

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

NOTICE IS HEREBY GIVEN that a regular Committee of the Whole Meeting of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, February 1, 2022, beginning at 6:00 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. ROLL CALL
3. CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON JANUARY 18, 2022.
4. CONSIDER FIRST AMENDMENT TO RESOLUTION NO. 2021-R-034 A RESOLUTION AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING (TIF) REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK & JMW PROPERTIES, LLC FOR PROPERTY AT 7061-7063 159TH STREET.
5. CONSIDER PURCHASE AND SALE AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND THE BOARD OF EDUCATION OF LINCOLN-WAY COMMUNITY HIGH SCHOOL DISTRICT 210 FOR THE PURCHASE OF PROPERTY LOCATED AT 7551 191ST STREET, TINLEY PARK, ILLINOIS.
6. CONSIDER CONTRACT WITH MINUTEMAN SECURITY TECHNOLOGIES FOR THE FIXED AUTOMATED LICENSE PLATE READER (ALPR) PHASE 3 INSTALLATION.
7. CONSIDER AMENDMENT TO TITLE V CHAPTER 50 SECTION 50.028 OF THE MUNICIPAL CODE – DELINQUENT PAYMENT; SERVICE DISCONTINUATION; HEARING; LIEN.
8. CONSIDER BOND ABATEMENTS.
9. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

NANCY M. O'CONNOR, VILLAGE CLERK

ROLL

CALL

MINUTES
Meeting of the Committee of the Whole
January 18, 2022 – 6:00 p.m.
Village Hall - Council Chambers
16250 S Oak Park Ave.
Tinley Park, IL 60477

Item #1 - At 6:16 p.m. the regular meeting of the Committee of the Whole was called to order.

Item #2 - Clerk O'Connor called the roll. Present and responding to roll call were the following:

Members Present: W. Brennan, President Pro Tem
 N. O'Connor, Village Clerk
 W. Brady, Village Trustee
 D. Galante, Village Trustee
 D. Mahoney, Village Trustee
 M. Mueller, Village Trustee
 C. Sullivan, Village Trustee
 M. Glotz, Village President

Members Absent: None

Staff Present: P. Carr, Village Manager
 H. Lipman, Assistant Village Manager
 A. Ardolino, IT Manager
 K. Clarke, Community Development Director
 P. O'Grady, Village Attorney

Others Present:

Item #3 - CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON JANUARY 4, 2022 – Motion was made by Trustee Mueller, seconded by Trustee Mahoney to approve the minutes of the Committee of the Whole meeting held on January 4, 2022. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #4 – CONSIDER CLASS E LIQUOR LICENSE REQUEST - AVOCADO THEORY – Hannah Lipman, Assistant Village Manager, presented the request from Avocado theory, located at 17302 Oak Park Avenue, which recently opened in 2021. The restaurant serves unlimited ways to enjoy avocado, along with many other menu items. The petitioner, Krunal Patel has approached the Mayor's Office seeking a liquor license to sell beer and wine. One feature of Avocado theory is the garage door, which allows for an open-air concept in warmer months. Mr. Patel would like to allow customers to purchase beer or wine, especially to enjoy on warmer days with the open-air concept.

The petitioner asked about the ability to change the license class. Ms. Lipman replied it would follow the same process as the current request.

Motion was made by Trustee Mueller, seconded by Trustee Mahoney to recommend a Class E liquor license request for Avocado Theory be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #5 – CONSIDER CLASS E LIQUOR LICENSE REQUEST - GOLDEN CORRAL – Ms. Lipman presented the request from Golden Corral, located at 6803 159th Street. Golden Corral is a buffet chain with approximately 70 employees who work at the Tinley Park location. As they are a family-friendly establishment, their model hasn't included the service of alcohol. However, as a result of COVID-19, Golden Corral has experienced many difficulties. In 2020, they had been left with no choice but to close until late June when Phase 4 of the Restore Illinois Plan took effect because of their business model; carry-out and outdoor dining would not have been feasible for buffet-style service. The petitioner did approach the Board in July of 2020 seeking a liquor license, but was not approved by the Board. As they try to move forward and attract steady business back to their establishment, they will continue to face challenges to accommodate safety guidelines. With small margins, the hope is that a liquor license may help provide additional revenue to keep the operations going.

Trustee Mueller stated he is now in support of a liquor license as he has seen success in other communities.

