

MINUTES
Special Meeting of the Committee of the Whole
December 15, 2020 – 7:00 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

President Pro Tem Glotz called the special meeting of the Committee of the Whole on December 15, 2020, to order at 7:02 p.m.

At this time, President Pro Tem Glotz stated this meeting was conducted remotely via electronic participation consistent with Governor Pritzker’s Executive Orders suspending certain requirements of the Open Meetings Act provisions relating to in-person attendance by members of a public body due to the COVID-19 pandemic. President Pro-Tem Glotz introduced ground rules for effective and clear conduct of Village business. Elected officials confirmed they were able to hear one another.

Clerk Thirion called the roll. Present and responding to roll call were the following:

Members Present: M. Glotz, Village President Pro Tem
 K. Thirion, Village Clerk
 C. Berg, Village Trustee
 W. Brady, Village Trustee
 W. Brennan, Village Trustee
 D. Galante, Village Trustee
 M. Mueller, Village Trustee

Members Absent: J. Vandenberg, Village President

Staff Present: D. Niemeyer, Village Manager
 P. Carr, Assistant Village Manager (Participated electronically)
 L. Godette, Deputy Clerk
 J. Urbanski, Public Works Director (Participated electronically)
 K. Clarke, Community Development Director (Participated electronically)
 H. Lipman, Management Analyst
 A. Brown, Assistant Village Treasurer
 P. Connelly, Village Attorney

Others Present:

Item #2 - CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING HELD ON DECEMBER 1, 2020 – Motion was made by Trustee Mueller, seconded by Trustee Brennan, to approve the minutes of the Special Committee of the Whole meeting held on December 1, 2020. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro Tem Glotz declared the motion carried.

Item #3 - DISCUSS RESOLUTION SEEKING CLASS 8 CERTIFICATION FOR DUVAN INDUSTRIAL PARK BY COOK COUNTY ASSESSOR – Kimberly Clarke, Community Development Director, presented the Class 8 request. The Village had previously qualified the Duvan Industrial Park, the Orland Township commercial area in the vicinity of 159th and Harlem, and the Orland Township area of LaGrange Road and 183rd Street as “blighted” areas for eligibility under the County Class incentives.

The Village previously passed Resolution 2007-R-032 requesting Class 8 Certification for the Duvan Industrial Park from the Cook County Assessor’s Office. The certification was approved in March 2008. The Village is required to re-certify a designated area every five years. The Village previously requested

recertification of the Duvan Industrial Park area under Resolution 2012-R-055. Recertification may only be requested once. Under the circumstances, the Village needs to submit a new Class 8 Certification application to the Cook County Assessor's Office for consideration.

Under the Cook County special incentive Classes (6, 7, 8, 9), the normal assessment rate of 25% applicable to commercial and industrial use properties is reduced to 10% (same as residential property) for ten (10) years, and are generally renewable.

The conditions still exist to warrant continuing the eligibility of this area for the County tax incentive program. By design, the Cook County Classification System places two-and-one-half times the tax burden on commercial and industrial property which results in higher property taxes. Provided they meet the qualifications of the incentive program, businesses and property owners often need this incentive to remain competitive, considering the proximity of the Duvan Industrial Park to Will County as well as Indiana locations with lower property taxes.

The Economic and Commercial Commission (ECC) reviewed this at their December 14, 2020 meeting and unanimously voted to recommend the approval authorizing the Village of Tinley Park to seek Class 8 Certification by the Office of the Cook County Assessor for the Duvan Industrial Park.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to recommend Class 8 Certification for Duvan Industrial Park by Cook County Assessor, be forwarded to the Village Board for approval. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro Tem Glotz declared the motion carried.

Item #4 - DISCUSS 17532 DUVAN DRIVE – 6B SER RECLASSIFICATION – Ms. Clarke presented the 6b request. John Rymysza, owner of Duvan Acquisition, LLC, and Cabinet Wholesale Supply, Inc. (Applicant), is requesting a 6b SER for the property located at 17352 Duvan Drive (PIN: 27-36-204-033-0000). Cabinet Wholesale Supply has occupied the space for 11 years.

The property is over 41 years old and consists of 16,000 sq. ft. of industrial space. Cabinet Wholesale Supply occupied all 16,000 sq. ft. at one point, but the industry has changed resulting in a contracting of necessary space. 10,100 sq. ft. are now owner-occupied with the remaining space leased to two tenants. The other two tenants' businesses are related to the trade show and banquet industries and have been highly impacted by COVID.

