. Hours have not been established but currently he operates weekday morning classes and evening classes. There is potential for weekend classes however this has not yet been finalized. Mr. Bistas anticipates most classes will be held in the evening. At the Chicago office there is a clinic for students to practice their lessons. There are no plans for a clinic at this location; the zoning also prohibits this use. Mr. Bistas and the property owner have been informed of this.

ZONING & NEARBY LAND USES

The subject parcel is part of the Hickory Creek PUD which comprises ~99 acres. The underlying zoning district is Office and Restricted Industrial (ORI). The 18840 Thompson Court building includes several health care related offices and other professional offices. The other buildings on the cul-de-sac include Schaff Windows (Showroom at 18445), Eat Enterprises (Vended Meal contactor at 18470 Thompson Ct.) and a multi-tenant building at 18475 Thompson Ct. that includes a youth gymnastics facility.



The subject property is completely surrounded by ORI zoning. The Hickory Creek PUD is bordered on the south by another ORI PUD (Vernon/Tracy); on the west by The Tinley Crossings PUD (ORI); on the east by the NorthCreek PUD (ORI); and on the north by the Tinley Park Police Department and Fire Training Center along with the former Tinley Park Mental Health Center (unincorporated). There are residential uses (R-3) northwest of the Hickory Creek PUD.



SPECIAL USE

Vocational Educational Facilities are defined as "schools established to provide for the teaching of clerical, managerial, computer, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g. beauty school, modeling school, educational tutoring, and testing centers). Such a facility has a very low impact land use and is similar to an office use." The proposed New School for Massage most closely fits this definition. Vocational Educational Facilities are allowed in the ORI as a Special Use.

Special Uses, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and uses. There are standards for Special Uses that must be recommended by the Plan Commission (outlined below). In review of these standards Staff provides the following information:

Site Plan: The subject parcel is located on a cul-de-sac that is fully developed with three other buildings. Two of the buildings have a single user (Schaff Windows and Eat Enterprises) with two of the buildings comprise multiple tenants that come and go.

Parking: Previously there has been parking issues with one of the tenants in the cul-de-sac, however a shared parking lease has remedied the situation and the area no longer experiences parking issues. There are 130 parking spaces available for the 18440 Thompson Ct. building. The property owner, who controls the leasing of the building, provided the following breakdown of parking for the tenants in the building. The chart indicates that 12-18 spaces have been allotted to the school. If the school were to function at maximum capacity there could potentially be a need for 20 parking spaces, assuming each student drove separately. Using a total of 20 spaces for the proposed use, the total parking need for the building would be 137, with a deficit of 7 parking spaces. In discussions with the property owner and leasing manager it was noted that PSA Healthcare only utilizes 10 spaces and CLEAResult works remotely (outside of COVID), resulting in a surplus of 19 parking spaces. Mr. Bistas believes his classes will operate similarly to his Chicago office which averages 6-10 students. He also plans to hold most classes in the evening which will not interfere with the daytime parking demand of the other tenants. The site is self-monitoring and the property owner understands that future leasing will need to be cognizant of the availability of parking to attract and retain tenants.

Tenant	Suite	Number of spaces
Segal McCambridge & Singer	100	25

Open Item #1: Discuss the availability of parking for the proposed use.

Hours of operation: Mr. Bistas will hold evening classes that will be scheduled for 5:30p.m. – 9:30 p.m. There is one other tenant in the building operating with evening hours (Chiariello Behavioural Health) which operates 10:00 a.m. – 7:00 p.m. Hours of operation are typically a concern if there are adjacent residential uses; there are no residential uses bordering the subject parcel.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; **the proposed use is similar to other uses in the established area.**
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; **the area is developed with similar uses. Parking and hours of operation do not pose a negative impact to surrounding uses.**
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; **the immediate area is fully developed.**
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided; **this is a developed site with existing utilities, access roads and drainage. The proposed use does not alter current conditions or needs.**
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and **there is minimal traffic generation anticipated for the proposed use.**

- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance. **There are no exceptions associated with the proposed use.**
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole. **The proposed use eliminates a vacancy in the building.**

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

RECOMMENDATION

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion (Special Use):

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Marilyn Monaco, Project Manager, for a Special Use on behalf of Steve Vernon, SAVI Properties, LLC, for a Vocational Educational Facility to be located at 18440 Thompson Ct., Suite 10, in the Hickory Creek Planned Unit Development (PUD) and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 17, 2020 REGULAR MEETING

ITEM #3 Workshop/Public Hearing - New School for Massage, Bodywork & Healing, 18440 Thompson Court, Suite 10 - Special Use Permit

Consider recommending that the Village Board grant New School for Massage, Bodywork & Healing (tenant), approval of a Special Use Permit for a vocational massage school at 18440 Thompson Court, Suite 10 in the ORI (Office & Restricted Industrial) zoning district.

