

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD FEBRUARY 4, 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 February 4, 2020. President Vandenberg called this meeting to order at 8:00 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

Village President: Jacob C. Vandenberg
Village Clerk: Kristin A. Thirion

Trustees: Cynthia A. Berg
William P. Brady
William A. Brennan
Diane M. Galante
Michael G. Mueller

Absent: Michael W. Glotz

Also Present:
Village Manager: David Niemeyer
Asst. Village Manager: Patrick Carr
Village Attorney: Paul O’Grady

Motion was made by Trustee Berg, seconded by Trustee Brennan, to approve the agenda as written or amended for this meeting. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Berg, to approve and place on file the minutes of the Regular Village Board Meeting held on January 21, 2020. Vote by voice call. President Vandenberg declared the motion carried.

At this time Clerk Thirion introduced Audrey Maher, Owner of Pekoe and Bean, 17028 Oak Park Avenue. Ms. Maher presented an overview of the new tea room and coffee bar in Downtown Tinley.

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

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

- A. CONSIDER REQUEST FROM FRANKFORT SCHOOL DISTRICT 157C, TO CONDUCT A RAFFLE ON FRIDAY, MARCH 6, 2020, AT THE ODYSSEY COUNTRY CLUB, 19100 RIDGELAND AVE., WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$30,000. WINNERS WILL BE DRAWN AT ODYSSEY COUNTRY CLUB.

- B. CONSIDER REQUEST FROM RIVERSIDE HEALTHCARE FOUNDATION, TO CONDUCT A RAFFLE ON SATURDAY, MARCH 1, 2020, AT THE Tinley Park CONVENTION CENTER, 18451 CONVENTION CENTER DR., WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$4,999. WINNERS WILL BE DRAWN AT THE CONVENTION CENTER.
- C. CONSIDER REQUEST FROM LES TURNER ALS FOUNDATION, TO CONDUCT A TAG DAY FUNDRAISER ON SATURDAY, MAY 9, 2020, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- D. CONSIDER ADOPTING RESOLUTION 2020-R-006 AUTHORIZING A SETTLEMENT AGREEMENT AND RELEASE BETWEEN THE REGIONAL TRANSPORTATION AUTHORITY (RTA); COUNTY OF COOK; VILLAGE OF FOREST VIEW; VILLAGE OF TINLEY PARK; VILLAGE OF LEMONT; VILLAGE OF ORLAND PARK; ELK GROVE VILLAGE; VILLAGE OF MELROSE PARK; VILLAGE OF HAZEL CREST; VILLAGE OF NORTH BROOK AS PLAINTIFFS AND THE VILLAGE OF CHANNAHON, MINORITY DEVELOPMENT COMPANY, LLC, AND MTS CONSULTING, LLC, AND NON-PARTY SOUTHWEST JET FUEL CO. AS DEFENDANTS RELATIVE TO COOK COUNTY CONSOLIDATED CASES 2011 CH 29744 AND 2011 CH 34266 INVOLVING THE MATTER OF SOURCING AND REPORTING OF SALES TAXES.
- E. CONSIDER ADOPTING RESOLUTION 2020-R-007 APPROVING A FIVE (5) FOOT UTILITY EASEMENT ALONG THE EAST PROPERTY LINE OF 17309 OAK PARK AVENUE (PROPERTY OF JAMES FUENTES).
- F. CONSIDER ADOPTING RESOLUTION 2020-R-008 AUTHORIZING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND PROVIDENCE BANK & TRUST CONSENTING TO THE COLLATERAL ASSIGNMENT OF THE SOUTH STREET REDEVELOPMENT PROJECT.
- G. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,452,935.88 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JANUARY 24 AND JANUARY 31, 2020.

President Vandenberg 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, Mueller. Nays: None. Absent: Glotz. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to adopt **ORDINANCE 2020-O-003 GRANTING A MAP AMENDMENT (REZONING) FOR TWO (2) PROPERTIES LOCATED AT 17100 AND 17110 HARLEM AVENUE FROM THEIR EXISTING B-4 (OFFICE AND SERVICE BUSINESS) AND R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICTS TO THE B-1 (NEIGHBORHOOD SHOPPING) ZONING DISTRICT.** The Petitioner, Vequity LLC, is seeking to rezone the two (2) properties located at the Southwest Corner of Harlem Avenue and 171st Street from their current zoning to the B-1, Neighborhood Shopping zoning district. The purpose of the rezoning is to allow for the construction of an automotive service (gas) station. The proposed gas station site includes ten (10) vehicle fueling stations and a 3,511 sq. ft. convenience store building.