The SER program is an amendment to the Cook County Class 6b Property Tax Incentive in that SER provides temporary emergency property tax relief to long-term (10 years or more) industrial enterprises in Cook County. The SER Program applies to properties where the qualifying use of the property does not comply with the definition of "abandoned property, substantial rehabilitation, or vacancy" under the current Class 6b program. Qualifying properties under the SER Program will be assessed at 10 percent for the first 10 years, 15 percent for the 11th year, and 20 percent for the 12th year. The SER tax incentive is not renewable.

The proposed reclassification resolution also includes an agreement between Duvan Acquisition, LLC, and the Village obligating the Applicant to certain conditions of their proposed development. Any failure to meet these conditions will result in the Village's right to terminate the agreement and the Class 6b SER Assessment Classification on the Property. Some of the conditions for Duvan Acquisition, LLC include the following:

1. Payment of all real estate taxes;
2. Screening of all vehicles and other equipment located on the north side and rear of the building.
3. Removal or screening of equipment stored in the adjacent vacant lot.

The Owner is required to execute the agreement prior to the Village submitting the Resolution for Reclassification to the County.

The Economic and Commercial Commission (ECC) reviewed this at their December 14, 2020 meeting and unanimously voted to recommend the approval authorizing the Village of Tinley Park to approve a Cook County Class 6b SER reclassification for the property located at 17532 Duvan Drive.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to recommend the 6B SER Reclassification for 17532 Duvan Drive, be forwarded to the Village Board for approval. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro Tem Glotz declared the motion carried.

Item #5 - DISCUSS 191ST & 80TH AVE (SWC) – CRANA HOMES – CONCEPT SITE PLAN –

Ms. Clarke presented the Crana Homes site plan. Village staff has been approached by Frank Bradley of Crana Homes, to propose a change in the Brookside Glen Planned Unit Development (PUD) that would change the 31+ acres located at the southwest corner of 191st Street and 80th Avenue from commercial use (B-3) to a mix of 80% residential uses (duplex R-5) and 20% commercial (B-3). Due to the controversy surrounding the entitlement process for the Residences at Brookside Glen on Magnuson Lane, Staff recommended the applicant seek Concept Site Plan Approval before investing additional time and money in a final proposal. A public hearing was held on December 3, 2020, before the Plan Commission to ensure neighboring properties were made aware of the proposal. A vote of 8-0 was made in support of the Concept Plan.

A letter, received on December 15, 2020, from the Tinley Park Park District regarding a tot lot, and bike path connections was forward to Trustee Mueller.

Trustee Berg asked for an update regarding the nearby apartment project. Ms. Clarke stated they are 70% complete, and the Village is waiting on revised plans. Trustee Mueller added the only permit issued was for foundation only.

Trustee Galante is concerned about the loss of commercial use property. Trustee Mueller agrees that the loss of commercial space is a concern, however, he is pleased with the 20%, noting the developer's initial request was for a smaller percentage. Trustees Brennan and Brady concur.

Item #6 – DISCUSS ANNUAL CISCO MAINTENANCE RENEWAL WITH MERIDIAN IT – Pat

Carr, Assistant Village Manager presented the renewal. Cisco maintenance/license agreements allow the Village to receive rapid support on software and hardware issues, receive the latest patches, avoid high transactional fees due to failures, and feature keys to preserve our network security. The annual cost for this service is \$35,215.28. This is an annual budgeted item and required for system operations.

Trustee Brennan asked if the renewal was in line with the previous agreement. Mr. Carr replied there was a slight increase.

Motion was made by Trustee Brennan, seconded by Trustee Brady, to recommend the annual Cisco maintenance renewal with Meridian IT, be forwarded to the Village Board for approval. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro Tem Glotz declared the motion carried.

Item #7 – DISCUSS AMENDMENT TO MUNICIPAL CODE SECTION 110.28 – BUSINESS LICENSING –

Hannan Lipman, Management Analyst, presented the amendment. Currently, Title XI, Chapter 110, Section 28, of the Municipal Code allows for the pro-ration of business license fees for new establishments entering the Village at any given time in the calendar year. The proposed code amendment eliminates the pro-ration of business license fees which is inconsistent with other Village licensing policies. The business license fees are typically no more than \$300 and do not warrant pro-ration due to the underlying costs of issuance and other activities associated with business licensing. The average business license fee is in the \$30 - \$60 range.

Motion was made by Trustee Brady, seconded by Trustee Glotz, to recommend the amendment to Municipal Code Section 110.28 – Business Licensing, be forwarded to the Village Board for approval. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro Tem Glotz declared the motion carried.

Item #13 - RECEIVE COMMENTS FROM THE PUBLIC –

President Pro Tem Glotz asked if anyone cared to comment. No one came forward.

Laura Godette, Deputy Village Clerk, stated there was no written comment or request to speak telephonically.

Motion was made by President Pro Tem Glotz, seconded by Trustee Brady, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Pro Tem Glotz declared the meeting adjourned at 7:22 p.m.