Present Plan Commissioners: Chairman Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Mary Aitchison (Participated electronically)
Steven Vick (Participated electronically)
James Gaskill

Absent Plan Commissioners: Angela Gatto
Kehla West

Village Officials and Staff: Paula Wallrich, Planning Manager (Participated electronically)

Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guests: Emmanuel Bistas, Owner of the school
Marilyn Monaco, Property Manager

Paula Wallrich, Planning Manager presented the Staff Report. This Staff Report has been distributed to the Plan Commission, the Applicant and posted on the website. It is attached to these minutes in their entirety.

CHAIRMAN GRAY asked for comments from the Petitioner.

Marilyn Monaco, Property Manager noted Ms. Wallrich explained everything.

CHAIRMAN GRAY asked for comments from the COMMISSIONERS.

CHAIRMAN GRAY inquired if there would be people coming into the class rooms to be worked on.

Mr. Bistas replied that there would only be students in the school. No outsiders would be allowed for being practiced on. Massage Therapy could be vulnerable and for safety, no one would be allowed other than students. Even during the admissions tours, outsiders would not be allowed in the class rooms.

CHAIRMAN GRAY noted he would be now be proceeding to the Public Hearing.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the Public Hearing for New School for Massage Therapy.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY noted he had confirmation of the legal notice for this public hearing be published in the local newspaper as required by state law.

CHAIRMAN GRAY noted anyone wishing to speak will be sworn in.

CHAIRMAN GRAY asked for comments from the COMMISSIONERS.

There were none.

CHAIRMAN GRAY asked for comments from the Petitioner.

Mr. Bistas replied he had no comment other than being very excited for this opportunity to be here and speak with the Commission.

CHAIRMAN GRAY asked for comments from the Public.

There were none.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the Public Hearing for New School for Massage Therapy.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice call.

Ms. Wallrich noted the Standards for Special Use as stated in the Staff Report.

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER AITCHISON to recommend that the Village Board grant a Special Use Permit to the Petitioner, Marilyn Monaco, Property Manager, for a Special Use on behalf of Steve Vernon, SAVI Properties, LLC, for a Vocational Educational Facility to be located at 18440 Thompson Ct., Suite 10, in the Hickory Creek Planned Unit Development (PUD) and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by Roll Call.

This item will be heard at the Village Board Meeting on October 6, 2020.

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

ORDINANCE
NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A VOCATIONAL
EDUCATIONAL FACILITY TO SAVI PROPERTIES, LLC. ON BEHALF OF NEW
SCHOOL FOR MASSAGE (TENANT), AT 18440 THOMPSON COURT**

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

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. _____**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
VOCATIONAL EDUCATIONAL FACILITY TO SAVI PROPERTIES, LLC.
ON BEHALF OF NEW SCHOOL FOR MASSAGE (TENANT),
AT 18440 THOMPSON COURT**

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, a petition for the granting of a Special Use Permit for a Vocational Educational Facility at 18440 Thompson Court, Tinley Park, Illinois 60477 (“Subject Property”) has been filed by Marilyn Monaco, SAVI Properties, on behalf of Emmanuel Bistas, New School for Massage (“Petitioner”) with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use Permit should be granted on September 17, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission has filed its report and findings and recommendations that the proposed Special Use Permit be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; 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 of Tinley Park and its residents to approve said Special Use Permit; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Special Use Permit as set forth in Section X.J.5 of the Zoning Ordinance, and the proposed granting of the Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
The proposed use is similar to other uses in the established area.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
The area is developed with similar uses. Parking and hours of operation do not pose a negative impact to surrounding uses.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
The immediate area is fully developed.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
This is a developed site with existing utilities, access roads and drainage. The proposed use does not alter current conditions or needs.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
There is minimal traffic generation anticipated for the proposed use.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above

standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

There are no exceptions associated with the proposed use.