The Plan Commission held a Public Hearing on January 2, 2020 and voted 5-0 to recommend approval of the Map Amendment (Rezoning) in accordance with the plans as listed in the “Listed Reviewed Plans” and Findings of Fact in the January 2, 2020, Staff Report.) President Vandenberg asked if anyone would like to address the Board. Trustee Galante stated she has concerns with changing the zoning at this location. Citizens noted concerns about flood control at this location with the change in the elevation of the land. Concerns were also stated regarding traffic due to this development. The engineer for the development, Bill Perry of Watermark Engineering, addressed the citizens’ concerns noting that permits have been required from the Metropolitan Water Reclamation District (MWRD), Illinois Department of Transportation (IDOT) and the Village for this development. Police Chief Walsh stated that semi-trucks and tank trucks are restricted from using residential streets. Mr. Perry noted that deliveries will enter via Harlem Avenue or 171st Street. David Sosin, attorney for the developer, stated an extensive traffic study has been done. This study was approved by Cook County and IDOT. He also noted that this project has been reviewed and approved by the Plan Commission. Mayor Vandenberg noted that a business gap analysis was completed by the Village and fueling stations were in the top two (2) for businesses needed by the Village. A citizen asked if this fueling station would have pumps for semi-trucks. Mr. Perry stated it would not. Vote on roll call: Ayes: Berg, Brady, Brennan, Mueller. Nays: Galante. Absent: Glotz. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt **RESOLUTION 2020-R-003 APPROVING AND ACCEPTING A FINAL PLAT OF RESUBDIVISION FOR SOUTHLANDS FIRST CONSOLIDATION LOCATED AT 17100 HARLEM AVENUE**. The Petitioner, Vequity LLC (contract purchaser/developer), has requested Final Plat approval for the Southlands First Consolidation associated with the proposed 7-Eleven gas station and convenience store at 17100 Harlem Avenue. The Plat will consolidate two (2) parcels along Harlem Ave resulting in a single .961-acre parcel. The Plat also includes all existing utility easements, cross-access easements to neighboring properties, and a sidewalk easement for installation of a public sidewalk on a portion of the property. The Plan Commission reviewed the Final Plat of Resubdivision with a recommended condition that the approval is subject to Final Engineering Plan approval by the Village Engineer on January 2, 2020, and voted 5-0 to recommend approval. President Vandenberg asked if anyone would like to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Mueller. Nays: Galante. Absent: Glotz. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adopt **ORDINANCE 2020-O-004 GRANTING A SPECIAL USE FOR AN AUTOMOBILE SERVICE (GAS) STATION TO PERMIT THE CONSTRUCTION OF A 7-ELEVEN GAS STATION AT 17100 HARLEM AVENUE IN THE B-1 (NEIGHBORHOOD SHOPPING) ZONING DISTRICT (VEQUITY, LLC, PETITIONER)**. The Petitioner, Vequity LLC, is seeking a Special Use Permit for an automobile service (gas) at 17100 Harlem Avenue in the B-1 (Neighborhood Shopping) Zoning District. The proposed gas station site includes ten (10) vehicle fueling stations and a 3,511 sq. ft. convenience store building. The Plan Commission held a Public Hearing on January 2, 2020 and voted 5-0 to recommend approval of the Special Use with recommended conditions in accordance with the plans as listed in the “Listed Reviewed Plans” and Findings of Fact in the January 2, 2020 Staff Report. Since the Village Board meeting held on January 21, the developer has revised their plans to increase the distance between fuel pumps from 23’ feet to 25’ in order to provide more space for vehicles. President Vandenberg asked if anyone would like to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Mueller. Nays: Galante. Absent: Glotz. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to adopt **ORDINANCE 2020-O-**

