

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, October 15, 2019, beginning at 7:15 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 FROM THE COMMITTEE OF THE WHOLE MEETING HELD ON OCTOBER 8, 2019.
3. DISCUSS EV LIQUOR & VIDEO GAMING LICENSING FOR HAPPY BITES BURGERS & WINGS, 8021 183RD STREET.
4. DISCUSS AV LIQUOR & VIDEO GAMING LICENSNG FOR ISLAND BISTRO, 7020 183RD STREET, UNIT E.
5. DISCUSS ILLINOIS COUNTIES RISK MANAGEMENT TRUST (ICRMT) INSURANCE RENEWAL.
6. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

KRISTIN A. THIRION
VILLAGE CLERK

MINUTES
Meeting of the Committee of the Whole
October 8, 2019 – 6:30 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Members Present: J. Vandenberg, Village President (Arrived p.m.)
K. Thirion, Village Clerk
M. Glotz, Village President Pro-Tem
C. Berg, Village Trustee
W. Brady, Village Trustee
W. Brennan, Village Trustee
D. Galante, Village Trustee
M. Mueller, Village Trustee

Members Absent:

Staff Present: D. Niemeyer, Village Manager
P. Carr, Assistant Village Manager
B. Bettenhausen, Village Treasurer - Arrived 7:08 p.m.
M. Walsh, Police Chief
F. Reeder, Fire Chief
P. Connelly, Village Attorney (Arrived p.m.)
J. Urbanski, Assistant Public Works Director
D. Framke, Marketing Director
L. Valley, Executive Assistant to the Manager and Trustees
H. Lipman, Management Analyst
D. Sanfilippo, Executive Assistant to the Mayor
L. Godette, Deputy Village Clerk

Others Present: Rick Heidner, Play it in the Park
Tim Carey, Play it in the Park

Item #1 - The 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 COMMITTEE OF THE WHOLE MEETING HELD ON OCTOBER 1, 2019 – Motion was made by Trustee Brady, seconded by Trustee Berg, to approve the minutes of the Committee of the Whole meeting held on October 1, 2019. Vote by voice call. Village President Pro-Tem Glotz declared the motion carried.

At this time Village President Pro-Tem Glotz thanked the Board for putting the confidence in Village Staff and the developers to pursue the necessary licenses and approvals to make this project a reality. He noted that none of this was pre-planned. Mr. Heidner brought his vision to Tinley Park last year. Village President Pro-Tem Glotz stated how proud he is of what this vision is becoming. He stated that Mr. Heidner and Mr. Carey of Play it in the Park see this development as a legacy project. He noted that he would like to see the Village hold town hall meetings in order to better inform the residents of the details of the development of the proposed Racino. With the Village Board's approval, he would like to see a resident's advisory board for the Racino created, where residents can work hand in hand with Village Staff, the development team, and the Village Board concerning all aspects of this development. He stated this development is about boosting the economy of the Southland.

Item #3 – RECEIVE UPDATE ON ENTERTAINMENT COMPLEX - RACINO – Rick Heidner and Tim Carey with Playing in the Park spoke to their plans for the proposed Entertainment Complex-Racino at the current State owned property located on the northwest corner of 183rd Street and Harlem Avenue.

Village Manager noted that this development has transformative opportunities for this community. He stated that the Village will be working on public meetings to keep the citizens informed.

Item #4 – RECEIVE COMMENTS FROM THE PUBLIC – A citizen stated that he was proud of the work the Village is doing with this proposed Entertainment Complex project and feels it is a good fit for the property and the community.

Item #5 - ADJOURN TO EXECUTIVE SESSION:

Motion was made by Trustee Mueller, seconded by Trustee Berg, at 6:44 p.m. to adjourn to Executive Session to discuss the following:

- A. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.
- B. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

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

Motion was made by Trustee Brady, seconded by Trustee Berg, to adjourn the Executive Session and reconvene the Committee of the Whole meeting. Vote by voice call. Trustee Glotz declared the motion carried and reconvened the Committee of the Whole meeting at 7:22 p.m.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to adjourn the Committee of the Whole meeting. Vote by voice call. Trustee Glotz declared the motion carried and adjourned the Committee of the Whole meeting at 7:25 p.m.

lg



Interoffice Memo

Date: October 10th, 2019

To: Village Board of Trustees

From: Dominic Sanfilippo, Executive Assistant to the Mayor

Subject: Happy Bites Class EV Liquor/Video Gaming License Request

The purpose of this memo is to explain the background of Happy Bites' request for a Class EV liquor license, which would allow video gaming.

Pradeep Patel of Happy Bites, located at 8021 West 183rd Street, has approached the liquor commissioner about adding a beer & wine liquor license to his establishment that allows video gaming. Happy Bites is a fast food restaurant that has operated in Tinley Park for 2 years and is in good standing with the Village of Tinley Park.

Their petition is to grant them a Class EV license, which "(s)hall authorize the retail sale of wine and beer only on the premises designated therein for consumption by the drink on such premises only" and has video gaming.¹

Their proposal includes a floor plan and visual depiction of a separate, sectioned-off video gaming room in the back of the dining area with a door, as well as an addition of a second food counter offering healthier food options.

Happy Bites has been a stable presence in the community for 2 years, and has shown that video gaming would not be the main source of revenue for the establishment.

This establishment originally came to the Admin & Legal Committee on August 8th, 2019; their original floor plans submitted to the Committee had changed by the time of the meeting, so their request was tabled for further review. The updated plans—with a second counter concept entitled "The California Way"—have been reviewed by the Building Department & Inspection team. On October 8th, 2019, the Admin & Legal Committee passed their proposal to the upcoming Committee of the Whole on Tuesday, October 15th and expressed their desire to visit Happy Bites to view the layout.

I have combined the proposal materials for this packet; the updated floor plan with both counters is on page 5.

¹ Tinley Park Municipal Code, § 112.20, (E), (2).



&

The California Way

8021 W 183rd Street Tinley Park, IL

Mayor Vandenberg and Trustees,

My name is Pradeep Patel. I am the owner of Happy Bites located at 8021 W 183rd Street in your village. I put this brief booklet presentation together for you to show some planned renovations I would like to move forward with at my restaurant. With business increasing, we have demand for more seating in our restaurant. I have been renting the vacant space next to my restaurant for the past few years. I would like to make a fairly large investment and expand my operation into the next space. With this expansion, I would also like to add a beer and wine license. The expansion would at least triple my dining room seating. I would also like to add a separate sectioned off room and add video gaming to my location. The beer and wine license and gaming room would make me a full service restaurant and destination. With many national chain restaurants in the current market, I took a risk to open a small independent gourmet burger restaurant. I have worked hard to get it to where it is today. The expansion of additional seating, adding the gaming room, and the beer and wine license will help me expand my business to a full service operation. The extra income that will be generated will go towards marketing as well as providing somewhat of a safety net for the expansion investment. I currently own four businesses in Tinley Park and I have been doing business in the town now for five years. I am also looking to invest further in the community as I am involved in the 14 million development of 2 hotels on Lagrange Rd. I understand the responsibility that goes with holding a liquor license as I currently hold a liquor license in other surrounding communities. I also know the responsibility that goes with hosting video gaming terminals. I currently hold a video gaming location license in another community. I have included some of the Google reviews of my restaurant. You can read more reviews online with Google and Yelp. I have also included renderings of the proposed expansion. I hope you will consider my proposed expansion and I look forward to hearing from you. Thank You for your time.