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The proposed use eliminates a vacancy in the building.

SECTION 3: The Special Use Permit set forth herein below shall be applicable to the following described property

LEGAL DESCRIPTION: LOT 7B IN THOMPSON COURT SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 28, 2003, AS DOCUMENT NUMBER R2003-19592, IN WILL COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 19-09-01-101-012-0000

COMMONLY KNOWN AS: 18440 Thompson Court, Suite 10, Tinley Park, Illinois

SECTION 4: That a Special Use Permit to allow for a Vocational Educational Facility to be located at 18440 Thompson Court, Tinley Park, Illinois 60477 (“Subject Property”) is hereby granted to the Petitioner.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: 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 29th day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 29th day of September, 2020.

VILLAGE PRESIDENT

ATTEST:

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 GRANTING A SPECIAL USE PERMIT FOR VOCATIONAL EDUCATIONAL FACILITY TO SAVI PROPERTIES, LLC. ON BEHALF OF NEW SCHOOL FOR MASSAGE (TENANT), AT 18440 THOMPSON COURT,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 29, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 29th day of September, 2020.

 KRISTIN A. THIRION, VILLAGE CLERK



Interoffice

Memo

Date: September 29, 2019

To: Village Board
Dave Niemeyer, Village Manager

From: Kimberly Clarke, AICP
Community Development Director

Subject: Professional Service Contract-RickDandan dba (Lakeside Consultants)

Background:

The Community Development Department's last full-time inspector (plumbing) will be retiring on Wednesday, September 30th. The next steps for the department are to expand the existing professional services with its current consultant Rick Dandan to include plumbing inspections. The Village has been using Rick Dandan for building permit plan review and building inspections since 2017.

Discussion:

This was discussed at the Committee of the Whole Meeting held on September 29, 2020

Recommendation:

Adopt Resolution 20-R-094 approving a contract for professional building review and inspection services with Rick DanDan DBA Lakeside Consultants

Attachments:

Resolution 20-R-094

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

RESOLUTION
NO. 2020-R-094

**A RESOLUTION APPROVING AN AMENDMENT TO AN EXISTING CONTRACT
FOR PROFESSIONAL BUILDING REVIEW AND INSPECTIONS SERVICES WITH
RICK DANDAN (DBA LAKESIDE CONSULTANTS)**

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

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-094**A RESOLUTION APPROVING AN AMENDMENT TO AN EXISTING CONTRACT FOR PROFESSIONAL BUILDING REVIEW AND INSPECTIONS SERVICES WITH RICK DANDAN (DBA LAKESIDE CONSULTANTS)**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into a Contract with Rick Dandan (dba Lakeside Consultants), a true and correct copy of such Contract being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Contract be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

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

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Contract" be entered into and executed by said Village of Tinley Park, with said Contract to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Contract.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

PASSED THIS 29th day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 29th day of September, 2020.

ATTEST:

VILLAGE PRESIDENT

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 Resolution No. 2020-R-094, “A RESOLUTION APPROVING AN AMENDMENT TO AN EXISTING CONTRACT FOR PROFESSIONAL BUILDING REVIEW AND INSPECTIONS SERVICES WITH RICK DANDAN (DBA LAKESIDE CONSULTANTS),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 29, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 29th day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

PROFESSIONAL SERVICES AGREEMENT
Building Inspection and Plan Review Services
Dated 9.22.2020

SERVICES PROVIDED

Rick Dandan (DBA Lakeside Consultants) and any needed designee inspectors or plan reviewers on his end will provide building permit plan review and inspection, and miscellaneous related administrative support services including but not limited to potential attendance and representation at the local administrative adjudication court and Building Committee for Illinois as an independent contractor and subject to the terms and conditions of this Agreement. All inspection services and interaction with property and business owners on behalf of the Village of Tinley Park under this Agreement will be conducted in a professional and respectful manner.

Rick Dandan (DBA Lakeside Consultants) or his designee shall dress in manner that represents the Village of Tinley Park in a professional manner and shall have proper inspection equipment to conduct inspections as required. Equipment shall include a clipboard, flashlight, tape measure, and other equipment as determined to provide a quality inspection.

