

**MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD AUGUST 18, 2020**

The regular 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 August 18, 2020. Mayor Pro Tem Glotz called this meeting to order at 7:59 p.m.

At this time, Mayor 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.

Mayor 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:

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 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: Vandenberg. Mayor 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 and special Village Board Meetings held on August 4, 2020. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by President Pro Tem Glotz, seconded by Trustee Mueller, to appoint, **JOHN URBANSKI TO THE POSITION OF PUBLIC WORKS DIRECTOR**. The Village's previous Public Works Director retired in March after serving the Village for over 30 years. Effective April 1st, of this year, John Urbanski (then Assistant Public Works Director), was appointed by the Board to serve as Interim Public Works Director. Since his appointment, John Urbanski has continued to perform highly in the role. John

began working with the Village in 1999, and has performed the roles of Firefighter (promoted to rank of Lieutenant) Laborer, Truck Driver Laborer, Facilities Foreman, Facilities and Fleet Superintendent, and Assistant Public Works Director. John has his Bachelor's Degree in Technical Business Management with a concentration in Construction Project Management.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. After receiving congratulations from the Village Board, Mr. Urbanski thanked the Board and Village Managers for promoting him. Mayor 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: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adopt and place on file, **RESOLUTION 2020-R-083 AUTHORIZING AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH GOVTEMPUSA FOR PROVISION OF A PLANNING MANAGER.** It is recommended that the Village renew the Professional Services Agreement with GovTemps that expires September 4, 2020, to fill the position of Planning Manager in our Community Development Department. This contract renews Paula Wallrich's service as Planning Manager from September 7, 2020, through September 10, 2021. The total base compensation paid is \$77.49 per hour with \$55.35 of that being paid to the contract employee. The estimated number of hours worked will be 24 hours a week. This change is consistent with the strategic roadmap as laid out by the Community Development Department.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. Mayor Pro Tem Glotz stated he his glad to have Ms. Wallrich working with the Village and thanked her for her service. Mayor 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: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Galante, 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-080 APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND ROBINSON ENGINEERING LTD. FOR THE COMMUNITY RATING SYSTEM (CRS) - 2020 CYCLE VERIFICATION.
- B. CONSIDER PROCLAIMING SEPTEMBER 17TH THROUGH SEPTEMBER 23RD, 2020, AS "CONSTITUTION WEEK" IN THE VILLAGE OF TINLEY PARK.
- C. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,394,333.93 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED AUGUST 7, AND AUGUST 14, 2020.

Mayor 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: Vandenberg. Mayor 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-082 APPROVING AND AWARDDING AN OAK PARK AVENUE FACADE GRANT TO ROBERT BARKER OF J.W. HOLLSTEIN'S LOCATED AT 17358 OAK PARK AVENUE.** Robert Barker (Applicant), proposes to remove and replace the existing fencing around the outdoor patio at J.W. Hollstein's Saloon. The intent of the Façade Improvement Grant Program is to assist owners and tenants of existing buildings in upgrading their building facades by improving their overall appearance. Under the Façade Grant, replacement of decorative elements including outdoor dining elements are eligible expenses. The applicant is requesting a \$10,900 Façade Grant to replace the fence surrounding the outdoor patio with a new custom cedar wood treated fence.

The Economic and Commercial Commission reviewed the application at its August 10, 2020, meeting and voted 8-0 to recommend approval of the grant. This item was discussed at the Committee of the Whole meeting held prior to this meeting.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor 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: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Mueller, to adopt and place on file **ORDINANCE 2020-O-044 AN ORDINANCE DESIGNATING THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA.** There are several separate steps required by state statutes to formally create the proposed 159th and Harlem TIF District.

- On March 3, 2020, the Village of Tinley Park authorized moving forward with a feasibility study under the Tax Increment Finance (TIF) Act to determine if the area generally bounded by 159th Street, Oak Park Avenue, Olcott Avenue, and Siemsen Meadows (165th Street extended) can be designated as a Redevelopment Project Area.
- On June 3, 2020, the Village posted the Redevelopment Plan and Project for the proposed 252 acre 159th and Harlem TIF District on the Village's website (www.tinleypark.org) for public inspection.
- The availability of the Redevelopment Plan and Project for public inspection was also announced at the Village Board meeting held on June 9, 2020.
- On July 14, 2020, the 159th and Harlem TIF District Joint Review Board met and gave a favorable recommendation of the Redevelopment Plan and Project.

