

# **NOTICE OF SPECIAL MEETING OF THE COMMITTEE OF THE WHOLE**

A Special Meeting of the Committee of the Whole is scheduled for  
Tuesday, November 6, 2018, beginning at 7:00 p.m. in the

Council Chambers located at the  
Village Hall of Tinley Park  
16260 South Oak Park Avenue  
Tinley Park, Illinois

A copy of the agenda for this meeting is attached hereto and can be found at  
[www.tinleypark.org](http://www.tinleypark.org).

Kristin A. Thirion  
Clerk  
Village of Tinley Park

**MEETING NOTICE**  
**VILLAGE OF TINLEY PARK**  
**MEETING OF THE COMMITTEE OF THE WHOLE**

**NOTICE IS HEREBY GIVEN** that a Committee of the Whole Meeting of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, November 6, 2018, beginning at 7:00 p.m. in Council Chambers, located in the Tinley Park Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois 60477.

The agenda is as follows:

1. CALL MEETING TO ORDER.
2. CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETINGS HELD ON OCTOBER 9 AND OCTOBER 16, 2018.
3. DISCUSS RESOLUTION OF OPPOSITION TO A VARIANCE REQUEST FOR 18111 SOUTH HARLEM AVENUE, TINLEY PARK 60477 (BEN MAMMINA, PETITIONER)
4. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

KRISTIN A. THIRION  
VILLAGE CLERK

**MINUTES**  
**Special Meeting of the Committee of the Whole**  
**October 9, 2018 – 6:30 p.m.**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

Members Present: B. Younker, President Pro-Tem  
M. Pannitto, Village Trustee  
W. Brady, Village Trustee  
C. Berg, Village Trustee  
M. Glotz, Village Trustee  
J. Curran, Village Trustee

Members Absent: None

Other Board Members Present: None

Staff Present: D. Niemeyer, Village Manager  
P. Carr, Assistant Village Manager  
B. Bettenhausen, Village Treasurer  
M. Zonsius, Assistant Village Treasurer  
F. Reeder, Fire Chief  
K. Workowski, Public Works Director  
K. Mulqueeny, Street Superintendent – Arrived 6:42 p.m.  
K. Clarke, Planning Manager  
P. Hoban, Economic Development Coordinator  
P. Connelly, Village Attorney  
L. Valley, Executive Assistant to the Manager and Trustees  
L. Godette, Deputy Village Clerk  
L. Carollo, Commission/Committee Secretary

**Item #1** - The Special Meeting of the Committee of the Whole was called to order at 6:32 p.m.

**Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING HELD ON AUGUST 14, 2018** – Motion was made by President Pro-Tem Younker, seconded by Trustee Brady, to approve the minutes of the Special Committee of the Whole meeting held on August 14, 2018. Vote by voice call. President Pro-Tem Younker declared the motion carried.

**Item #3 – DISCUSS BOULEVARD PROJECT – SPECIAL USE AND VARIANCE** – Kimberly Clarke, Planning Manager presented an overview of phase 1 and phase 2 of the Boulevard Project.

The Boulevard will be located at 67<sup>th</sup> Court and South Street, which will be a four (4) story mixed use building with a total of 165 residential apartments.

Phase 1 consists of a 66 unit apartment complex with retail space available on the first floor. Residential amenities include a fitness gym, clubroom with kitchen, business center and main lobby. Special use would be required as the zoning component, mainly for the planned fitness gym and clubroom. A surface parking lot directly behind the building for residents would also be a variation, however, the parking lot would then be converted to public parking once phase 2 begins. All public improvements

will be completed in phase 1, which include new pavements, on-street parking and streetscape on South Street, 66<sup>th</sup> Court and 174<sup>th</sup> Street.

Phase 2 would consist of 60 one-bedroom units and 39 two-bedroom units. Phase 2 amenities include a multiuse outdoor area, pool and grill area. A parking garage will be provided directly behind the phase 2 building, which will be available for all residents and would accommodate approximately 180 parking stalls. The Village would then own and maintain the surface parking lot behind the phase 1 building.