Motion was made by Trustee Brady, seconded by Trustee Mahoney to recommend a Class E liquor license request – Golden Corral be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #6 - CONSIDER CLASS A LIQUOR LICENSE REQUEST - HILLGROVE TAP (FORMER TRIBES LOCATION) – Ms. Lipman presented the request from petitioners, Joe Christiano and Chris Elsey, who have approached the Mayor's Office seeking a Class A liquor license for a new restaurant / bar concept in the former Tribes location (171st & LaGrange Road). The concept will be named Hillgrove Tap, which originally opened in December of 2015 in Western Springs (800 Hillgrove Ave.). Hillgrove Tap is a family restaurant, sports bar, and neighborhood gathering place.

Both Mr. Christiano and Mr. Elsey have worked with the Francesca Restaurant Group and have experience in owning other restaurants. The petitioners will be putting several hundred thousand dollars' worth of improvements into this location.

While the petitioners are currently seeking a Class A Liquor License, it was noted there will be a video gaming request in the future.

Trustee Brady asked when they anticipate opening. Mr. Elsey stated they are planning on April/May 2022.

Motion was made by Trustee Sullivan, seconded by Trustee Mueller to recommend a Class A liquor license request – Hillgrove Tap (former Tribes location) be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #7 – CONSIDER AMENDMENT TO TITLE III CHAPTER 32 REGARDING THE ADVISORY COMMISSION ON LABOR & DEVELOPMENT – Ms. Lipman presented the amendment. The Labor and Advisory Commission was created to structure sound labor policies for public works construction and commercial development that are meant to protect local workers, contractors, and taxpayers while supporting fair contracting within the Village. Over the past few months, the Commission has had in-depth discussions with Village staff as it relates to both residential and commercial development. With the various types of development projects happening in the Village, staff has asked the Commission to clarify the types of projects and establish a project cost threshold, for those projects which go before the Commission. This amendment to the code establishes a \$750,000 threshold for commercial

developments or multi-family residential (as defined in the Zoning Code), to provide clear direction to Village staff.

Trustee Galante asked if Commission agendas and minutes are being kept. Ms. Lipman replied yes.

Motion was made by Trustee Mahoney, seconded by Trustee Brady to recommend an amendment to Title III Chapter 32 regarding the Advisory Commission on Labor & Development be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #8 – CONSIDER AMENDMENT TO CHAPTER I SECTION 100 OF ORDINANCE 2016-O-055 REGARDING GENERAL REQUIREMENTS – Ms. Lipman presented the amendment. Over the past few months, the Labor and Advisory Commission has had in-depth discussions with Village staff as it relates to both residential and commercial development and Contractor requirements has been one topic. This proposed amendment establishes more thorough requirements for contractors doing business in the Village, and provides for a penalty should those requirements not be met.

Trustee Mueller asked about the complaint process. Paul O’Grady, Village Attorney, stated the complaint would be made to the Village, not the Labor and Advisory Commission. If the claim was substantiated, this would trigger interaction with the contractor and/or their representative to provide records.

Motion was made by Trustee Mahoney, seconded by Trustee Sullivan to recommend an amendment to Chapter I Section 100 of Ordinance 2016-O-055 regarding general requirements be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #9 – CONSIDER GEOGRAPHIC INFORMATION SYSTEM (GIS) CONSORTIUM CONTRACT WITH MUNICIPAL GIS PARTNERS, INC – Anthony Ardolino, IT Manager, presented the GIS contract. The Village is part of a GIS Consortium where GIS services are provided to the Village by Municipal GIS Partners. In July 2020 due to the financial impact of COVID-19 as a cost-savings measure, the Village reduced the GIS contract. This renewal is at the same reduced level with a cost of \$138,661. The Village may change the scope and service level of this contract at a later date via a board-approved addendum.

Motion was made by Trustee Sullivan, seconded by Trustee Brady to recommend a Geographic Information System (GIS) Consortium contract with Municipal GIS Partners, Inc. be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #10 – CONSIDER SUBSTANTIAL DEVIATION TO THE RESIDENCES AT BROOKSIDE GLEN AS IT RELATES TO THE MAGNUSON APARTMENTS – Mr. O’Grady stated Village attorneys and attorneys for the petitioner have been in negotiations in what has become a performance bond for portions of the project. This bond would not be for the complete value of the project. President Glotz added the Performance Bond was requested by the Plan Commission.

Kimberly Clarke, Community Development Director, explained the Petitioner is seeking a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) to permit design changes to the previously approved Residences at Magnuson multifamily residential development.