- On August 4, 2020, a public hearing for the 159th and Harlem TIF Redevelopment Plan and Project was held.

This item, and the ordinances under the following two agenda items, serve to, formally establish the 159th and Harlem TIF District. This first ordinance sets the boundaries and designates the Redevelopment Project Area for the 252-acre 159th and Harlem Tax Increment Financing District.

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

Mayor Pro Tem Glotz posed questions and concerns received from a resident via social media. The resident asked why the old K-Mart and Applebee's buildings were included in the TIF as these buildings were purchased by Pete's Fresh Market and Bandana's BBQ prior to the consideration of this TIF. It was noted that Pete's Fresh Market received incentives from the Village.

The resident also stated concerns that only three (3) of the nine (9) taxing districts from this TIF were present at the Joint Review Board meeting on July 14, 2020.

Mr. Brown then addressed the Village Board. He thanked Trustee Galante for reading the list of accomplishments for getting this TIF to where it is today. He noted that the Village has reached its statutory requirements to put this TIF before the Village Board.

Mr. Brown addressed the questions and declarations presented by President Pro Tem Glotz. The first item addressed was why include Pete's Market and Bandanas BBQ Restaurant. Mr. Brown stated that the boundaries of the area designated for the proposed TIF district were set because this is the entryway from the northwest corridor to the Village. The parcels are combined as a whole so the Village can have a cohesive plan for an area. The plan for this TIF is economic development and revitalization of the area. Part of that includes public infrastructure improvements. If the Village excluded parts of the area, it would create a plan that was not comprehensive. The Cook County 6B and 7B incentives awarded to Pete's reduces its tax bill. The Village will now work with Pete's to stay within the Village's plan for the area.

President Pro Tem Glotz asked if these funds could be used for walkways on the east and west side of Harlem Avenue to 167th Street. Mr. Brown stated yes, and noted the infrastructure is not just limited to walkways. There are other infrastructure projects that could be done using TIF funds.

Trustee Berg stated that she does not support another TIF district in the Village and will be voting no to the items for the proposed TIF. She feels the proposed TIF area supports as much retail as the Village will ever have, based on consumers use of online spending as has been reflected in the use tax received by the Village. She encouraged the Board to reconsider approval of this TIF according to the reports of the financials the Village is facing due to COVID-19.

Trustee Galante pointed out that TIF funds can not be just handed out. Businesses have to meet the requirements in order to receive TIF funding. Mr. Brown concurred, stating that only certain expenses qualify, and there is a process to be followed to receive the funds from the TIF. All plans and funds distributed will come before the Village Board, and they must comply with Village ordinances and zoning.

Mr. Brown summarized the process in which a TIF works and how TIF funds can be put back into the TIF district. He also noted that the taxing districts were made aware of the proposed TIF in January of this year.

The appropriate notices were sent to the taxing districts regarding the JRB meeting on July 14th and Public Hearing on August 4th.

Trustee Mueller stated that he is looking forward to the potential that this TIF district will bring to Tinley Park. He noted that the boundaries of this TIF were scrutinized by staff, consultants and the Board. Both development and infrastructure opportunities were considered. He would like to see a creative mix of restaurants, retail, and experienced based locations that will make this entryway corridor viable to the Village long term.

Mayor Pro Tem Glotz asked if anyone from the public requested to comment either 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, Glotz, Mueller. Nays: Berg. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Brennan, place on file, **ORDINANCE 2020-O-045 AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT**. This is a companion ordinance to the previous agenda item. The current ordinance would approve the document outlining the possible redevelopment activities and improvements contemplated over the 23-year life of the 252 acre 159th and Harlem Tax Increment Financing District known as the Redevelopment Plan and Project.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either 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, Glotz, Mueller. Nays: Berg. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Brady, to adopt and place on file, **ORDINANCE 2020-O-046 AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT**. This is a companion ordinance to the previous two agenda items. This ordinance would approve Tax Increment Financing for the 159th and Harlem Tax Increment Financing District and is the last step in formally creating this TIF District. The Tax Increment Financing authorized by this ordinance would enable the TIF economic development tool, as provided under Illinois statutes, to assist the Village in encouraging redevelopment within the boundaries of the 159th and Harlem TIF District and potentially undertake related public infrastructure improvements.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either 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, Glotz, Mueller. Nays: Berg. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Mueller, to adopt and place on file, **RESOLUTION 2020-R-081 AUTHORIZING AN INTERGOVERNMENTAL AND SUBRECIPIENT AGREEMENT FOR CORONAVIRUS RELIEF FUNDS BETWEEN THE VILLAGE OF TINLEY PARK AND THE COUNTY OF COOK, ILLINOIS**. The Village of Tinley Park was notified that Cook County has received about \$429 million from the U.S. Treasury Coronavirus Aid, Relief, and Economic