The Boulevard project will create 40 new on-street parking stalls in addition to 64 parking stalls in phase 1, along with creating density and quality retail space.

Other variations include signage, which was reviewed and recommended from the Plan Commission meeting, as well as a variation request on one-bedroom units to 749 sq. ft. from the required 800 sq. ft. However, additional accommodations will be provided to residents including a storage area per floor and the multiuse outdoor area.

Trustee Pannitto asked about public parking and the residential parking garage for the residents. Trustee Curran asked if the surface parking lot would be for commuters. Ms. Clarke stated the parking lot would be used for public parking and not for commuters and a monitoring plan would have to be developed. President Pro-Tem Younker asked if there were any other questions. No one came forward.

**Item #4 – DISCUSS BOULEVARD INCENTIVE AGREEMENT** – Patrick Hoban, Economic Development Coordinator discussed the Boulevard incentive agreement. The development team is led by Robert Hansen of Hansen Development and Joseph Rizza of Joe Rizza Auto Group. The developer requested two (2) separate incentives. One of the incentives would be needed in upfront TIF (Tax Increment Financing) funds for public infrastructure improvements. Estimate for the infrastructure improvements is \$3.3 million, for which the developer requested \$2.2 million. The developer will be responsible for any infrastructure improvement expenses exceeding \$2.2 million. The developer also requested \$4,826,000 in tax increment created by the development in the New Bremen TIF District to assist with TIF eligible expenses in the estimated \$32,700,000 private development.

The Village will rebate up to the maximum \$4,826,000 private incentive to the developer based on the percentage of the total project completed. Therefore, if the developer only completes phase 1 or approximately 46% of the project, the developer would only be eligible to receive no more than \$2,235,000 of the \$4,826,000 private incentive; however, if the developer completes both phases or 100% of the project, the developer would be eligible to receive up to the maximum \$4,826,000 of the private incentive. The Village proposed sharing up to 50% of the yearly TIF increment with the developer until the Village receives the \$2,200,000 public infrastructure incentive back, after which the developer would receive 100% of the TIF increment up to the maximum \$4,826,000. The percentage of the shared rebate is based on half the percentage of the available commercial square footage for lease. The developer would be eligible to receive a portion of the TIF increment, not to exceed \$4,826,000, over a maximum of ten (10) years; however, to incentivize timely development of the project, the Village proposed longer timeframes of twelve (12) years if the developer occupies phase 1 within two (2) years and fifteen (15) years if the developer occupies both phases within four (4) years. The total public and private incentive request is \$7,526,000 for the combined public/private estimated \$36,000,000 project. The Village will cap internal permit fees, tap-in fees, internal review fees, impact fees, and meter fees at \$100,000 total. The Village will also cap external review fees at \$30,000.

Trustee Berg asked Mr. Hoban for the breakdown in costs related to the project and who negotiated the agreement with the developer, as well as questions pertaining to the infrastructure improvements. Trustee Pannitto questioned the cap on internal and external fees. Discussion centered around expenses

related to the Boulevard project. Trustee Berg stated she would like a third party involved to review the overall incentive agreement. Trustee Pannitto asked what would be involved regarding the public infrastructure improvements. Trustee Curran asked how the Village will control the infrastructure improvement costs. K. Workowski, Public Works Director stated some of the public infrastructure improvements would have to be performed regardless of the project moving forward.

Motion was made by Trustee Berg to defer Boulevard Incentive Agreement. Motion failed due to no seconded motion to defer Boulevard Incentive Agreement.

One of the developers was present to answer questions. Trustee Pannitto asked for background on the decision of a mixture of 1 and 2 bedroom apartment size availability in addition to residential amenities and public access.

President Pro-Tem Younker asked the Committee of the Whole if there were any other questions. No one came forward.