The site is part of the Brookside Glen PUD, approved in 1990, originally planned for a mixture of commercial, office/restricted industrial, and residential uses. The petitioner previously received approval in December 2017 (Ordinance 2017-O-072) for four multi-family residential structures with thirty-six dwelling units per structure, and a clubhouse with various amenities. In the public meetings leading to the 2017 approval, the participants discussed concerns about the scale of the buildings while maintaining valuable amenities and high-quality aesthetics.

A foundation permit was submitted on August 2, 2018, which consisted of a limited review on the foundation plans, landscaping, and geometric plans only.

On October 14, 2020, a review was completed on the full set of construction drawings. It was noted in this and subsequent reviews the building elevations did not match the previously approved PUD. Staff met with the developer to discuss these discrepancies. The developer noted the changes are largely due to the developer's change in the exterior wall construction, previously approved in 2017 as precast with adhered thin ½" brick veneer with stained and stamped stone along the exposed foundation. The current proposal is a combination of anchored 4" brick veneer, and adhered ½" thin brick veneer and natural thin stone veneer on a steel stud wall backup. After further review, it was determined those changes were substantial. The Village hired an outside architectural consultant, Farnsworth Group, to compare the typical east elevation of the residential structures, as that was the only elevation that staff understood was substantially changed from the previously approved PUD. After further review and request of all the elevations, it was noted the Club House elevations were also substantially changed as well as the rooftop terrace green roofs and other amenities.

Staff posted for the first Public Hearing to be held on November 18, 2021. However, due to some items still needing to be worked out between the developer and staff, it was recommended the public hearing be continued. The public hearing was held on December 16, 2021 and continued until January 6, 2022, where a vote of 5-3 was made to recommend approval of the Special Use in accordance with the listed plans and Findings of Fact in the Staff Report with revised conditions. Open items per the revised conditions include the appearance of the exterior mechanical rooftop units, some form of financial guarantee acceptable to the Village Board, and a construction timeline for completion.

President Pro Tem Brennan suggested, in the interest of time, discussion of this item be had at the January 18, 2022, Village Board meeting where this item is on the agenda for first reading.

Motion was made by Trustee Sullivan, seconded by Trustee Brady to recommend a substantial deviation to the residences at Brookside Glen as it relates to the Magnuson Apartments, be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #11 – RECEIVE COMMENTS FROM THE PUBLIC –

President Pro Tem Brennan asked if there were any comments from the public. There were none.

Motion was made by Trustee Mueller, seconded by Trustee Mahoney, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried and adjourned the meeting at 6:51 p.m.

dm



Interoffice Memo

Date: February 01, 2022
To: Mayor & Trustees
CC: Pat Carr, Village Manager
From: Kimberly Clark, AICP, Community Development Director
Subject: J-M-W Properties, LLC TIF Redevelopment Agreement Request-1st Amendment

BACKGROUND

The Village entered into a TIF Redevelopment Agreement per Resolution No. 2021-R-034 with J-M-W Properties, LLC which the Village is to provide economic assistance to the developer up to a maximum of \$960,000 or 43% of the actual project costs, whichever is lesser, of TIF increment revenue produced by this site alone. The Village proposes to share 75% of the TIF increment produced for a maximum of 10 years to reimburse the eligible costs with the conditions:

1. The Project (replace roof system, construct parking lot upgrades that include landscaping, and sidewalk replacement) shall be completed by **December 31, 2021.**
2. Phase 2 parking lot improvements (resurfacing and restriping/marketing entire lot) is to be completed no later than **December 31, 2024.**

REQUEST

The developer is asking for an extension on condition number to be May . Most of the work on the parking lot and roof has been completed but due to high winds and other weather conditions, the roof has not been completed and the landscaping was not able to be installed before the cold weather hit.

RECOMMENDATION

Amend Paragraph # 2 of the development agreement, which states that the expected completion date for the landscaping, parking lot redevelopment, and new roof was to be December 31, 2021 to now be May 31, 2022.

The amended Resolution will be considered for adoption at the February 15th Village Board meeting.





Interoffice Memo

Date: January 28, 2022

To: Village Board

From: Pat Carr, Village Manager *PC*

CC: Hannah Lipman, Asst. Village Manager

Subject: Purchase and Sale Agreement – Lincolnway SD 210

Staff is requesting approval for the purchase of the Lincolnway School District property located at 7551 191st for \$1,500,000.00. The Lincolnway School Board approved the agreement at their board meeting on January 20, 2022.



Interoffice Memo

Date: January 21, 2022

To: Pat Carr, Village Manager
Hannah Lipman, Assistant Village Manager

From: John Urbanski, Public Works Director
Larry Rafferty, Police Deputy Chief

Subject: Fixed Automated License Plate Reader (ALPR) Phase 3 Installation

Presented for Committee of the Whole and Village Board discussion and action.