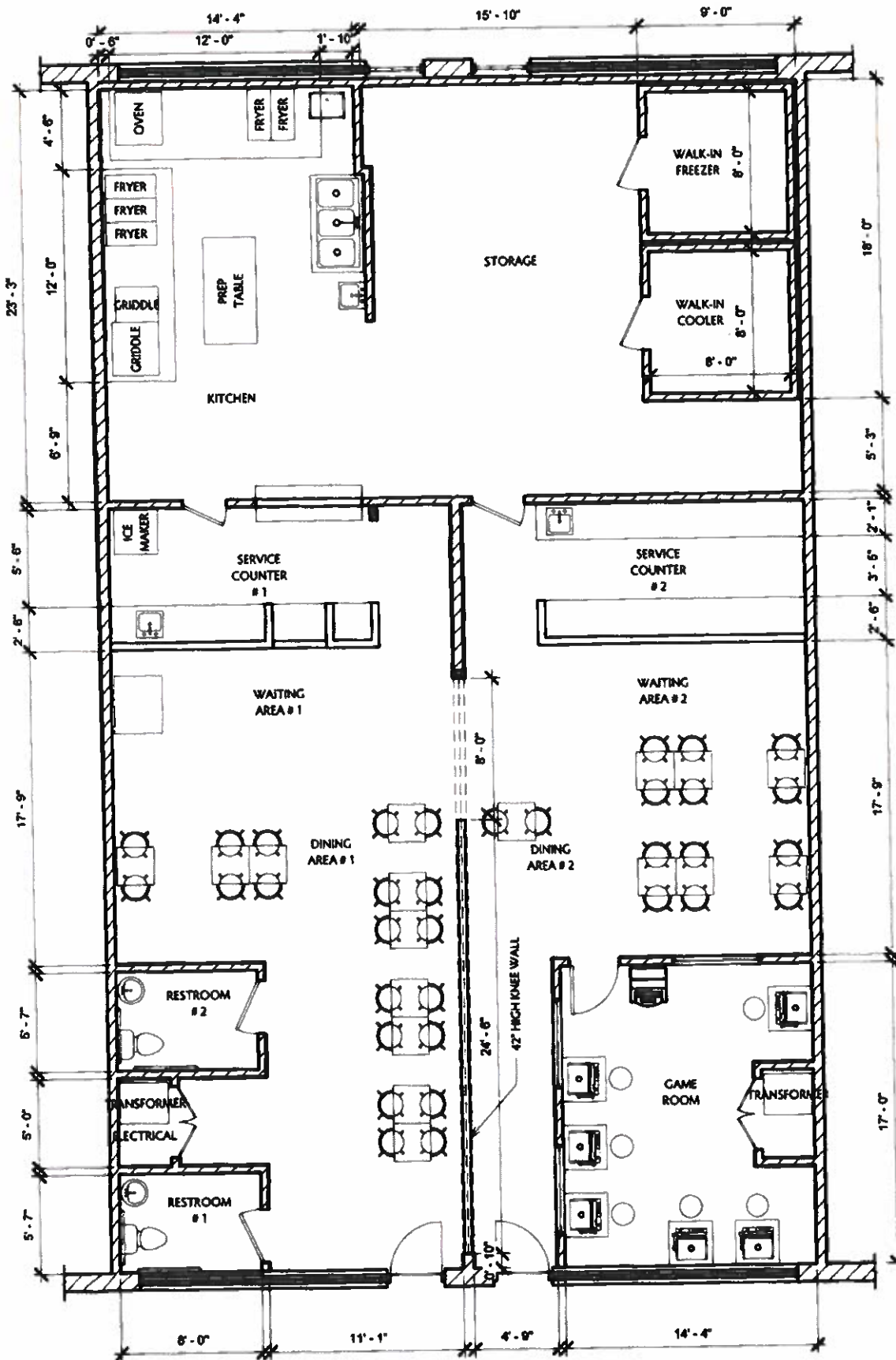
Sincerely,

Pradeep Patel

Dear Mayor Vandenberg and Trustees,

We would like to introduce you to our new concept and expansion at Happy Bites located at 8021 W 183rd Street. Our intention is to expand into the next space and create an open concept. The California Way would be the second concept. It would create a mini food court feel. It would also provide a healthier eating option for area residents under the same roof. Thank you for your consideration.

183 RD STREET



1

FIRST FLOOR
3/16" = 1'-0"

HAPPY BITES
LAYOUT

8021 183RD ST. UNIT D & E. TINLEY PARK, IL 60487



PMPC
ARCHITECTS



HAPPY BITES

VIEW - 1

8021 183RD ST, UNIT D & E, TINLEY PARK, IL 60487



PMPC
ARCHITECT



HAPPY BITES

VIEW - 2

8021 183RD ST, UNIT D & E, TINLEY PARK, IL 60487

CONCEPT 2012 BY GARY BROWN AND JAMES H. LEE

PMPC
ARCHITECT





HAPPY BITES

VIEW - 3

8021 183RD ST, UNIT D & E, TINLEY PARK, IL 60487



PMP
ARCHITECTS

JOHN J. AND KATHLEEN
AND THE FIRM
PMP ARCHITECTS
1000 N. LAKE ST. SUITE 100
CHICAGO, IL 60610
TEL: 312.329.1000
WWW.PMPARCHITECTS.COM