Motion was made by President Pro-Tem Younker, seconded by Trustee Glotz, to recommend Boulevard Incentive Agreement be placed on the agenda for the next Village Board meeting. Vote by voice. Trustee Berg voted nay. President Pro-Tem Younker declared the motion carried.

**Item #5 – RECEIVE COMMENTS FROM THE PUBLIC** – Mike Stuckly stated Trustee Berg is concerned about the Boulevard project expenses, but was not concerned about expenses regarding the Village's liability insurance decision made recently. Diane Galante thanked the Committee of the Whole for asking good questions about the Boulevard project and stated this project will be a kick start to downtown development. Nancy O'Connor reiterated the need for the public infrastructure improvements regardless of the Boulevard project moving forward, greater risk involved in this project would be for the developers and she is confident the Boulevard will attract many future tenants.

#### **ADJOURNMENT**

Motion was made by President Pro-Tem Younker, seconded by Trustee Glotz, to adjourn this Special Meeting of the Committee of the Whole. Vote by voice call. President Pro-Tem declared the motion carried and adjourned the meeting at 7:19 p.m.

lc

**MINUTES**  
**Committee of the Whole**  
**October 16, 2018 – 6:30 p.m.**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

Members Present: M. Pannitto, Interim President Pro-Tem  
W. Brady, Village Trustee  
C. Berg, Village Trustee  
M. Glotz, Village Trustee  
J. Curran, Village Trustee

Members Absent: J. Vandenberg, President  
B. Younker, President Pro-Tem

Other Board Members Present: K. Thirion, Village Clerk

Staff Present: D. Niemeyer, Village Manager  
P. Carr, Assistant Village Manager  
F. Reeder, Fire Chief  
B. Bettenhausen, Village Treasurer  
K. Workowski, Public Works Director  
J. Urbanski, Assistant Public Works Director  
P. Connelly, Village Attorney  
L. Valley, Executive Assistant to the Mayor and Trustees  
R. Zimmer, Executive Assistant  
T. Ketchum, FOIA Coordinator  
L. Carollo, Commission/Committee Secretary

Motion was made by Trustee Glotz, seconded by Trustee Curran, to recommend appointing Trustee Pannitto as Interim President Pro-Tem for the Committee of the Whole meeting dated October 16, 2018. Vote by voice and motion carried.

**Item #1** - The Committee of the Whole meeting was called to order at 6:30 p.m.

**Item #2 – RECEIVE UPDATE ON FIRE STATION 47 CONSTRUCTION** – The Public Safety Committee on September 11, 2018, concurred with staff recommendations regarding the offered saving options and weighed the current and future advantages as well as disadvantages of each option. Committee consensus was to continue with the planning and design process of the fire station, while removing the amenities in options #1 and #7. Option #1 removes 3 of the improved bi-fold apparatus doors and replaces them with the traditional rollup doors for approximately \$93,000 savings. Option #7 removes purchase and lease of temporary structures designed to house apparatus and manpower on site during the construction period at a savings of approximately \$220,000.

Current estimate for Fire Station 47 construction is approximately \$5.8 million. Further decisions are needed from the Village Board on final budget figures in order for the team to move into the design phase of the project. The design team developed an updated vision and plan for the current and future needs of the department. As additional cost saving measures, five (5) options need consideration within the concept phase. Chief Reeder stated these options would be necessary to the department, however, the Village needs to work within budget constraints and the below options would further reduce costs.

Chief Reeder provided a brief summary of the impact on elimination of each feature would have on the project and operations:

- Remove “lean-to” breathing apparatus and protective clothing work areas – Savings of \$90,107. This would result in protective clothing lockers being moved to apparatus floor, reducing work space and potentially exposing gear to toxins.
- Remove 1 apparatus bay – Savings of \$256,015. No opportunity for growth and service expansion capabilities.
- Bunk room reduction from 7 cubicles to 6 and reduces shower/changing areas from 3 to 2 – Savings of \$269,391. Limits growth in staffing and personnel privacy is compromised.
- Remove drive-through bay and park district storage bins – Savings \$161,000. Eliminates ability to drive through bay upon re-entry and reduces ability for apparatus checks and training activities. Drive-through bay will require easement or IGA with the Park District.
- Remove basement – Savings of \$493,047.