Rick Dandan (DBA Lakeside Consultants) or his designee shall utilize the forms and checklist used by the Village of Tinley Park and shall follow inspection protocol as outlined by the Community Development Director. Rick Dandan (DBA Lakeside Consultants) or his designee shall utilize their personal vehicle to conduct inspections.

Unless otherwise approved by the City's Community Development Director, Rick Dandan (DBA Lakeside Consultants) or his designee shall perform inspections and related code enforcement work for the Village of Tinley Park during normal business hours Monday-Friday as needed and agreed upon by both parties. Total number of hours or performed inspections/plan reviews in any given week will be as authorized by the Community Development Director or Building Official.

Service provided under this Agreement shall be billed in accordance with the fee schedule attached as **Exhibit C**.

TERM OF AGREEMENT

This Agreement shall be in full force and effect upon execution by the parties. This Agreement may be terminated at any time by either party for any reason by giving written notification to the other party. Notification to the Village of Tinley Park shall be provided directly to the Community Development Director.

INSURANCE

Rick Dandan (DBA Lakeside Consultants) or his designee shall, during the term hereof, maintain at its sole cost and expense, comprehensive general liability insurance against claims for bodily injury, death, or property damage occurring as a result of its employee's actions in the course of this Agreement in the amount of a minimum of \$2,000,000 combined single limits. Said Insurance shall name the Village of Tinley Park as an additional insured and shall include a provision for cancellation only upon 30 days prior

notice to the Village of Tinley Park. Rick Dandan (DBA Lakeside Consultants) shall provide the Village of Tinley Park with a Certificate of Insurance confirming compliance with these requirements.

In addition, Rick Dandan (DBA Lakeside Consultants) shall provide the Village of Tinley Park with an executed copy of the Hold Harmless Agreement attached hereto as Exhibit B prior to performing any work as an independent contractor for the Village of Tinley Park.

INDEPENDENT CONTRACTOR

It is agreed that Rick Dandan (DBA Lakeside Consultants) or his designee is an independent contractor and not an employee of the Village of Tinley Park and is not entitled to any employment benefits available to employees by policies or laws, including but not limited to the Illinois Worker's Compensation Act.

BILLING OF SERVICES

Rick Dandan (DBA Lakeside Consultants) shall provide a statement for services rendered each month. The statement shall clearly state number of hours, inspections, plan reviews and type of work performed.

MODIFICATIONS

This Agreement contains the entire understanding of the parties as to the matters contained herein, and it shall not be altered, amended, or modified except by a written amendment executed by the duly authorized agent of the Village of Tinley Park and Rick Dandan (DBA Lakeside Consultants).

ENFORCEABILITY

If any provision of the Agreement is held to be invalid or unenforceable for any reason, this Agreement shall remain in full force and effect in accordance with its terms, disregarding such unenforceable or invalid provision.

Any failure of a party to enforce the party's rights under any provision of this Agreement shall not be construed or act as a waiver of said party's subsequent right to enforce any of the provisions contained herein.

Accepted By	<u>Rick Dandan</u>	Accepted By	_____
Print	<u>Rick Dandan</u>	Print	_____
Title	<u>Principal Lakeside CONSULTANTS</u>	Title	_____
	<u>9.22.20</u>		

EXHIBIT A**Tinley Park Consulting Fee Schedule****Inspections:**

Residential/Commercial: \$40.00 per inspection (includes building,electric,hvac,energy,plumbing).

Residential Small Scale: \$35.00 per inspection (includes decks,porches,driveway,concrete,etc).

All Re-Inspections: \$35.00 per inspection

Property Maintenance/Code Enforcement/Office Time \$40.00 per hour

Plan/Code Review:

Residential Small Scale
(driveways, patios,etc) \$40.00 per hour

Residential Garages* \$75.00

Residential Interior Remodel* \$125.00

Residential Additions* \$225.00

Residential New Single Family \$375.00

Commercial * Percentage of construction cost (0.0025%)
* Min. \$150.00

Re-Submittals * Office Time, no extra charge.