Security (CARES) Act funding and will designate \$51 million to support municipalities under the 500,000-population threshold. Cook County determined allocations to each municipality through an equitable lens, with factors that included, but not limited to; immediate needs of the municipality to respond to the pandemic, municipal population, municipal median income and municipal public health statistics. It is important to note that each municipality must apply for this funding allocation and such allocation will be contingent on eligible cost reimbursement.

Through the allocation process detailed above, the Village of Tinley Park has been awarded up to \$383,275.56 for reimbursement of eligible COVID 19 costs. An Intergovernmental Agreement (IGA) is required by Cook County of all municipalities which intend to seek use of their allocation amount. The Village will also be required to submit a letter of intent and application to accompany the IGA.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either 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: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Mueller, to adopt and place on file, **ORDINANCE 2020-O-047 INCREASING THE NUMBER OF CLASS "E" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE OF TINLEY PARK - FRY THE COOP, LOCATED AT 16703 HARLEM AVENUE**. The Petitioner, Joe Fontana (Founder and Owner of Fry the Coop) is seeking a Class E liquor license, which allows for the sale of beer and wine, for his restaurant that will be opening soon in Tinley Park. Fry the Coop features Nashville Hot Chicken, and has seen much success in its five (5) other locations which include Oak Lawn, Elmhurst, Prospect Heights, Chicago's Loop, and Chicago's West Town. The establishment has been featured on WGN's Chicago Best, ABC's Hungry Hound, WGN's Lunch Break, ABC's Windy City Live, FOX's Good Day Chicago, USA Today, Chicago Sun Times, and the Chicago Tribune. As a restaurant, Fry the Coop values its role in the community and works hard to build valuable relationships with people and other businesses.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor 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, Glotz, Mueller. Nays: None. Abstain: Berg. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to place on first reading, **ORDINANCE 2020-O-048 DECREASING THE NUMBER OF CLASS "A" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE AND INCREASING THE NUMBER OF CLASS "AV" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (BURRITO JALISCO #2 LOCATED AT 7547 159TH STREET)**. The Petitioner, Burrito Jalisco, is seeking a Class AV Liquor License to add video gaming. The establishment current has a Class A Liquor License which allows for the sale of liquor. Burrito Jalisco has been in Tinley Park for over 18 years, but with the challenge's restaurants have faced, would like to add video gaming as an additional revenue source. The Petitioner is proposing a seven (7) foot separation wall to align with requirements of the Board. The Petitioner has already sought approval from the Illinois Gaming Board and would only need local approval to move forward.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor 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, Glotz, Mueller. Nays: None. Abstain: Berg. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Mayor Pro Tem Glotz asked if there were any comments from members of the Staff.

Village Manager Niemeyer thanked and congratulated John Urbanski on his promotion to Public Works Director. Mr. Niemeyer noted that Mr. Urbanski is a model public servant.

Public Works Director John Urbanski presented an update on the Oak Park Avenue Train Station warming shelter. After delays from Metra on the construction of this shelter construction will begin again soon.

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

Trustee Galante thanked all involved with the Music in Plaza on August, 15th. She received positive feedback from residents. The event was put together in a safe and enjoyable environment.

Mayor 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.

Motion was made by Trustee Brennan, seconded by Trustee Mueller, at 8:55 p.m. to adjourn to Executive Session to discuss the following:


- 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. 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.
- 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. 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.
- E. 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: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adjourn the regular Board meeting. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. Mayor Pro Tem Glotz declared the motion carried and adjourned the regular Board meeting at 9:53 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