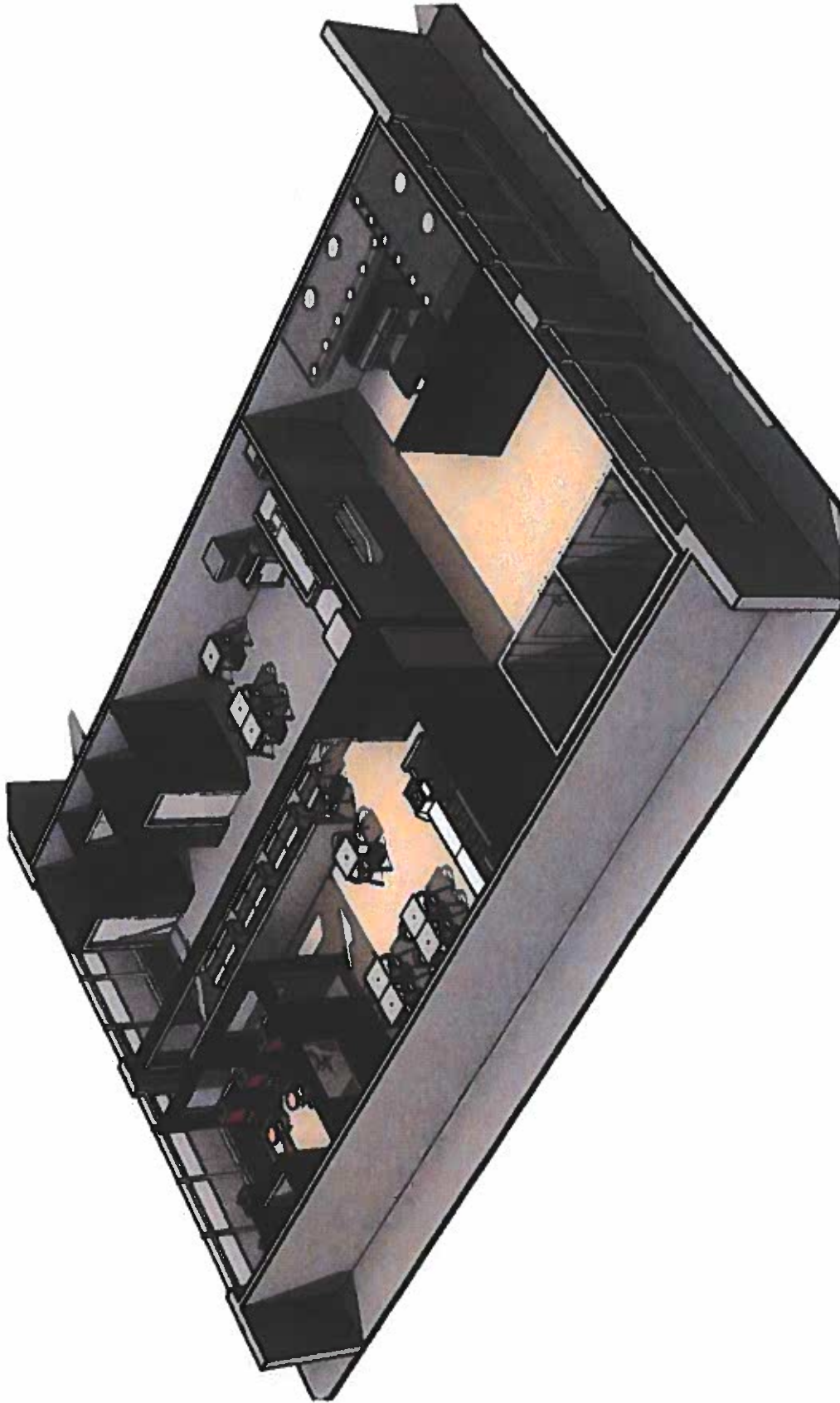
HAPPY BITES

VIEW - 4

8021 183RD ST, UNIT D & E, TINLEY PARK, IL 60487

PMF
ARCHITECTS
1214 N. LAKE ST., SUITE 102
CHICAGO, IL 60610
TEL: 312.281.1888
WWW.PMFARCHITECTS.COM





HAPPY BITES
PERSPECTIVE PLAN - NE
8021 183RD ST, UNIT D & E, TINLEY PARK, IL 60487

PMF ARCHITECTS
1000 N. LAKE ST.
CHICAGO, IL 60610
TEL: 312.329.1000
WWW.PMFARCHITECTS.COM