Committee discussion followed with concerns of removing any of the above options. A representative from R.C. Wegman Construction Company was present to answer questions. Trustee Glotz asked what recommendations R.C. Wegman would have to lower costs for the Village and the construction manager for R.C. Wegman stated he would defer to Chief Reeder’s recommendations. Trustee Curran asked what other fire stations have recently been built, the cost per square footage and what the costs per square footage would be for this project. A fire station for Rolling Meadows has started construction and their costs are approximately \$440 per square foot. Costs per square footage have not been discussed for the Tinley Park fire station. Trustee Berg asked if there would be enough room to accommodate the drive-through doors. There would be enough room and it was explained the reason for needing the land from the park district would be to create a turning radius for the fire truck and engine. Discussion continued regarding the option of a basement. Storage space will be needed and a basement would be more economical than building a second story to the facility.

Motion was made by Interim President Pro-Tem Pannitto, seconded by Trustee Berg, to recommend approval of fire station preliminary construction budget of \$5.8 million. Vote by voice. Interim President Pro-Tem Pannitto declared the motion carried.

P. Connelly, Village Attorney reminded the Committee of the Whole prior to the Village Board meeting a vote would be needed for the GMP (Guaranteed Maximum Price) of the project. Trustee Curran asked B. Bettenhausen, Village Treasurer if funds would be available in next year’s budget for the project and Mr. Bettenhausen stated funds would be available for various projects, however, it is the Village Board’s decision regarding which projects are priority.

**Item #3 – DISCUSS BID AWARD FOR FIRE STATION 47 PARKING LOT** – The Fire Station Construction Committee determined in order to allow a progressive approach to construction of the fire station while designing and determining final facility scope bidding the proposed parking lot for available site access during construction would be advantageous to bid as the first phase of the project. The construction contract was advertised in accordance with state bidding laws for each of the respective trades. Bids were opened and read publicly on September 27, 2018 at 2 p.m. by the Facilities and Fleet Superintendent and Deputy Clerk. The lowest bidders comprised the recommended Phase 1 Parking Lot GMP contract with R.C. Wegman as follows:

- Austin Tyler Construction for excavation and site utilities - \$82,195.00.
- Pavement Systems for asphalt paving - \$27,894.00.
- Austin Tyler Construction for concrete curbs and paving - \$35,368.00.

- Twin Oaks Landscaping for landscaping services - \$19,210.00.

Staff recommended approval of the parking lot bid subcontractors as well as related costs for site conditions, construction manager's fee, general conditions fee, insurance, bond and contingency for phase 1 parking lot installation in the amount of \$198,467.

Interim President Pro-Tem Pannitto asked if the parking lot construction would interfere with plans for the fire station. J. Urbanski, Assistant Public Works Director stated it would not as this currently is an empty lot and this project would be done concomitantly with fire station design. Trustee Berg stated a public safety concern relating to the park entrance on Parliament and asked if another entrance to the park could be built or bike path. Mr. Urbanski stated this will be given consideration, however, traffic will actually decrease in the future on Parliament given driveway design.

Interim President Pro-Tem Pannitto asked if there was any further discussion of Fire Station 47 parking lot. No one came forward.

Motion was made by Trustee Berg, seconded by Trustee Curran, to recommend approval of the parking lot bid subcontractors and related costs for Phase 1 Parking Lot Installation in the amount of \$198,467.00, be placed on the agenda for the next Village Board meeting. Vote by voice. Interim President Pro-Tem Pannitto declared the motion carried.

**Item #4 – DISCUSS INTERGOVERNMENTAL AGREEMENT (IGA) FOR SUMMIT HILL SCHOOL DISTRICT 161 – TRANSCEIVER SITE SYSTEM**

– To enhance public safety radio communication in the southern area of the Village limits, an additional receiver is required. There are coverage issues in this area with portable radios used by Village public safety departments. After surveying the area for an appropriate site, Walker School was selected after coverage analysis was performed for suitability and found acceptable. School district 161 currently maintains a communication tower at Walker School and is located within the Village limits.