Interoffice Memo

Date: September 25, 2020
To: Village Board
From: David Niemeyer, Village Manager
cc: Pat Carr, Assistant Village Manager
Paul O'Grady, Village Attorney
Subject: Settlement Agreement 80th Ave train station

In 2010, the Village entered into a contract with Zcorp Services Company for the 80th Ave Train Station project. There were several disputes over the quality of the construction and the Village had to make several repairs/replacements, including replacing several staircases, railings and ramps and installing erosion control. The company is no longer in business and the Village placed a claim on the contractor's performance bond in 2016. The bonding company disputed the claim and after extended negotiations, the bonding company agreed to pay the Village \$175,000 to settle the dispute. The attached agreement settles the dispute.

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

RESOLUTION
NO. 2020-R-095

**A RESOLUTION APPROVING A SETTLEMENT AGREEMENT BETWEEN
THE VILLAGE OF TINLEY PARK AND LIBERTY MUTUAL INSURANCE
COMPANY REGARDING ISSUES RELATED TO THE CONSTRUCTION
OF THE 80TH AVENUE TRAIN STATION**

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

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

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

RESOLUTION NO. 2020-R-095

**A RESOLUTION APPROVING A SETTLEMENT AGREEMENT BETWEEN
THE VILLAGE OF TINLEY PARK AND LIBERTY MUTUAL INSURANCE
COMPANY REGARDING ISSUES RELATED TO THE CONSTRUCTION
OF THE 80TH AVENUE TRAIN STATION**

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 President and Board of Trustees of the Village of Tinley Park believe and hereby declare that it is in the best interest of the Village and its residents in order to avoid uncertainties of litigation and without admitting any liability to authorize the Village President and/or Village Manager to execute the Settlement Agreement, attached hereto as **Exhibit 1**; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: The President and Board of Trustees hereby authorize the Village President and/or Village Manager to execute the Settlement Agreement, attached hereto as **Exhibit 1**, subject to review as to form by the Village Attorney.

SECTION 3: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

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

PASSED THIS 29TH day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 29th day of September, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

SS

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 Resolution No. 2020-R-095, **“A RESOLUTION APPROVING A SETTLEMENT AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND LIBERTY MUTUAL INSURANCE COMPANY REGARDING ISSUES RELATED TO THE CONSTRUCTION OF THE 80TH AVENUE TRAIN STATION,”** which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 29, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 29th day of September, 2020.

VILLAGE CLERK

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (“Agreement”) is entered into by and between Liberty Mutual Insurance Company f/k/a Developers Surety and Indemnity Company (referred to herein as “Developers”) and the Village of Tinley Park (“Tinley Park”). Developers and Tinley Park may be collectively referred to as “Parties.”

RECITALS

WHEREAS, on or about November 15, 2010, Tinley Park entered into a contract with ZCorp Services Company (“ZCorp”), for the construction of the public project known as Metra-Tinley Park 80th Avenue Station (the “Project”);

WHEREAS, on or about November 15, 2010, Developers issued a Performance Bond and a Payment Bond, bond number 771386P, on behalf of its principal, ZCorp, and for the benefit of the owner and obligee, Tinley Park (the “Bonds”);

WHEREAS, the Project was substantially completed by November 21, 2012 however unforeseen circumstances substantially increased ZCorp’s cost of completion and the balance remaining to be paid to ZCorp for the Project was significantly less than the cost to complete. Disputes arose over work in place and defective construction;

WHEREAS, Developers received a claim on the Bonds from Tinley Park relating to ZCorp’s work on the Project (the “Bond Claim”); and

WHEREAS, the Parties, wishing to avoid the uncertainty and expense of litigation have decided to enter into this Agreement to fully and finally resolve the specified issues addressed herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the Parties, the Parties agree as follows:

1. The Recitals are made part of and incorporated into this Agreement.
2. **Settlement Payments**: Developers shall pay to Tinley Park the sum of one hundred and seventy-five thousand dollars (\$175,000.00) in full and final settlement for this matter (the “Settlement Payment”). The Settlement Payment shall be made within thirty (30) days of execution of the Agreement, and shall be made payable by check to the Village of Tinley Park, sent to Tinley Park’s attorney at the following address:

Thomas J. Condon, Jr.
Peterson, Johnson & Murray Chicago, LLC
200 West Adams St., Suite 2125
Chicago, IL 60606

3. Release by Tinley Park: In consideration for the promises set forth in this Agreement, Tinley Park, for itself, and on behalf of, but not limited to, its former, present, and future mayor, trustees, clerk, council member, principals, agents, employees, executives, employees and all constituents, predecessors, successors, assigns, representatives and attorneys hereby release, acquit and forever discharge Developers and, but not limited to, its respective officers, directors, shareholders, employees, parent companies, sibling companies, affiliated companies, reinsurers, successors, assigns, agents, consultants, heirs, beneficiaries and attorneys of and from any and all claims, rights, demands and/or causes of action of any kind or nature that Tinley Park has raised or could have raised relating in any way to the Bonds, the Bond Claim, and/or ZCorp's work on the Project.