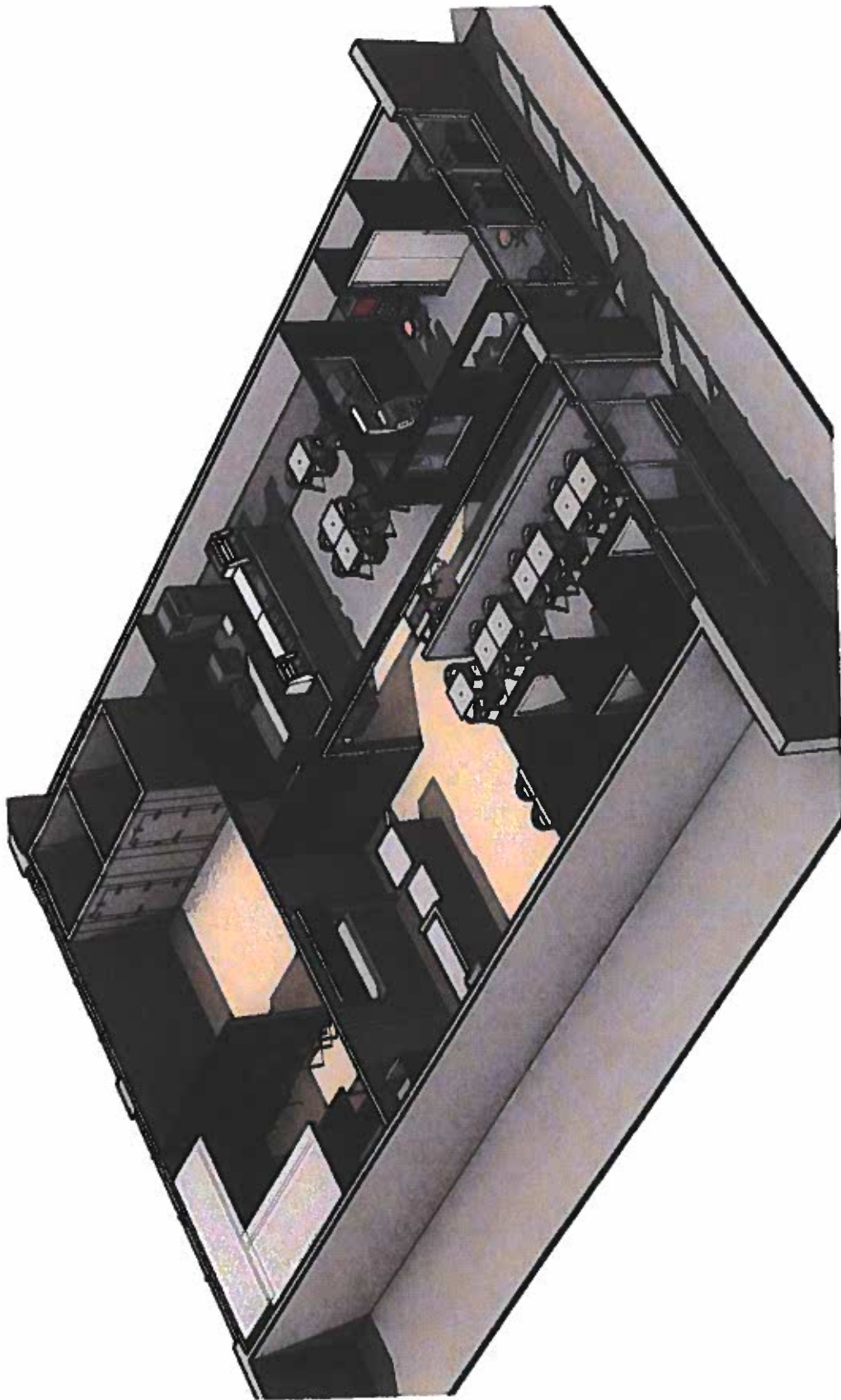




HAPPY BITES
PERSPECTIVE PLAN - SE
8021 183RD ST, UNIT D & E, TINLEY PARK, IL 60487

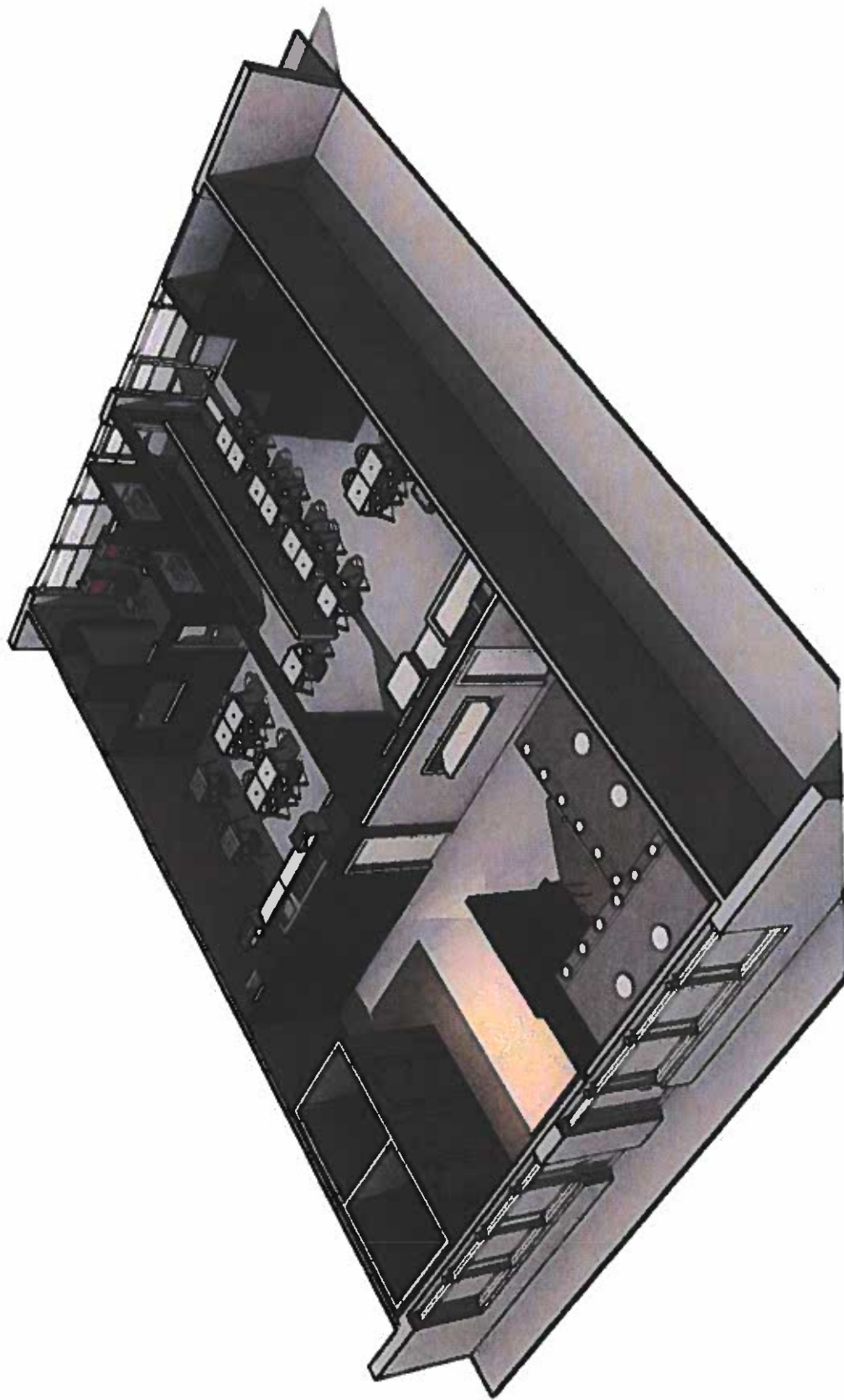
DATE: 02/27/2020
BY: JZ (JZ) (JZ)
PROJECT: 10111 Happy Bites, Unit D & E
DRAWING: 01 - SE PERSPECTIVE

PM
ARCHIT



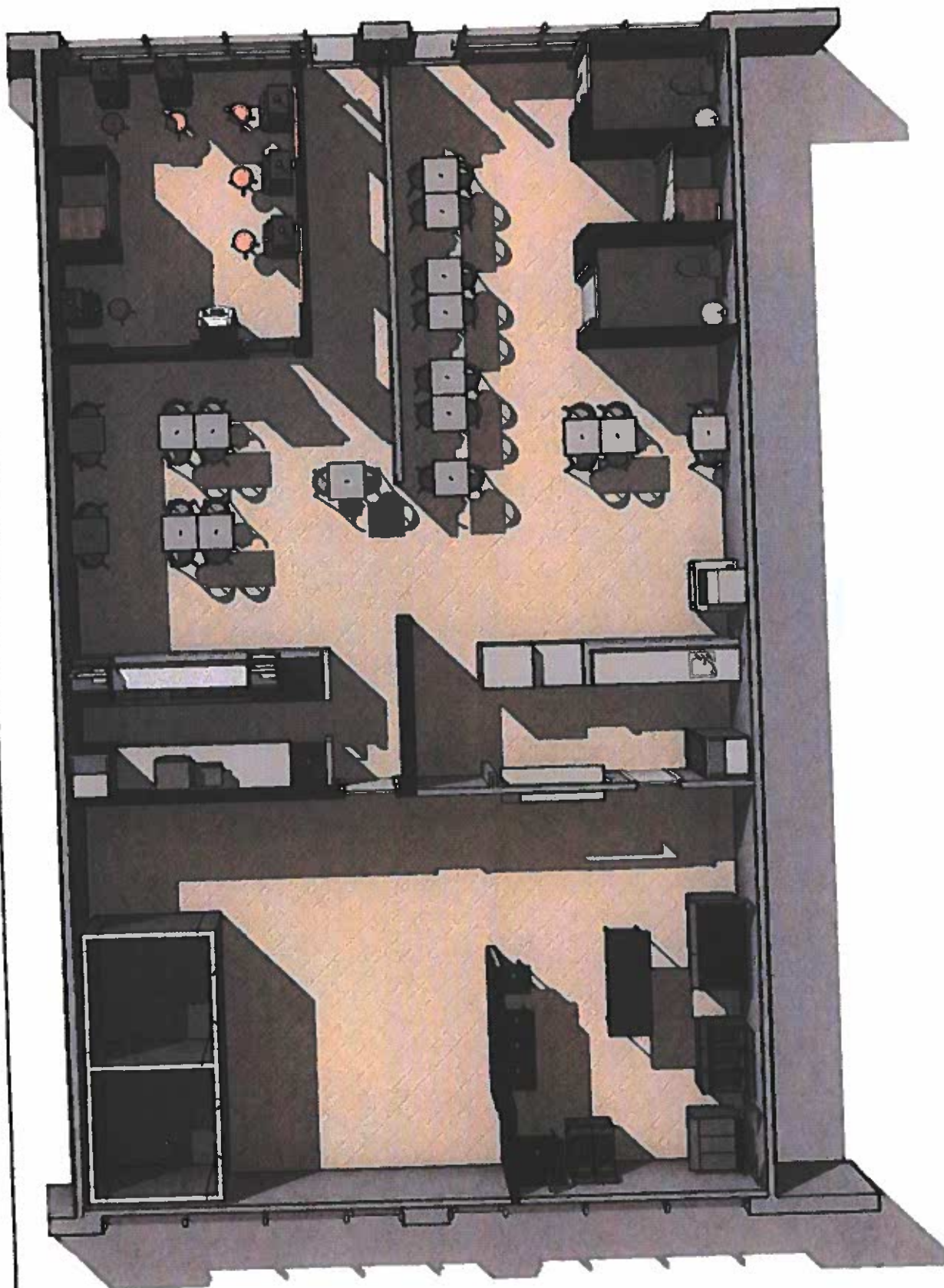
HAPPY BITES
PERSPECTIVE PLAN - SW
8021 183RD ST, UNIT D & E, TINLEY PARK, IL 60487