Description:

In 2019 the Village released and awarded the program of the Fixed Automated License Plate Reader (ALPR) RFP to Minuteman Security Technologies. These contracts have since installed cameras at six (6) locations at what was designated as the initial phases of implementation.

Subsequently, additional sites have been identified by the Police Department as beneficial to the usefulness of the system for their operations. As the previous phases have proven positive results with percentage of reads and the ability for the Police Department to utilize in investigations, the request to proceed to Phase 3 is being presented.

The scope of the Phase 3 includes:

175th & LaGrange Rd.:

- Installation of (2) LPR cameras and communication equipment for east and westbound traffic.

167th & Cherry Hill Ave.:

- Installation of (2) LPR cameras and communication equipment for east and westbound traffic.

171st & Cambridge Ave.:

- Installation of (1) LPR camera and communication equipment for eastbound traffic.

After reviewing the initial quote for this phase that was presented in an individual installation basis, Minuteman Security Technologies offered a savings by installing as a combined project. With this adjusted cost savings, the Public Works and Police Departments are recommending to proceed with the installation of the Phase 3 LPR cameras as a combined intersection project.

Budget/Finance:

Funds are budgeted and available in Capital Fund

Budget Amount:	\$ 175,000.00
Phase 3 recommended contract	\$ 75,152.52
Difference – UNDER BUDGET -	\$ 99,847.48

Staff Direction Request:

1. Approve the recommended Phase 3 installation contract with Minuteman Security Technologies, Tinley Park, IL for the ALPR installation and maintenance services at a cost of \$75,152.52.
2. Direct staff as necessary.

Attachments:

1. Minuteman Security Technologies Proposal.
2. Contract.



Interoffice Memo

Date: January 11, 2022

To: John Urbanski, Public Works Director

From: Joe Fitzpatrick, Water & Sewer Superintendent

Subject: Ordinance 2019-O-032 Amendment

Presented for Committee of the Whole and Village Board discussion and action

Description: Request to amend Ordinance 2019-O-032 regarding delinquent notices as outlined in Title V Chapter 50 Section §50.028 of the Municipal Code to replace U.S. Priority Mail with U.S. Postal Service.

Background: Section §50.028 of Municipal Code was amended in 2019, to include changes to the process of how notice of discontinuation of service are delivered. The change included delivering the notices via U.S. Priority Mail. This process has not been able to be implemented for various reasons. We attempted to go directly through the Post Office but they are unable to supply the Priority Mail materials in bulk quantities. We have reached out to multiple printing companies and they are unable to meet the required timeframes, do not have the staffing to complete the task as needed, or is not cost effective. It has proven to be more effective to have the Public Works Clerical Staff complete the process in-house.

Staff Direction Request: Amend language in Title V Chapter 50 Section §50.028 of the Municipal Code to read as follows:

50.028 DELINQUENT PAYMENT; SERVICE DISCONTINUATION; HEARING; LIEN.

(A) In the event the charges for service are not paid within 30 days after rendition of the bill for service, the charges shall be deemed delinquent and notice of discontinuation of service in the amount of the delinquency shall be sent in writing to the taxpayer whose name appears on the real estate tax bill for the parcel as the owner of the premises, the occupant of the premises, and the user of the service by ~~U.S. Priority Mail~~ U.S. Postal Service. Such notices shall state that the delinquency could create a lien on the property and that discontinuation of service shall occur within 72 hours of the date of delivery of the notice unless within that time period the village receives a written request from the owner, occupant or user stating a desire to dispute or discuss the delinquent payment in which case a hearing will be scheduled before the Village Manager, or a designee; prior to discontinuation of service. In addition to such notice, the account shall be assessed a delinquency notice charge in the amount of \$25.

Attachments:

- 1) Ordinance 2019-O-032



Finance Department Memorandum

To: Village Board

From: Hannah Lipman, Interim Treasurer/Finance Director, and
Brad Bettenhausen, Financial & Administrative Assistant

Re: Property Tax Abatement Ordinances 2022-O-010, 011, and 012

Date: 27 January 2022

On the Board agenda are three abatement ordinances for adoption. As you know, in December, the Board passed our 2021 levy ordinance and abatements relative to outstanding bond issues (Series 2011 and Series 2013) and two incentives. Also, in December the Village completed the sale of two General Obligation bonds –

1. \$8,940,000 Series 2021A which provides funding for water and sewer system related improvements.
2. \$5,965,000 Series 2021B executes an Advance Refunding of a portion of the Series 2013 bonds (a refunding of bonds is the equivalent to refinancing a home mortgage).

