

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD JULY 20, 2021**

The special meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held at Tinley Park Fire Station No. 46, 17355 68th Court, Tinley Park, IL on July 20, 2021. President Glotz called this meeting to order at 7:11 p.m.

President 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. Although remote attendance is an option, all Board members were present.

At this time President 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:

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| Village President: | Michael W. Glotz |
| Village Clerk: | Kristin A. Thirion |
| Trustees: | William P. Brady
William A. Brennan
Diane M. Galante
Dennis P. Mahoney
Colleen M. Sullivan |
| Absent: | Michael G. Mueller |
| Also Present: | |
| Village Manager: | David Niemeyer |
| Asst. Village Manager: | Patrick Carr |
| Village Attorney: | Patrick Connelly |

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

Motion was made by Trustee Brennan, seconded by Trustee Mahoney, to approve and place on file the minutes of the special Village Board meetings held on June 29, 2021. President Glotz asked if there were any comments from members of the public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

At this time President Glotz proclaimed **TUESDAY, AUGUST 3RD, 2021, AS THE 38TH ANNUAL NATIONAL NIGHT OUT IN THE VILLAGE OF TINLEY PARK.** Dina Navas, Crime Prevention, announced that the Village will present National Night Out on August 3, 2021, from 6 to 9 p.m. at Freedom Park, 7835 Timber Drive.

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

- Rich and Teresa Mommsen are joint owners of the Dunkin Donuts located at 19420 S. Harlem and 7935 171st Street. They have been invested in Tinley Park since 2008. They currently employ between 50-60 employees between both of their locations.

Motion was made by Trustee Sullivan, seconded by Trustee Mahoney, to appoint **MARIE GRZESKOWIAK TO THE POSITION OF POLICE CLERK MATRON**. Marie Grzeskowiak started at the Police Department as a part-time Clerk Matron in May of 2018 and quickly picked up on the multiple tasks required of the various police administrative shifts. She continued to excel at her duties and in October 2020 accepted increased hours to provide for staff coverage. Marie continues to be an asset to the Police Department and will be outstanding in filling the full-time opening of Police Clerk Matron. Marie is a long-time Tinley Park resident, attended Andrew High School, and after graduation, Marie attended post-secondary education locally obtaining a Bachelor's degree in criminal justice. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Brady, to appoint **BARB BALCERZAK TO THE POSITION OF BUILDING PERMIT TECHNICIAN**. Barb Balcerzak started in Community Development in February of 2015 as a Clerk I. Due to COVID reductions, her position became part-time in 2020. Barb is a team player who is committed to providing a high level of customer service to every resident, contractor, and business owner interacting with the Community Development Department. She is an asset to the department and is recommended for promotion to the full-time position of Building Permit Technician. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Sullivan, seconded by Trustee Galante, to appoint **EILEEN SCHOLZ TO THE POSITION OF ASSISTANT TREASURER**. Eileen has dedicated over 24 years to the Village and is an integral part of the Finance Department. Her knowledge of operations and institutional knowledge is second to none. Eileen quarterbackes the audit and budget process while tackling day to day issues that arise in many areas of Village business. She is always willing to put in the time to complete tasks and ensure they are correct. Eileen is a dedicated employee willing to lead, assist, contribute and help whenever asked. She is an exceptional problem solver, project manager, and even better team member, and gives the Village her best every day. Eileen is recommended for promotion to the Assistant Treasurer position. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Sullivan, to appoint **AMY LUTCHEN TO THE POSITION OF SENIOR ACCOUNTANT**. Amy Lutchen has been with the Village for about two and a half years. She brought over 20 years of private sector experience as an assistant controller. Amy assists in financial reporting, accounting functions, project management, and other duties as assigned. She is an excellent Finance Department team member and helps make Tinley Park a better place. Amy is recommended for promotion to the position of Senior Accountant. Vote on roll call. Ayes: Brady, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. Abstain: Brennan. President Glotz declared the motion carried.