An Intergovernmental Agreement was drafted, reviewed and approved at the Summit Hill District Board meeting on October 10, 2018. There is no cost incurred for co-locating the equipment on the communication tower.

Interim President Pro-Tem Pannitto asked if the Committee of the Whole had any further discussion of the Intergovernmental Agreement for Summit Hill School District 161. Trustee Berg and Trustee Brady stated support for the above-stated agreement.

Motion was made by Trustee Glotz, seconded by Trustee Brady, to recommend approval of an Intergovernmental Agreement for Summit Hill School District 161 – Transceiver Site System be placed on the agenda for the next Village Board meeting. Vote by voice. Interim President Pro-Tem Pannitto declared the motion carried.

**Item #5 – DISCUSS POST 1 (167<sup>TH</sup> STREET) PUMP STATION IMPROVEMENTS – MAIN DISTRIBUTION PANEL**

– The current electrical Main Distribution Panel (MDP) at Post #1 (167<sup>th</sup> Street Water Plant) has experienced an increase in failures and is estimated to be 40 years old. After inspection by an electrical engineer, it was determined the system is due for replacement, which would consist of removal and replacement of the motor control center, SCADA system, electrical service from ComEd and/or ancillary electrical work, replace one of four existing variable frequency drives and rewire all four drives. The on-site tornado siren will also be updated, which is also approximately 40 years old.



The service contract was advertised in accordance with state bidding laws and two (2) sealed bids were received by May 30, 2018 at 10 a.m. by Airy's Inc. at \$1,097,731.00 and Genco Industry at \$1,152,880.00.

Staff recommended service contract approval for Post #1 MDP Replacement contract with Airy's, Inc., in the amount of \$1,097,731.00, which is available in the approved FY18-19 Budget.

Motion was made by Trustee Berg, seconded by Trustee Brady, to recommend approval of Post 1 Pump Station Improvements – Main Distribution Panel be placed on the agenda for the next Village Board meeting. Vote by voice. Interim President Pro-Tem Pannitto declared the motion carried.

**Item #6 – RECEIVE COMMENTS FROM THE PUBLIC** - No comments from the public.

#### **ADJOURNMENT**

Motion was made by Trustee Glotz, seconded by Trustee Curran, to adjourn this meeting of the Committee of the Whole. Vote by voice call. Interim President Pro-Tem Pannitto declared the motion carried and adjourned the meeting at 7:19 p.m.

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**DRAFT**

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**THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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**RESOLUTION**

**NO. 2018-R-094**

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**A RESOLUTION OF OPPOSITION TO A VARIANCE REQUEST FOR 18111 SOUTH  
HARLEM AVENUE, TINLEY PARK, 60477 (BEN MAMMINA, PETITIONER)**

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

**MICHAEL J. PANNITTO  
BRIAN H. YOUNKER  
CYNTHIA A. BERG  
WILLIAM P. BRADY  
MICHAEL W. GLOTZ  
JOHN A. CURRAN  
Board of Trustees**

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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

**RESOLUTION NO. 2018-R-094**

**A RESOLUTION OF OPPOSITION TO A VARIANCE REQUEST FOR 18111 SOUTH HARLEM AVENUE, TINLEY PARK, 60477 (BEN MAMMINA, PETITIONER)**

**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**, Ben Mammina (“Petitioner”), on behalf of Janet and Robert Haavig, has filed a Petition with the Cook County Zoning Board of Appeals (“ZBA”), requesting certain relief from the current zoning restrictions to allow for the construction of a single-family residential dwelling on a well and septic at 18111 South Harlem Avenue, Tinley Park, Illinois 60477 (“Subject Property”); and

**WHEREAS**, the Village of Tinley Park (“Village”) has received notice of a public hearing which will be held on November 7, 2018, to consider said Petition; and