HAPPY BITES
PERSPECTIVE PLAN - NW
8021 183RD ST, UNIT D & E, TINLEY PARK, IL 60487





HAPPY BITES
PERSPECTIVE PLAN - TOP

8021 183RD ST. UNIT D & E. TINLEY PARK, IL 60487

DESIGNED BY: JIMMY L. BROWN
 DATE: 03/20/2008
 PROJECT: HAPPY BITES
 123 N. Maple St. Suite 100
 Chicago, IL 60607



Gail Schaefer

72 reviews · 3 photos

6 months ago

Our first visit to Happy Bites will not be our last! Great gourmet burgers and fries at reasonable prices. Very friendly counter clerk gave us a brief overview of their offerings when I mentioned that we had never been there before. Our takeout order was ready quickly and was as delicious as promised. If their location was more prominent, I think their business would skyrocket. Just please don't leave Tinley Park as they are a much needed local restaurant.

Like

D Watson

Local Guide · 33 reviews · 22 photos

3 months ago

I hope Happy Bites stays in business around here. I would be out of options for interesting, creative burgers in the suburbs otherwise. I like their menu and haven't even tried anything other than the burgers... yet.

Like

Faye Parise

Local Guide · 20 reviews · 32 photos

2 days ago

Amazing burgers, very small space for seating.

Like

Like

Response from the owner 3 hours ago

Sorry for the inconvenience on the seating but were glad that you enjoyed our burgers!

Like

Marlin Nowak

Local Guide · 100 reviews · 19 photos

3 months ago

Probably one of the best burger places I've ever been to. I know burgers and this place brings burgers to the next level. I will be back again and again. The fries themselves are worth writing about. Fresh and perfectly seasoned fries. I've never experienced a combo so fresh and good. My mouth is watering as I write this. The place is busy and you know why. You get what you pay for. Fresh burgers and fries. Friendly staff. Will try other items next time! I heard the wings are great too!

Like

Response from the owner 4 months ago

Thank you so much ☺

Kimura Trap

1 review

3 weeks ago

Enjoyed my first time trying. Ordered online and food was ready when they said. Food was tasty and I look forward to trying some of their other creations. Usually all the local "burger joint" place food tastes the same but that is not the case here.

Like

Response from the owner 3 weeks ago

Thank you so much! I glad you enjoyed hope see you soon ☺

christopher hardeman

Local Guide · 176 reviews · 107 photos

2 days ago

The blue cheese and bacon stuffed burger was absolutely delicious it was love at first bite and the French fries are like they are cooked in the air fryer. Overall a wonderful find and will definitely be back to try the big double bacon theory burger.

[Like](#)

Response from the owner 2 hours ago

So glad to hear that you enjoyed yourself! Hope to see you soon... come back and try our new burger of the month sometime.

Luperz

Local Guide · 61 reviews · 338 photos

2 months ago

THIS PLACE IS AMAZING! If you've ever had Zaxby's wings, this place has wings similar to them but even more tasty! The place has 2 entrances, park in the back for better parking spots (beware: the backdoor is heavy feeling so pull it with some strength). They have water cups by the pop machine which I love since I often skip the soda & need a cup for water. All the employees are great at customer service! 3 different employees (the cashier, delivery guy AND a guy from the kitchen) checked on us to make sure everything was good and if we needed anything. First time here we tried the boneless wing (highly recommend the Honey Q Hot sauce) and mac and cheese bites. The burgers look huge and fresh! Will definitely be trying the traditional wings and burgers soon! THEY DELIVER! Check out their daily specials!

Don Harris

1 review

a month ago

Had the special of the Month bacon theonas Burger it was Amazing and the fries were great too Best take out burger I've had in many years going back soon.

And for a rare treat that burger actually looks like the pictures that they advertise Great job.

deariffh

4 reviews

3 weeks ago

THE BEST BURGER IVE HAD IN A VERY LONG TIME. THE STAFF IS OUTSTANDING. I EVEN OFFERD THE TEAM MEMBER A JOB AT MY STORE BECAUSE HIS CUSTOMER SERVICE WAS JUST UNBELIEVABLE. I WENT BACK THE NEXT NIGHT FOR ANOTHER BURGER.

[Like](#)

Response from the owner 3 weeks ago

Thank you so much. I'm glad you liked it, we hope to see you soon

Freddy Krawan

13 reviews · 1 photo

3 hours ago

My first time here and the best I've had in a long long time! Definitely will be back!

Luke Jaworowski

2 reviews

4 months ago

I always come to this place whenever I'm in the mood for great food. Everything on the menu is delicious and the service is great. All staff is very nice and tries to make your experience as good as possible.

Frank Castle

a month ago

Good wings and good wing deals. Really good owner as well.

Daniel Ritter

Local Guide 32 reviews · 6 photos

2 months ago

Burgers, fries and wings are all amazing and cooked fresh. Really good prices mean I will be continuously coming back!

Like

Response from the owner 2 months ago

Thank you very much! Looking forward to seeing you again. ☺

Jennifer Jeka

Local Guide 21 reviews · 12 photos

2 months ago

Had the burger with the shrimp on it because it sounded interesting and OMG it was probably the best burger place I've been to. I live about 12 miles away and when I'm in the area it is the best place to go!

Jay Turner

Local Guide 168 reviews · 321 photos

8 months ago

Food was really good. I like how you can make your own Burger and sometimes they'll name a burger after you. Charlie the owner was very nice very professional and greeted us with a smile. Will definitely recommend to anyone looking for an awesome burger.

Miles Kilo

1 review

9 months ago

Me and my boyfriend went here for the first time today and it was amazing! I ordered the rock n robin burger and it was one of the best burgers I've ever had! My boyfriend ordered the wedge fries and they were a little bit over done but still very tasty! The staff was very nice and offered to get me a new bun when I took mine off because I can't eat bread. Overall it's an amazing place and prices are great too!

Response from the owner 9 months ago

Thank you so much! ☺

Gason Chandler

2 reviews

5 months ago

What a wonderful place - 5 stars for the hamburger, 5 for the location and 5 for the crew, highly recommended.

Karen Wandick

3 months ago Happy Bites is amazing!!! Great food, great service! Will definitely be back!!!