Motion was made by Trustee Sullivan, seconded by Trustee Mahoney, to appoint **LEASHA DREW-COOPER TO THE POSITION OF SENIOR ACCOUNTANT**. Leasha has been with the Village for just over two years and brought with her a breadth of knowledge from public sector accounting, the banking

industry and municipal government experience. She takes pride in her work and is a true professional and a pleasure to work with. Leasha works on many financial reporting, manages projects in conjunction with other departments, and assists in other department initiatives as requested. The Village of Tinley Park Finance department is lucky to have such a great team member. Leasha is recommended for promotion to the position of Senior Accountant. Vote on roll call. Ayes: Brady, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. Abstain: Brennan. President Glotz declared the motion carried.

Motion was made by Trustee Sullivan, seconded by Trustee Brennan to appoint **CHRISTOPHER FRANKENFIELD TO THE POSITION OF ACCOUNTANT II**. Chris Frankenfield has been with the Village for just over three and a half years and he is a significant part of the Village's customer service, overseeing the day to day operations at the front counter and assists in financial reporting functions. Chris is a great team member willing to take on all tasks thrown his way and does a great job for the residents of Tinley Park. He has demonstrated his abilities and is recommended for promotion to Accountant II. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

At this time the Mayor, Clerk and Village Board of Trustees recognized Andrew Brown on his recent appointment to Village Treasurer.

Motion was made by Trustee Brennan, seconded by Trustee Galante, to appoint **ANGELA GATTO TO THE PLAN COMMISSION FOR FISCAL YEAR 2022**. President Glotz asked if there were any comments from members of the public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to remove **MICHAEL CUTRANO AS A MEMBER AND CHAIR OF THE SENIOR SERVICE COMMISSION AND AS A MEMBER OF THE MARKETING COMMISSION**. President Glotz asked if there were any comments from members of the public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Brady, to consider the following **BOARD COMMISSION LIAISON APPOINTMENTS FOR FISCAL YEAR 2022:**

**ADVISORY COMMISSION
ON LABOR & DEVELOPMENT**

Dennis Mahoney

CIVIL SERVICE

William Brady

ECONOMIC COMMERCIAL

Michael Mueller

ENVIRONMENTAL

Dennis Mahoney

MARKETING

Diane Galante

PLAN

Michael Mueller

POLICE PENSION BOARD

William Brennan

SENIOR SERVICES

William Brady

SISTER CITIES

William Brady

VETERANS

Colleen Sullivan

ZONING BOARD of APPEALS

Michael Mueller

CRIME PREVENTION

William Brennan

DARE

William Brennan

EMERGENCY TELEPHONE & SYSTEM BOARD

William Brennan, Board Liaison (Public Safety)

Colleen Sullivan, Board Liaison (Finance)

William Brady, (Admin & Legal)

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

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

- A. CONSIDER APPROVING AN EXCEPTION TO SECTION 2.11 OF THE PERSONNEL MANUAL (DUAL CAPACITY EMPLOYMENT) TO ALLOW COLBY ZEMAITIS, TO HOLD THE POSITIONS OF ASSISTANT PUBLIC WORKS DIRECTOR AND VILLAGE ENGINEER.
- B. CONSIDER APPROVING AN EXCEPTION TO SECTION 2.11 OF THE PERSONNEL MANUAL (DUAL CAPACITY EMPLOYMENT) TO ALLOW AN OFFER OF EMPLOYMENT TO BE EXTENDED TO AN EXISTING PART TIME EMPLOYEE, ROXANE TYSSSEN, IN ORDER TO HOLD THE PART TIME POSITION OF BOTH COMMISSION SECRETARY AND PART-TIME CLERK.
- C. CONSIDER ADOPTING RESOLUTION 2021-R-061 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND CRYDER ENTERPRISES FOR HYDRANT PAINTING IN THE AMOUNT OF \$99,600.
- D. CONSIDER ADOPTING RESOLUTION 2021-R-062 APPROVING A QUOTE BETWEEN THE VILLAGE OF TINLEY PARK AND SUPERIOR PUMPING SERVICES FOR POST 3 LIFT STATION PUMP REPLACEMENT IN THE AMOUNT OF \$21,739.70.
- E. CONSIDER ADOPTING RESOLUTION 2021-R-056 APPROVING A FOUR-YEAR CONTRACT WITH SIMPLE RECYCLING ILLINOIS, LLC.
- F. CONSIDER ADOPTING RESOLUTION 2021-R-063 AUTHORIZING SOLE TERRITORIAL TO AIR ONE EQUIPMENT, INC., TO PURCHASE MSA AIR BOTTLES USED FOR SELF-CONTAINED BREATHING APPARATUS (SCBA) IN THE AMOUNT OF \$78,000.
- G. CONSIDER REQUEST FROM FAMILY OUTREACH PROGRAM TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY AND SATURDAY, AUGUST 6 AND 7, 2021, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- H. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 14, 2021, ON OLCOTT AVENUE, BETWEEN 16426 AND 16439 FROM 2:00 P.M. TO 10:00 P.M.
- I. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 21, 2021, ON OCONTO AVENUE, BETWEEN 16708 AVENUE AND SANDY LANE FROM 3:00 P.M. TO 10:00 P.M.