4. Notices. Any notices required to be given by the terms of this Agreement shall be made *via* email and certified mail, return receipt requested, postage prepaid to:

To Developers:

Michael J. Weber
Dinsmore & Shohl LLP
222 W. Adams St., Suite 3400
Chicago, IL 60606
(312) 775-1742
michael.weber@dinsmore.com

To Tinley Park:

Thomas J. Condon, Jr.
Peterson, Johnson & Murray Chicago, LLC
200 West Adams St., Suite 2125
Chicago, IL 60606
(312) 724-8040
tcondon@pjmchicago.com

5. General Provisions:

- (a) This Agreement contains contractual obligations.
- (b) This Agreement may be executed in counterparts, each of which shall be fully effective as an original and all of which together shall constitute one and the same instrument.
- (c) Facsimile and electronic signatures may be treated as originals for all purposes.
- (d) This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois.
- (e) If any provision or term of this Agreement is deemed to be illegal or unenforceable in any respect, such provision or term shall not affect any other provision or term hereof, and this Agreement shall be construed as if the provision or term had never been contained herein.

- (f) The Parties agree to cooperate fully to execute any and all supplementary documents and to take all additional actions that may be necessary or appropriate to give full force and effect to the basic terms, conditions, and intent of this Agreement.
- (g) The Parties agree to bear their own attorneys' fees and costs incurred in all matters that led to the entry of this Agreement.
- (h) This Agreement shall not in any way be amended or modified without the written consent of both Parties.
- (i) The Parties acknowledge that they are and have been represented by counsel in connection with the negotiation of this Agreement, that the provisions of this Agreement and the legal effect thereof have been fully explained to them, and that they have entered into this Agreement freely and voluntarily and without coercion or undue influence.
- (j) Each of the undersigned certifies that he/she is an officer and/or designated authorized agent of the respective Party as indicated at the respective signature lines, and is fully authorized to execute this Settlement Agreement on behalf of said Party and to bind said Party hereto.

6. Final Resolution. Except as set forth in this Agreement, the Parties, covenant and agree that the terms and conditions contained in this Agreement constitute the full, complete and final resolution of any and all claims and disputes among the Parties, both known and unknown.

7. No Admission of Wrongdoing. This Agreement shall not be construed as an admission of fault or liability on the part of any of the Parties. It is understood and agreed that the terms of this Agreement have been made solely to accomplish an expeditious resolution of specific issues and for no other purpose.

8. Entire Agreement. This Agreement sets forth the entire agreement between the Parties solely with respect to specific issues set forth herein and fully supersedes any and all prior agreements or understandings between the Parties hereto pertaining the specific issues herein.

9. Binding Nature of Agreement. The terms of this Agreement shall be binding upon, inure to the benefit of, and be enforceable by, the Parties hereto, and their respective successors, administrators, executors, beneficiaries, and/or assigns.

10. No Third-Party Rights. Nothing in this Agreement is intended or shall be interpreted to confer any rights, privileges or rights of action of any kind upon any person or entity not a party to this Agreement, or to effectuate a release by the Parties of any claims or causes of action that any Party has or may have against any person or entity not a Party to this Agreement.

11. Modification. This Agreement may not be altered, amended, changed, terminated, or modified in any material respect without the express, written consent of all Parties hereto. No waiver by any Party hereto of any breach or default hereunder shall be deemed a waiver of any other or subsequent breach or default.

IN WITNESS HEREOF, the Parties hereto have caused this Agreement to be signed as of the day and year first above written.