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2019-O-062

**AN ORDINANCE INCREASING THE NUMBER OF CLASS "EV"
LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE
(HAPPY BITES LOCATED AT 8021 W. 183RD STREET)**

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

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

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

VILLAGE OF TINLEY PARK
Cook and Will Counties, Illinois

ORDINANCE NO. 2019-O-062

**AN ORDINANCE INCREASING THE NUMBER OF CLASS "EV"
LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE
(HAPPY BITES LOCATED AT 8021 W. 183RD STREET)**

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, pursuant to Title XI, Chapter 112, Section 22 of the Village Code, liquor licenses may be authorized by the President and Board of Trustees of the Village of Tinley Park and the number of liquor licenses authorized to be issued for each license class shall be kept on record in the office of the Village Clerk; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park desires to amend Title XI, Chapter 112, Section 22 of the Village Code to add one (1) additional Class EV liquor license; 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 said Village of Tinley Park and its residents to amend Title XI, Chapter 112, Section 22 of the Village Code to increase the number of Class "EV" liquor licenses authorized to be issued pursuant to this Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, 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: Pursuant to Title XI, Chapter 112, Section 22 of the Village of Tinley Park Village Code, the number of Class "EV" licenses that can be issued by the Village shall be and is hereby increased from nine (9) to ten (10), (this increase in the number of Class "EV" liquor licenses reflects the availability of one additional Class "EV" liquor license to be issued to Happy Bites, located at 8021 W. 183rd Street).

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

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 15th day of October, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of October, 2019.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will, and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2019-O-062 "AN ORDINANCE INCREASING THE NUMBER OF CLASS "EV" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (HAPPY BITES LOCATED AT 8021 W. 183RD STREET)," which was adopted by the President and Board of Trustees of the Village of Tinley Park on October 15, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of October, 2019.

KRISTIN A. THIRION, VILLAGE CLERK



Interoffice Memo

Date: October 10th, 2019

To: Village Board of Trustees

From: Dominic Sanfilippo, Executive Assistant to the Mayor

Subject: Island Bistro Class AV Liquor/Video Gaming License Request

The purpose of this memo is to explain the background of Island Bistro's (an establishment that is preparing to open in the Village of Tinley Park) request for a Class AV liquor license, which would allow video gaming.

Tiffany Perkins has approached the Liquor Commissioner about acquiring a liquor license for a new business, Island Bistro, that intends to open at 7014-7020 W. 183rd Street. Mauum Inc., dba Rich's Pizza Joint formerly occupied the space and closed in June 2019. As she states in her letter, Ms. Perkins is a managing member at Pinnacle Asset Management, LLC, which owns the 7050 W. 183rd strip mall, and "since Pinnacle has had difficulty identifying a tenant for this space, the partners have agreed to lease the location to me individually so I can open my own establishment 'Island Bistro' which will offer a unique flair for Tinley Park— island fusion cuisine— with specialty cocktails and the entertainment of video gaming."¹

This petition is to grant Island Bistro a Class AV license, which allows sale of liquor by the drink on premises and has video gaming.²

Their proposal includes a floor plan and visual depiction of a gaming area in the back of the dining area near the office, similar to the former Rich's Pizza Joint layout.

At the October 8th Administrative and Legal Committee, the Committee passed the proposal to the October 15th Committee of the Whole, on the condition that they provide a business pro forma for Board review.

¹ Letter from Tiffany Perkins, August 26th, 2019.

² Tinley Park Municipal Code, § 112.20, (A), (2).

PINNACLE GROUP

9501 W 144TH SUITE 304 ORLAND PARK, IL 60462 TEL. 708-590-6066 FAX 708-827-0476

www.pinnacleassetmgmt.com

August 26, 2019

Village of Tinley Park
c/o Dominic Sanfilippo
16250 S. Oak Park Ave
Tinley Park, IL 60477

Business Proposal – City of Tinley Park

Island Bistro
c/o Tiffany Perkins
7014-7020 W 183rd St
Tinley Park, IL 60477

Pinnacle Asset Management, LLC has owned the strip mall, 7050 W 183rd St in the City of Tinley Park for 4 years. I am one of the managing members of Pinnacle Asset Management, LLC. Pinnacle and its members appreciate the support from the community and City that we have endured over the years. Our previous tenant, "Mauum Inc d/b/a Rich's Pizza Joint" has vacated due their inability to pay the increased real estate taxes.

Prior to the eviction order entered on June 24, 2019 Mauum Inc d/b/a Rich's Pizza Joint had an active liquor and video gaming license. As they are no longer in business and Pinnacle needs to secure a tenant for this location to avoid defaulting on its current obligations. Since 2014 the taxes on this location have went from \$68,000.00 to \$243,000.00.

Unfortunately, this has caused a hardship on the ownership team and most of the tenants at this location as many don't have the ability to pay the higher tax amount. Pinnacle has had several tenants in this location move just across the road to Will County as the taxes are much lower. Since Pinnacle has had difficulty identifying a tenant for this space, the

partners have agreed to lease the location to me individually so I can open my own establishment "Island Bistro" which will offer a unique flair for Tinley Park, Island fusion cuisine, with specialty cocktails and the entertainment of video gaming.

