

**MINUTES**  
**Special Committee of the Whole**  
**December 29, 2015**  
**Fulton Conference Room**  
**6:00 p.m.**

Members Present: D. Seaman, Mayor  
P. Rea, Village Clerk  
B. Maher, Village Trustee  
T. Grady, Village Trustee  
M. Pannitto, Village Trustee  
J. Vandenberg, Village Trustee  
B. Younker, Village Trustee  
B. Brady, Village Trustee

Members Absent: None

Staff Present: D. Niemeyer, Village Manager  
M. Mertens, Assistant Village Manager  
S. Tilton, Assistant Village Manager  
B. Bettenhausen, Village Treasurer  
K. Dunn, Fire Chief  
D. Riordan, Deputy Chief, Fire Prevention  
D. McNeely, Building Commissioner

Others Present: J. Depaolis, Tinley Junction  
B. Hansen, Hansen Development  
D. McMillan, Rizza  
M. Carlson, Carlson Development

**Item #1: Call Meeting to Order** - Motion was made by Trustee Grady, seconded by Trustee Younker to call the December 29, 2015 Special Committee of the Whole meeting to order. Vote by voice call: Mayor Pro Tem Maher declared the motion carried and called the meeting to order at 6:07 p.m.

**Item #2: Consider approval of the minutes of the Special Committee of the Whole meeting held on December 8, 2015.** Motion was made by Trustee Grady, seconded by Trustee Pannitto to approve the minutes of the Special Committee of the Whole meeting held on December 8, 2015. Vote by voice call: Mayor Pro Tem Maher declared motion carried.

**Item #3 Adjourn to Executive Session to discuss** – Motion was made by Trustee Pannitto, seconded by Trustee Grady to adjourn to Executive Session to discuss:

- A. The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker and Brady. Nays: None.

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Absent: None. Mayor Pro Tem Maher declared the motion carried and this meeting was adjourned to Executive Session at 6:07 p.m.

Motion was made by Trustee Pannitto, seconded by Trustee Vandenberg to adjourn this Executive Session and reconvene the Special Committee of the Whole meeting. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg and Younker and Brady. Nays: None. Absent: None. Mayor Pro Tem Maher declared the motion carried and this Executive Session was adjourned at 7:43 p.m.

**Item #4: Discuss Comprehensive Building Code Updates** – Assistant Manager Mertens presented an overview of the current building code requirements for multi-family housing. He highlighted research done of comparable communities, fire rating comparisons and cost estimates for the various options for construction material for multi-family homes. AVM Mertens presented an overview of the classifications for construction material ranging from a Type I to a Type V and presented an overview of the construction materials utilized in the various construction types. AVM Mertens advised that the various multi-family developers that the Village has spoken with have advised that our current building code restrictions are too restrictive in today's development market. The Building and Fire Departments presented their recommendation for possible code changes related to this item. Staff was directed to further analyze the possible options for consideration and present their findings along with the balance of the building code recommended updates at a future Building and Compliance Committee meeting,

**Item #5 Discuss South Street Incentives** – Assistant Manager Mertens presented an overview of the 2012 South Street Development Agreement as well as the proposed 2015 development request. The new development is planned for 187 residential units and 21,000 sq. ft. of commercial property. Staff presented an incentive proposal that included \$2.5 million in public improvement assistance, \$4,076,000 in TIF assistance shared at a 50% rate, a 50% sales tax sharing for a 10 year period, permit fees capped at \$100,000, a land swap for public land and waiving of recapture fees for off-site detention. Upon discussion, staff was directed to obtain additional information from the developer as it relates to the market study, the appraisal, building design specifications, pro forma and balance sheet data. This information will be shared with the Board members as well as Department Heads for further analysis.

Motion was made by Trustee Younker, seconded by Trustee Pannitto, to adjourn the Special Committee of the Whole Meeting. Vote by voice call: Mayor Pro Tem Maher declared motion carried and adjourned this meeting at 10:20 p.m.

MSM:lv