General Obligation Bonds

General Obligation bonds are a preferred method of financing for a government because it generally provides the lowest interest costs because it is backed by the government's property tax base. When General Obligation bonds are issued, a schedule is filed with the Cook and Will County Clerk's Tax Extension Offices directing that an amount of tax be automatically levied for each year of the bond issue to guarantee when those taxes are collected that sufficient funds will be available to pay the bonds and interest when payment is due (e.g. the levy amount is equal to the principal and interest that is scheduled to be paid in the following calendar year – 2021 levy year is collected in 2022 and supports debt payments due in 2022). Both of the new bond issues also had a tax levy schedule that was filed with the County Clerk's to meet the required bond and interest payments when due.

Abatements – Background/History

As part of the Village's established Fiscal Policies regarding debt (see also the Fiscal Policies Manual), the Village has desired to manage the amount of taxes needed to be levied to support its bonded debt. As a result of these policies, when the Village considers issuing bonds, besides identifying the projects to be financed, the Board has also looked to identify alternate revenues to use to support paying the debt service (bonds and interest) instead of property taxes. Having identified the alternate revenues to pay the debt service, the Village must pass an abatement ordinance each year (for each bond issue) to direct the County Clerk Tax Extension Offices to REDUCE the amount that was to be automatically levied for the annual debt service on the outstanding bonds.

With these long established debt policies, and active management of the Village debt issues, the Village's tax levy (excluding Library) for bonds and interest have never exceeded \$350,000 per year since 1982, even though the total debt service in a given tax year has been as high as \$6.3

million. This long-standing practice has saved our taxpayers over \$87 million in taxes over the past forty years (excluding the new Series 2021A and 2021B bonds) since the Village Board began approving the abatement ordinances. The Board has not yet approved abatements for the two new bond issues, although it would be the intention to do so under the established Fiscal Policies.

Current 2021 Tax Levy and New Abatement Ordinances

After the 2021 tax levy and abatement documents were filed with the Cook and Will County Clerk's Tax Extension Offices, it was identified that ordinance 2021-O-082 as approved, was in conflict with the revised levy schedules for the Series 2013 bonds due to the recent Advance Refunding. Additionally, it was identified that tax abatement ordinances were required for the new Series 2021A and 2021B bonds that had just been issued in December. Without corrections, the Village's tax levy would be \$1,026,160 GREATER than had been expected, or effectively three times the debt service tax levy for any of the past twelve years. To address these issues, three new ordinances are being submitted for approval as follows:

2022-O-010 – This ordinance rescinds (reverses) the abatement instructions provided in ordinance 2021-O-082 and provides new abatement instructions that now appropriately correspond to the amended debt service schedule for the Series 2013 bonds after the Advance Refunding. \$410,594.02 of the 2021 Tax Levy requirements of \$718,500.00 for the Series 2013 bonds, as amended, are abated leaving \$307,905.98 as the remaining 2021 Tax Levy amount.

Ordinance 2021-O-082 had been prepared based on the original debt service schedule for the Series 2013 bonds before the new Series 2021B bonds had been sold. However, due to the Advance Refunding that was accomplished with the new Series 2021B bonds, the Series 2013 debt service schedule was revised, and the abatement instructions that has been provided in the original ordinance needed to be replaced. While the amounts have changed to correspond to the revised debt service schedule, the funding sources remain unchanged (The identified funding sources typically do not change during the life of a bond issue).

2022-O-011 – This ordinance abates \$158,814.73 of the 2021 Tax Levy requirements of \$200,908.75 for the Series 2021B bonds, leaving \$42,094.02 as the remaining 2021 Tax Levy amount. As the Series 2021B bonds refinanced the Series 2013 bonds, the same funding sources apply to support the abatement amount.

Combined, the abatement directions provided within ordinances 2022-O-010 and 2022-O-011 leave a total debt service levy for the Village of Tinley Park (excluding the Tinley Park Public Library) of the targeted annual \$350,000 amount. This amount has remained unchanged since Tax Year 2009 and is the same total tax levy that had remained under ordinance 2021-O-082 as originally approved.

2022-O-012 – This ordinance abates all \$747,001.67 of the 2021 Tax Levy requirements for the Series 2021A bonds. The bond issue will support infrastructure improvements for our Water and Sewer system and will be supported by the utility revenues of those Funds.

**PUBLIC
COMMENT**

ADJOURNMENT