**LIBERTY MUTUAL INSURANCE COMPANY f/k/a
DEVELOPERS SURETY AND INDEMNITY COMPANY**

Signature: _____

Printed Name: _____

Title: _____

Date: _____

THE VILLAGE OF TINLEY PARK

Signature: _____

Printed Name: _____

Title: _____

Date: _____

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

ORDINANCE
NO. 2020-O-060

**AN ORDINANCE AMENDING THE MUNICIPAL CODE
OF THE VILLAGE OF TINLEY PARK BY THE ADDITION OF TITLE XI
CHAPTER 129L IMPOSING A MUNICIPAL CANNABIS RETAILERS'
OCCUPATION TAX**

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

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & 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. 2020-O-060**AN ORDINANCE AMENDING THE MUNICIPAL CODE
OF THE VILLAGE OF TINLEY PARK BY THE ADDITION OF TITLE XI
CHAPTER 129L IMPOSING A MUNICIPAL CANNABIS RETAILERS'
OCCUPATION TAX**

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 has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety and welfare of its citizens; and

WHEREAS, on June 15, 2019 the governor of the State of Illinois signed into law Public Act 101-0027, establishing the Cannabis Regulation and Tax Act (hereinafter referred to as "Act"); and

WHEREAS, this Ordinance is adopted pursuant to the provisions of the Illinois Municipal Cannabis Retailers' Occupation Tax Law, 65 ILCS 5/8-11-23 *et seq.*; and

WHEREAS, the Village amended the Zoning Ordinance through Ordinance 2020-O-038, authorizing "Adult Use Cannabis Dispensing Organizations" starting January 1, 2020;

WHEREAS, this Ordinance is intended to impose the tax authorized by the Act providing for a municipal cannabis retailers' occupation tax which will be collected by the Illinois Department of Revenue;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1. Recitals. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. Adoption of Tax. Title XI Chapter 129 of the Municipal Code of the Village of Tinley Park shall be amended by the addition of Chapter 129L that will read as follows:

**Chapter 129L:
MUNICIPAL CANNABIS RETAILERS' OCCUPATION TAX**

1. Tax imposed; Rate.

- A. A tax is hereby imposed upon all persons engaged in the business of selling cannabis, other than cannabis purchased under the Compassionate Use of Medical Cannabis Pilot Program Act, at retail in the Village at the rate of 3% of the gross receipts from these sales made in the course of that business while this Ordinance is in effect; and
- B. The imposition of this tax is in accordance with the provisions of Sections 8-11-23, of the Illinois Municipal Code (65 ILCS 5/8-11-23).

2. Illinois Department of Revenue to administer, collect and enforce.

- A. The taxes hereby imposed, and all civil penalties that may be assessed as in incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois in accordance with the provisions of 65 ILCS 5/8-11-1 and 65 ILCS 5/8-11-5. The Department of Revenue shall have full power to administer and enforce the provisions of this Ordinance.

- B. Any tax required to be collected pursuant to or as authorized by this Ordinance and any such tax collected by such retailer and required to be remitted to the Department shall constitute a debt owed by the retailer to the State. Retailers may reimburse themselves for their seller's tax liability hereunder by separately stating that tax as an additional charge, which charge may be stated in combination, in a single amount, with any State tax that sellers are required to collect.

SECTION 3. Clerk to file Ordinance with Illinois Department of Revenue.

The Village Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2020.

SECTION 4. Effective Date.

This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law, provided, however, that the tax provided for herein shall take effect for all sales on or after the first day of January, 2021.

SECTION 5. Severability.

If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

SECTION 6. Publication in pamphlet form. Full force and effect.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law. The Village Clerk is directed to publish this Ordinance in pamphlet form.

PASSED THIS 29TH DAY OF SEPTEMBER 2020, PURSUANT TO A ROLL CALL VOTE AS FOLLOWS:

AYES:

NAYS:

ABSENT:

APPROVED THIS 29th day of September, 2020.

Village President

ATTEST:

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. 2020-O-060, "**AMENDING THE MUNICIPAL CODE OF THE VILLAGE OF TINLEY PARK BY THE ADDITION OF TITLE XI CHAPTER 129L IMPOSING A MUNICIPAL CANNABIS RETAILERS' OCCUPATION TAX**" which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 29, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 29th day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

STAFF COMMENT

BOARD COMMENT

**PUBLIC
COMMENT**

EXECUTIVE SESSION

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 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.