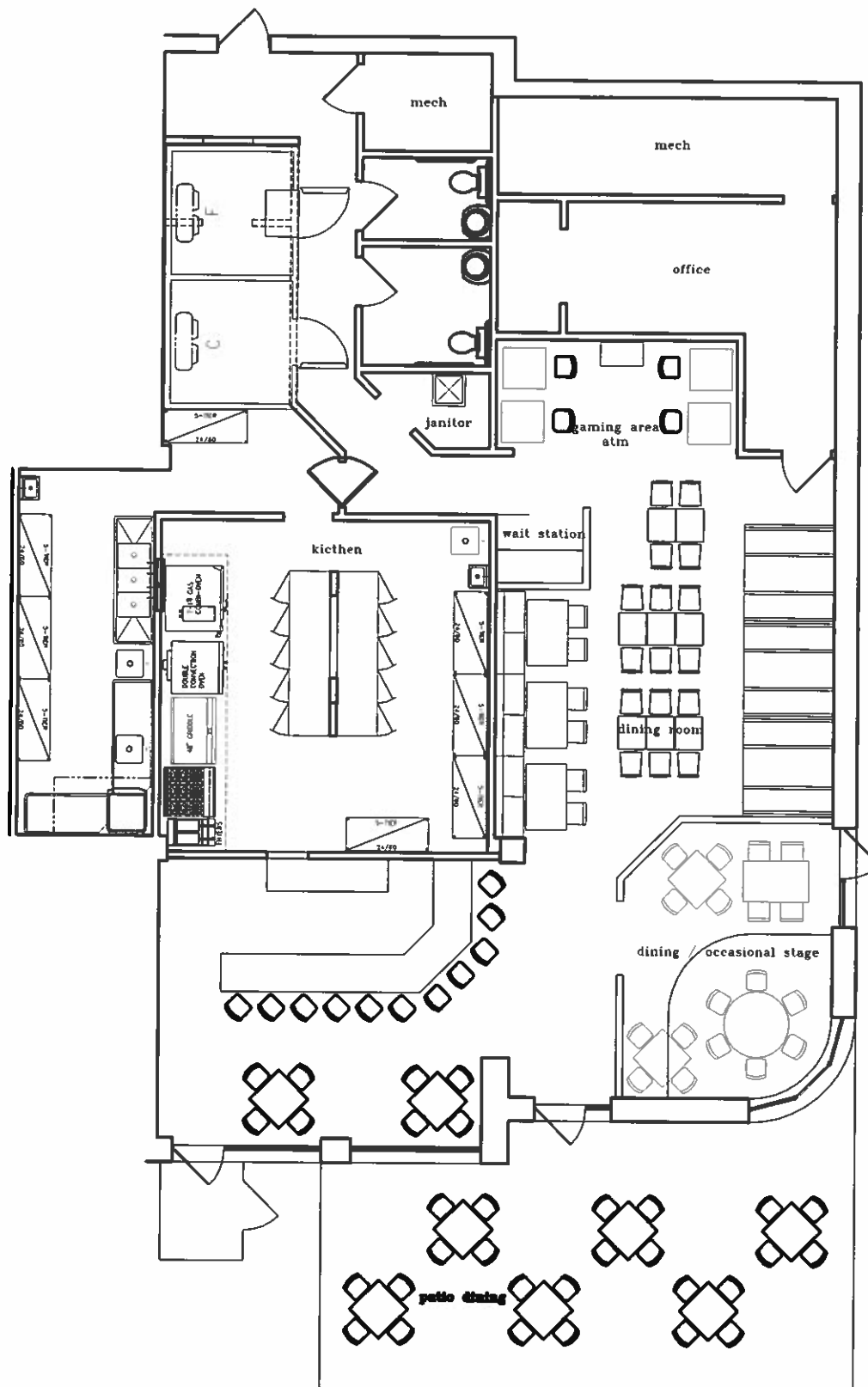
I respectfully request the consideration and approval for granting me an AV Liquor License and Video Gaming License for my establishment. I trust adding gaming will increase my revenue so that my business may sustain and prosper and continue to be a viable, contributing establishment to the city of Tinley Park. Additionally, adding Video Gaming, will contribute greatly not only to my "bottom line" but to the municipality as well.

I appreciate any consideration you will give me in my quest to move forward with improving my overall revenue and contribution to the City of Tinley Park.

Thank you for your time and consideration. I look forward to introducing "Island Bistro" to the residents of Tinley Park and surrounding communities.

Sincerely


Tiffany Perkins
Managing Member



THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2019-O-063

**AN ORDINANCE INCREASING THE NUMBER OF CLASS "AV"
LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE
(ISLAND BISTRO LOCATED AT 7014-7072 W. 183RD STREET)**

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

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

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

VILLAGE OF TINLEY PARK
Cook and Will Counties, Illinois

ORDINANCE NO. 2019-O-063

**AN ORDINANCE INCREASING THE NUMBER OF CLASS "AV"
LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE
(ISLAND BISTRO LOCATED AT 7014-7072 W. 183RD STREET)**

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, pursuant to Title XI, Chapter 112, Section 22 of the Village Code, liquor licenses may be authorized by the President and Board of Trustees of the Village of Tinley Park and the number of liquor licenses authorized to be issued for each license class shall be kept on record in the office of the Village Clerk; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park desires to amend Title XI, Chapter 112, Section 22 of the Village Code to add one (1) additional Class AV liquor license; 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 said Village of Tinley Park and its residents to amend Title XI, Chapter 112, Section 22 of the Village Code to increase the number of Class "AV" liquor licenses authorized to be issued pursuant to this Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, 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: Pursuant to Title XI, Chapter 112, Section 22 of the Village of Tinley Park Village Code, the number of Class "AV" licenses that can be issued by the Village shall be and is hereby increased from fourteen (14) to fifteen (15), (this increase in the number of Class "AV" liquor licenses reflects the availability of one additional Class "AV" liquor license to be issued to Island Bistro, located at 7014-7020 W. 183rd Street).

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

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 15th day of October, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of October, 2019.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will, and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2019-O-063 “AN ORDINANCE INCREASING THE NUMBER OF CLASS “AV” LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (ISLAND BISTRO LOCATED AT 7014-7072 W. 183RD STREET),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on October 15, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of October, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

10/11/2019

VILLAGE OF TINLEY PARK

BUSINESS PLAN – ISLAND BISTRO

INTRODUCTION

I have owned the strip mall, 7057 w 183rd in the City of Tinley Park for five years. I appreciate the support from the community and City that I have endured over the years. My previous tenant, “Rich’s Pizza Joint” has vacated. As you are aware, they had an active liquor and video gaming license. As they are no longer in business and I need to secure a tenant for this location, I have decided to open my own establishment.

“Island Bistro” will offer a unique flair for Tinley Park, something unique, exciting and very welcoming. Island Bistro will create and present the most unparalleled Island fusion cuisine, with specialty cocktails (sample menu included). Island Fusion will create an atmosphere that will sure to please patrons of all ages and ethnicity. In addition to the restaurant atmosphere, I will be designating a private area of the restaurant for Video Gaming. I trust the video gaming will not hinder nor distract from the Island Bistro “theme”.

Our projected hours of operation is Monday – Thursday 11am – 10pm, Friday & Saturday 11am – 1am and Sunday 12pm – 9pm.

I respectfully request the consideration and approval for granting me a Liquor License and Video Gaming License for my establishment. I trust adding gaming will increase my revenue so that my business may sustain and prosper and continue to be a viable, contributing establishment to

the city of Tinley Park. Additionally, adding Video Gaming, will contribute greatly not only to my “bottom line” but to the municipality as well.

BUSINESS PLAN – ISLAND BISTRO

GOALS

- Offer a unique dining experience & concept for Tinley Park
- Continue to be a viable, profitable & respected business in Tinley Park
- Provide additional jobs within the City of Tinley Park
- Become actively involved in Community events, such as Chamber of Commerce, fund raising opportunities, local festivals, etc.
- Become a footprint in the community that will enable Island Bistro to be a “long term” community business
- Generate revenue that will provide additional income to the municipality, specifically via the video gaming avenue
- Ensure & build upon customer satisfaction and loyalty
- Building the Island Bistro Brand

BUSINESS PLAN – ISLAND BISTRO

PROJECTED/ANTICIPATED REVENUE

- Project a 60/40 revenue split. 60% of revenue coming from food/beverage and 40% of revenue coming from gaming
- Within the food/beverage service industry, it takes an establishment approximately 3 years to be profitable. Hence the need for immediate revenue from gaming
- Gaming Revenue for the City of Tinley Park, 08/18 – 08/19
 - o 33 Establishments with Gaming
 - o 154 Total Video Gaming Terminals (VGT) in Tinley Park
 - o Resulting in \$532,864.14 tax revenue for the City of Tinley Park
 - o Averaging \$3,460.15 per VGT
- Projected annual revenue for Island Bistro resulting from food/beverage is \$250,000

SINCERELY,

TIFFANY PERKINS



Interoffice Memo

Date: October 10, 2019

To: Committee of the Whole

From: David Niemeyer, Village Manager
Brad Bettenhausen, Treasurer/Finance Director
Hannah Lipman, Management Analyst

Subject: Insurance Renewal

The Village's current insurance coverage through the Illinois Counties Risk Management Trust (ICRMT) will expire December 1, 2019. Therefore, the Village's insurance broker, Alliant Mesirow, has submitted an updated application to ICRMT for renewal pricing.