- J. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, SEPTEMBER 11, 2021, ON ALMOND AVENUE, BETWEEN 92ND AVENUE AND GREENWOOD DRIVE FROM 1:00 P.M. TO 10:00 P.M.
- K. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,795,149.11 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JULY 2, JULY 9, AND JULY 16, 2021.

President 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. President Glotz asked if there were any comments from members of the public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Galante, to postpone **ORDINANCE 2021-R-049 AUTHORIZING A SHED SIZE VARIANCE AT 19330 EDGEBROOK LANE - JURZEC** until the August 3, 2021, Village Board meeting. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Sullivan, to adopt **RESOLUTION 2021-R-064 APPROVING A COOK COUNTY CLASS 8 REQUEST FOR MIRA REAL ESTATE PROPERTY LOCATED AT 6775 PROSPERI DRIVE**. This Resolution provides support for the Cook County Class 8 Incentive for MIRA Real Estate, LLC who recently purchased this property. The applicant proposes to invest \$6,000,000 in substantial improvements to the property in order to reoccupy the building and has stated that the Class 8 incentive is necessary to make this project feasible.

The Economic and Commercial Commission reviewed the application at its July 12, 2021, meeting and voted 7-0 to recommend approval of the Class 8 reclassification. This item was discussed at the Committee of the Whole committee held prior to this meeting. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Brennan, to adopt **RESOLUTION 2021-R-065 APPROVING A COOK COUNTY CLASS 8 REQUEST FOR IMAGINE ASPEN, LLC FOR PROPERTY LOCATED AT 6851 W. 167TH STREET**. This Resolution provides support for the Cook County Class 8 Incentive to Imagine Aspen, LLC who is the contract-purchaser of the property. The applicant plans to invest \$400,000 into the building to convert it into a 23-suite style salon facility, install a sprinkler system and improve the landscaping around the building. The project will result in an increase of 27 jobs when fully operational. The Economic and Commercial Commission reviewed the application at its July 12, 2021, meeting and voted 7-0 to recommend approval of the Class 8 request. This item was discussed at the Committee of the Whole committee held prior to this meeting. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Brady, to adopt **RESOLUTION 2021-R-067 APPROVING AN EXTENSION TO THE CONTRACT FOR KURTZ AMBULANCE SERVICE FOR EMERGENCY MEDICAL SERVICES**. The staff has completed its review of the past three (3) years of service with Kurtz/AMR Ambulance and they have satisfactorily met the requirements for both program/service and cost options. Based on the original contract, there is the option of two, 2-year contract extensions. It is recommended that the Village combine both extensions to extend four (4) years for