005 GRANTING VARIATIONS FROM THE ZONING ORDINANCE RELATED TO THE LOT SIZE, LOT WIDTH, LOT DEPTH, DRIVE AISLE WIDTH AND FREESTANDING SIGN SETBACK FOR THE PROPOSED 7-ELEVEN GAS STATION AND CONVENIENCE STORE SITE LOCATED AT 17100 HARLEM AVENUE IN THE B-1 (NEIGHBORHOOD SHOPPING) ZONING DISTRICT. The Petitioner, Vequity LLC (contract purchaser/developer), is seeking the five (5) variations related to lot size, lot width, lot depth, drive aisle width and freestanding sign setback as part of its proposal to redevelop the property at 17100 Harlem Avenue for a 7-Eleven gas station site that includes ten (10) vehicle fueling stations and a 3,511 sq. ft. convenience store building. The Plan Commission held a Public Hearing on January 2, 2020 and voted 5-0 to recommend approval of the five variations and adopt the Findings of Fact in accordance with the plans as listed in the “Listed Reviewed Plans” as indicated in the January 2, 2020, Staff Report. President Vandenberg asked if anyone would like to address the Board. A citizen asked if this variance could have been avoided if the development purchased more land to the south. Community Development Director, Kimberly Clarke, stated no, the variance is due to the width of the property not the depth. Vote on roll call: Ayes: Berg, Brady, Brennan, Mueller. Nays: Galante. Absent: Glotz. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt **ORDINANCE 2020-O-006 GRANTING A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 16800 OAK PARK AVENUE – AN ENGLISH GARDEN LLC.** The Petitioner, Kim McAulife of An English Garden LLC, is seeking a Special Use Permit to convert the second floor of a Heritage Site, located at 16800 Oak Park Avenue, to a 1,214 sq. ft. three-bedroom apartment. The first-floor is utilized by the Petitioner’s business, An English Garden Florist and Gifts, which opened in November 2019. The property is known as the Fulton Home and is a culturally and historically significant property with the original home constructed circa 1859. A Special Use is required for the conversion of a Heritage Site to a mixed-use property in the Neighborhood General (NG) Zoning District. The Plan Commission held a Public Hearing on January 16, 2020 and voted 8-0 to recommend approval of the Special Use in accordance with the plans as listed in the “Listed Reviewed Plans” and Findings of Fact in the January 16, 2020, Staff Report. President Vandenberg stated that on September 5, 2019 he submitted a letter to the Clerk stating that he works with An English Garden on behalf of his family business; therefore, he is recusing himself from voting and all discussion regarding this item, he noted that he sent an email to the Clerk regarding this. President Vandenberg asked if anyone would like to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Mueller. Nays: None. Absent: Glotz. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt **CONSIDER RESOLUTION 2020-R-009 APPROVING A PARKING LEASE AND MAINTENANCE AGREEMENT WITH AN ENGLISH GARDEN, LLC FOR PROPERTY LOCATED AT 16800 OAK PARK AVENUE.** The Petitioner, Kim McAullife of An English Garden, LLC, recently purchased and renovated the property at 16800 Oak Park Avenue to operate a second location for her flower and gift business. The property has historically utilized parking located on the south side of the 168th Street right-of-way to meet their parking minimums. The Parking Lease and Maintenance Agreement allows the owner of the property and its tenants the non-exclusive use of the parking along with maintenance responsibilities of the parking area (including snow plowing, pavement and landscaping). The Agreement has been reviewed by the Village Attorney and requires approval by the Village Board. President Vandenberg stated again that he is recusing himself from voting and all discussion regarding this item. President Vandenberg asked if anyone would like to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Mueller. Nays: None. Absent: Glotz. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to adopt **ORDINANCE 2020-O-007 GRANTING A MASONRY VARIATION FOR THE PROPERTY LOCATED AT 17305 68TH COURT**. The Petitioner, Mark Weber, is seeking a Variation to permit construction of a new single-family residential home without the required first-floor masonry per Section V.C.4.B. of the Zoning Ordinance at 17305 68th Court in the R-4, Single-Family Residential Zoning District. The Petitioner is seeking to construct his new home in a Craftsman architectural style, which does not traditionally utilize brick. The existing neighborhood architecture is a mix of homes with and without first floor masonry. The Zoning Board of Appeals held a Public Hearing on January 23, 2020 and voted 4-0 to recommend approval of the requested Variation in accordance with plans as listed in the “List of Reviewed Plans” and recommended conditions in the January 23, 2020, Staff Report. President Vandenberg asked if anyone would like to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Mueller. Nays: None. Absent: Glotz. President Vandenberg declared the motion carried.