**WHEREAS**, the Village has considered the Petition, standards of approval enumerated within the Cook County Zoning Ordinance (“Zoning Ordinance”), and supporting documentation and evidence filed by Petitioner and desires to oppose said Petition pursuant to Article 13.13 of the Zoning Ordinance; and

**WHEREAS**, the Village has made its decision to oppose said Petition based upon the proposed Variance substantially burdening the Village’s planning and redevelopment goals of the area surrounding the Subject Property, the burden underlying the connection opportunities between residents and municipal utilities, and the failure of the Petitioners to meet the statutory standards for granting a Variance or demonstrating the hardship related to the Subject Property among various other determinations; 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 oppose the Variance request by Petitioner for the Subject Property pursuant to this Resolution; 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: That the President and Board of Trustees in reliance upon the authority granted unto them and pursuant to Article 13.13 of the Zoning Ordinance hereby oppose the Petition filed by the Petitioner seeking a Variance at the Subject Property to allow for the construction of a single-family residential dwelling.

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 6<sup>th</sup> day of November, 2018.

AYES:

NAYS:

ABSENT:

APPROVED THIS 6<sup>th</sup> day of November, 2018.

ATTEST:

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VILLAGE PRESIDENT

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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. 2018-R-094, “A RESOLUTION OF OPPOSITION TO A VARIANCE REQUEST FOR 18111 SOUTH HARLEM AVENUE, TINLEY PARK, 60477 (BEN MAMMINA, PETITIONER),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on November 6, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 6<sup>th</sup> day of November, 2018.

KRISTIN A. THIRION, VILLAGE CLERK

**THE ZONING BOARD OF APPEALS  
OF COOK COUNTY, ILLINOIS**

**JAMES L. WILSON  
SECRETARY OF THE BOARD**



**COUNTY ADMINISTRATION BUILDING**

69 West Washington Street, Suite 2840  
Chicago, Illinois 60602-3169  
TEL 1.312.603.0540  
FAX 1.312.603.9941

**October 11, 2018**

**NOTICE OF PUBLIC HEARING**

**TO: VILLAGE OF TINLEY PARK  
CLERK  
16250 S OAK PARK AVE  
TINLEY PARK, IL 60477**

**RE: V-18-32  
PIN: 28-31-304-003-0000**

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You are hereby notified that the variance petition described herein is the subject of a public hearing to be held on Wednesday, November 07, 2018 at 1:00 pm at 69 West Washington Street, 22nd Floor Conference Room, Chicago, Illinois 60602.

**SUBJECT PROPERTY:** 18111 South Harlem, Tinley Park, Illinois 60477.

**PETITION SUMMARY:** Ben Mammina, acting on behalf of Janet and Robert Haavig has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-3 Single Family Residence District. The request seeks to; (1) reduce the lot width from the minimum required 150 feet to an existing 100 feet, and (2) reduce the front yard setback from the minimum required 50 feet to a proposed 20 feet. The variance is sought to allow for the construction of a single family residential dwelling on well and septic.

**LEGAL DESCRIPTION:** LOT 10 INELMORE'S HARLEM AVE ESTATES, A SUB IN THE W 1/2 OF SEC 31-36-13 REC. JAN 21, 1928 DOC. 10262889.

If you choose to attend the public hearing, you will have the opportunity to address the Cook County Zoning Board of Appeals with any questions or concerns you may have related to this petition. Formal objections must address the standards for approval enumerated in Article 13.6.3 of the Zoning Ordinance and supported by professional witness testimony or reports. Please be advised that your attendance is not required; this petition will not affect the zoning of your property.

  
Secretary, James Wilson  
Zoning Board of Appeals

**FW: PROPERTY OWNERS WITHIN 150 FEET OF SUBJECT PROPERTY  
MUNICIPALITIES WITHIN 1½ MILES OF SUBJECT PROPERTY**

**COMMENTS FROM  
THE PUBLIC**

**ADJOURNMENT**