maximum cost and service efficiencies. Staff is requesting the approval of the contract extension for a not to exceed amount of \$2,174,677.99. This was discussed at the Committee of the Whole meeting on June 29, 2021, and recommended for approval. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Mahoney, to **WAIVE FIRST READING RESOLUTION 2021-R-068 AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING (TIF) REDEVELOPMENT AGREEMENT WITHIN THE 159TH AND HARLEM TIF DISTRICT BETWEEN THE VILLAGE OF TINLEY PARK AND 163RD & HARLEM LLC FOR PROPERTY AT 16300 S. HARLEM AVENUE (PETE'S FRESH MARKET)**. This item was brought before the Economic Commercial Commission on July 12, 2021, and voted 7-0 to recommend approval. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Sullivan, to **ADOPT RESOLUTION 2021-R-068 AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING (TIF) REDEVELOPMENT AGREEMENT WITHIN THE 159TH AND HARLEM TIF DISTRICT BETWEEN THE VILLAGE OF TINLEY PARK AND 163RD & HARLEM LLC FOR PROPERTY AT 16300 S. HARLEM AVENUE (PETE'S FRESH MARKET)**. 163rd & Harlem LLC, is requesting the Village provide economic assistance to make improvements to their shopping center. The proposed incentive consists of sharing a maximum of \$5.5 million of TIF Incremental revenue produced by this site alone. The Village proposes to share 80% of the TIF increment produced for a maximum of 10 years to reimburse the eligible costs with conditions outlined in the draft agreement. The Economic and Commercial Commission (ECC) reviewed the incentive request at its July 12, 2021, meeting and voted 7-0 to recommend approval. This item was discussed at the Committee of the Whole meeting held prior to this meeting. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Mahoney, to **WAIVE FIRST READING ORDINANCE 2021-O-050 GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE PARK PLACE PLANNED UNIT DEVELOPMENT (PETE'S FRESH MARKET)**. This item was brought before the Plan Commission on June 17, 2021, and voted 5-0 to recommend approval. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Brennan, to **ADOPT ORDINANCE 2021-O-050 GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE PARK PLACE PLANNED UNIT DEVELOPMENT (PETE'S FRESH MARKET)**. The Petitioner, for Pete's Fresh Market, is requesting approval of the proposed Site/Architecture Plans, a Substantial Deviation from the Park Place Planned Unit Development, for their 24.2-acre property located at 16300 Harlem Avenue. The proposed development is Phase 2 of a three-phase project. Phase 2 includes the construction of a Pete's Fresh Market store with attached in-line retail tenant space north of the grocery store and an expansion of the warehouse. The Plan Commission held a Public Hearing on June 17, 2021, and voted 5-0 to recommend approval of Special Use for a Substantial Deviation in accordance with the plans submitted and adopted Findings of Fact as proposed by Village Staff in the June 17, 2021, Staff Report.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to adopt **RESOLUTION 2021-R-060 AUTHORIZING THE VILLAGE MANAGER TO CONTRACT FOR THE PURCHASE OF ELECTRICITY - ELECTRICAL AGGREGATION PROGRAM**. The Village's electric aggregation program contract is expiring in October. This Resolution authorizes the Village Manager to contract for the purchase of electricity with Eligo Energy, the company that had been determined by the Village Board at the Committee of the Whole held prior to this meeting. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

President Glotz asked if there were any comments from members of the Staff.

Village Manager Niemeyer congratulated all the employees that were appointed at tonight's meeting. He also commented on the great job Marketing, Public Works, and Public Safety did on the Downtown Tinley Block Party.

Village Attorney Patrick Connelly commended Trustee Brennan upon his public disclosure on agenda items tonight. He stated that this is what the Village Ethics Code is all about.

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

Trustee Brennan thanked the staff that helped make bring tonight's Village Board meeting out to the community.

President Glotz stated he is pleased that the Village is promoting from within.

Trustee Galante thanked staff for their hard work on making the Downtown Block Party great. She also stated that she would like to see what the operational costs to the Village are with new developments. She would like to know the cost of development to the Village. She also asked if there is a process for approving building permits.

Village Manager Niemeyer stated that attracting new businesses is to increase the sales tax. Many of these new business developments are replacing businesses that have left. These businesses are on private property and do not see an increase in staff because of them.

Community Development Director Clark explained the building permit process and spoke to goals she has for this process in the future if done online. She also explained that there has been a large increase in building permits this year.

Police Chief Walsh explained the process for hiring and training police officers.

Trustee Brady thanked staff for their hard work with the Downtown Block Party. He asked if the sponsors of this event are recognized. Marketing Director Framke stated yes, we are very grateful for our sponsors.

Trustee Sullivan sent kudos for the excellent job with the Downtown Block Party.

President Glotz asked if there were any comments from members of the public. There were none.

Motion was made by Trustee Sullivan, seconded by Trustee Brady, at 8:09 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 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.

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

Motion was made by Trustee Brennan, seconded by Trustee Brady, to adjourn the Village Board meeting at 8:36 p.m. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

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