Motion was made by Trustee Galante seconded by Trustee Berg, to adopt **RESOLUTION 2020-R-011 (IDOT RESOLUTION 20-00000-00-GM) AUTHORIZING AN APPROPRIATION OF UP TO \$2,034,000 IN MFT FUNDS FOR THE FY2021 PAVEMENT MANAGEMENT PROGRAM**. This Resolution between the Village of Tinley Park and the Illinois Department of Transportation would authorize the appropriation of up to \$2,034,000 in MFT funds for the purpose of maintaining streets and highways under the applicable provision of the Illinois Code from January 1, 2020 to December 31, 2020. Actual expenditures under this resolution will be subject to the amount of funds available. The total program cost is not expected to exceed \$4,115,000. Funding was discussed at the Committee of the Whole meeting held prior to this meeting. Passage of this resolution will allow the Village to competitively bid the project prior to the first major State controlled bid letting in an effort to obtain the best possible unit pricing. This item was discussed at the Committee of the Whole meeting held prior to this meeting. President Vandenberg asked if anyone would like to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Mueller. Nays: None. Absent: Glotz. President Vandenberg declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Mueller, to adopt **RESOLUTION 2020-R-012 APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND ROBINSON ENGINEERING FOR ENGINEERING SERVICES RELATED TO THE FY2021 PAVEMENT MANAGEMENT PROGRAM**. This agreement between the Village of Tinley Park and Robinson Engineering would include preliminary design engineering and field services for the FY2021 Pavement Management Program (PMP). Final costs of this agreement are in accordance with State requirements and will be based on a percentage basis of the PMP awarded contract amount (3.5% for design and 6% for construction observation). This item was discussed at the Committee of the Whole meeting held prior to this meeting. President Vandenberg asked if anyone would like to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Mueller. Nays: None. Absent: Glotz. President Vandenberg declared the motion carried.

At this time, President Vandenberg asked if anyone from the Staff would care to address the Board.

Police Chief Walsh stated that the Tinley Park Police, in conjunction with police departments in neighboring communities, are promoting an aggressive Lock It or Lose It campaign. Chief Walsh also stated they will be working with these neighboring communities with additional police details due to the recent rash of car burglaries in the area.

At this time, President Vandenberg asked if anyone from the Board would care to address the Board.

Village Clerk Thirion stated that the Cook County Board of Commissioners passed ordinances to authorize a property tax abatement in their jurisdictions for the surviving spouses of Cook County's fallen heroes. The program serves surviving spouses of a fallen police officer, soldier or rescue worker. The program will recognize and honor the ongoing impact of this sacrifice on these families. The program can abate up to 100% of a surviving spouse's Cook County property tax liability. Surviving spouses may apply for the abatement with the Cook County Board of review.

She also noted that beginning in Mid-March households throughout the United States will receive an invitation to respond to the 2020 Census Questionnaire. Households will have the option of responding online, by mail, or by phone. The dates which the information will be delivered to citizens from the U. S. Census are:

- March 12th – 20th – An invitation to respond online to the 2020 Census. (Some households will also receive paper questionnaires.);
- March 16th – 24th – A reminder letter will be sent to households that did not respond;
- March 26th – April 3rd – A reminder postcard will be sent;
- April 8th – 16th – A reminder letter and paper questionnaire will be sent;
- April 20th – April 27th – A final reminder postcard will be sent before the Census Bureau will follow up in person.

The Clerk's Office will provide access to the internet for citizens to respond online at the Village Hall. The Tinley Park Public Library will also have computers available for citizen use to respond. The U.S. census counts every resident in the United States. The data collected by the census determine the number of seats each state has in the U.S. House of Representatives (a process called apportionment) and is also used to distribute billions in federal funds to local communities.

Trustee Berg noted that after doing some comparisons with Orland Park in regards to Tax Increment Financing (TIF), she feels the Village of Tinley Park needs to work harder for Economic Development. She noted that Orland Park, which is 36% larger than Tinley Park, has one (1) TIF District, covering twenty-seven (27) acres, while Tinley Park has four (4) TIF Districts covering 1,216 acres. Orland Park has one tenth of one percent of its land falls under TIF, while Tinley Park has 12% of its land falls under TIF.

At this time, President Vandenberg asked if anyone from the Public would care to address the Board.

A citizen asked if the 7-11 at 171st Street and Oak Park Avenue would close if the fueling station and convenience store opens at 171st and Harlem. Kimberly Clarke stated yes it would be closing. This citizen also stated concerns with the appearance of the Tinley Park Roller Rink on Oak Park Avenue and asked if a business is going into the building at approximately 7100 171st Street. Ms. Clarke stated it has been purchased and is under renovation.

A citizen stated concerns about the type of business that might be going into the 7-11 at 171st and Oak Park Avenue if it should close.

Motion was made by Trustee Mueller, seconded by Trustee Berg, at 8:56 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.
- C. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- D. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.
- E. 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.

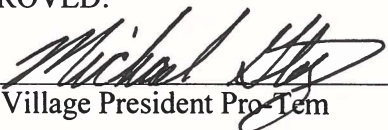
Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Mueller. Nays: None. Absent: Glotz. President Vandenberg declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Mueller, to adjourn the Executive Session and reconvene the regular Board meeting. Vote by voice call. President Vandenberg declared the motion carried and reconvened the special Board meeting at 9:55 p.m.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to adjourn the regular Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the special Board meeting at 9:55 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 Pro-Tem

ATTEST:



 Village Clerk