Prior to selecting ICRMT for insurance coverage last year, Alliant Mesirow solicited bids from the market. Alliant Mesirow did not solicit bids from the market this year, as they would not have witnessed much change from the past year.

The Village's current annualized premium for the 2019 policy year was \$745,654. This figure covers the following:

- | | |
|--------------------------------|-------------------------|
| 1. General Liability | 5. Property |
| 2. Automobile Liability | 6. Workers Compensation |
| 3. Law Enforcement Liability | 7. Cyber |
| 4. Public Officials Liability. | 8. Crime |

Currently, deductibles (or self-insured retention limits) under ICRMT vary between \$100,000 and \$150,000 dependent upon the type of liability insurance, while the workers compensation deductible is \$300,000. These higher deductibles are due to the Village's size, exposure level (e.g. number of employees, vehicles, police), and loss history. These levels minimize the premiums we pay.

Maintaining the current deductibles, the renewal premium for the 2020 policy year was quoted at \$769,624, representing a 3.2% increase. Overall, the Village has had good claims experience this past year in terms of keeping costs to a minimum, which has contributed to keeping the premium similar to the previous year. Both existing structures that were not originally included

in our coverage as well as new structures and additional building contents make up the biggest change in the property premium, resulting in a 4% increase in this component of our coverages.

Staff did request a quote for reduced deductibles at the \$50,000 limit. Alliant informed staff that lowering deductibles to \$50,000 would increase the premium roughly 20% percent, or approximately \$925,000.

In addition to claims, throughout the course of the past year, the Village has utilized several ancillary services provided by our insurance provider. See attached 'Executive Summary' for details.

ICRMT will need a decision prior to December 1st in order to process the Village's renewal. Staff recommends renewal with ICRMT and continuing with the same deductibles for the upcoming policy year.

Executive Summary

Alliant Insurance Services' Public Entity Team is pleased to be presenting insured program for the Village of Tinley Park.

We have provided a Premium and Expense Summary that provides an estimate of the insurance premiums, expenses and exposures on an annualized basis.

Some program highlights and services provided during the year:

- A property appraisal was performed for the Village, by the firm Duff and Phelps. The result was a significant increase in the values of the building and contents for the Village facilities, reflecting an overall increase of 46%. There was also an increase in units noted from 24 to 82. A copy of the appraisal results was sent to the Village.
- January – ICRMT capabilities introduction and discussion with staff
- January – Discussion of service plan and ICRMT's on-line system and claims reporting procedures
- February – Discussion of safety grant for fire department and discussion of unemployment services with Human Resources
- March – Staff discussion of reporting procedures. Meeting with staff to discuss claims checklists
- April – Fire Chief attended employment liability seminar held in Tinley Park that was hosted by ICRMT and law firm O'Halleran Kossoff
- May – Discussion with fire department on Haz Mat awareness and with staff regarding Village bench installations
- May – Review of the Village's safety manual. Discussion with staff of Active Shooter program and severe weather preparedness
- June – Village personnel attended seminar that included topics of FOIA updates, Premises Liability and Trends in the Law. Also there was a review of a Village IGA agreement by the law firm O'Halleran Kossoff
- July – National Safety Council safety talk topics forwarded to Village staff
- August – 327 Village employees were loaded into system in ICRMT system for access to on-line training topics
- Throughout the year – Introduction to staff of the Tactical Athlete Program, that is focused on treating workers compensation injuries like sports injuries thru the developed network of specialists.

Subjectivities

The following must be received prior to binding:

- Signed Acceptance Form - ICRMT
- Requested Payment Plan – ICRMT
- Signed Cyber application

Village of Tinley Park - Premium and Expense Summary

	Expiring Annual Premium	Renewal Exposures at Expiring Rates	Renewal Premium	Incr/Dec
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Premium and Expenses - Annualized

Property Premium	\$ 47,442	\$ 69,102	\$71,008	4%
Liability Package Premium	\$ 507,842	\$ 518,446	\$ 516,540	0%
Workers Comp Premium	\$ 165,684	\$ 168,487	\$ 157,907	-6%
Crime Premium	\$ 9,979	\$ 9,979	\$ 9,979	0%
Cyber Premium	\$ 14,707	\$ 14,707	\$ 14,190	-4%
Claims Handling Costs	Incl	Incl	Incl	N/A
Premium and Expense Estimate	\$ 745,654	\$ 780,721	\$ 769,624	-1%

Exposure Changes

	Pre- Appraisal	Post - Appraisal	Inc/Dec
Building Values	\$ 69,702,000	\$ 102,080,900	46%
Contents	\$ 5,190,800	\$ 7,605,300	47%
Total Values	\$ 74,892,800	\$ 109,686,200	46%
Units	24	82	242%
Vehicles	266	274	3%
Payroll	\$ 24,759,557	\$ 25,184,929	2%

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION

NO. 2019-R-111

**A RESOLUTION APPROVING A RENEWAL OF AN INSURANCE POLICY WITH
THE ILLINOIS COUNTIES RISK MANAGEMENT TRUST ("ICRMT")**

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

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

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

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2019-R-111

**A RESOLUTION APPROVING A RENEWAL OF AN INSURANCE POLICY WITH
THE ILLINOIS COUNTIES RISK MANAGEMENT TRUST ("ICRMT")**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park's ("Village") current annual insurance policy term with the Illinois Counties Risk Management Trust ("ICRMT") expires on December 1, 2019; and

WHEREAS, the Village after reviewing various exposures to risk and liability across all of the Village's operations in conjunction with its current insurance coverage desires to enter into a Renewal Policy Agreement ("Agreement") with ICRMT, further described in the attached Exhibit 1, to begin on December 1, 2019 and continue to November 30, 2020; 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 said Village of Tinley Park and its residents to approve said Agreement with ICRMT 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: The President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interest of the Village and its residents that the aforesaid Agreement be entered into with ICRMT, and that the Village President is hereby authorized to execute said Agreement on behalf of the Village, with said Agreement to be substantially in the form attached hereto and made a part hereof as Exhibit 1, subject to review and revision as to form by the Village Attorney.

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

SECTION 4: That this Resolution shall be in full force and effect from and after its adoption and approval.

SECTION 5: 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 15th day of October, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of October, 2019.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2019-R-111, "A RESOLUTION APPROVING A RENEWAL OF AN INSURANCE POLICY WITH THE ILLINOIS COUNTIES RISK MANAGEMENT TRUST ("ICRMT")", which was adopted by the President and Board of Trustees of the Village of Tinley Park on October 15, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of October, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

PUBLIC COMMENT

ADJOURNMENT