

MINUTES
Special Meeting of the Committee of the Whole
February 16, 2021 – 6:00 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 February 16, 2021, to order at 6:02 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
 M. Mueller, Village Trustee
 J. Vandenberg, Village President

Members Absent: D. Galante, Village Trustee

Staff Present: D. Niemeyer, Village Manager
 P. Carr, Assistant Village Manager
 L. Godette, Deputy Clerk
 J. Urbanski, Public Works Director
 P. Cordero, Business Development Manager
 H. Lipman, Assistant to the Village Manager
 P. Connelly, Village Attorney

Others Present: Erin Gallagher, Erin Gallagher & Associates, LLC

Item #2 - CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING HELD ON FEBRUARY 2, 2021– Motion was made by Trustee Glotz, seconded by Trustee Berg, to approve the minutes of the Special Committee of the Whole meeting held on February 2, 2021. Vote by roll call. Ayes: Berg, Brady, Brennan, Glotz, Mueller. Nays: None. Absent: Galante. President Pro Tem Glotz declared the motion carried.

Item #3 – DISCUSS A COOK COUNTY CLASS 8 INCENTIVE REQUEST FOR PROPERTY LOCATED AT 17200 OAK PARK AVENUE, ROCKY HOLDINGS, LLC – Priscilla Cordero, Business Development Manager, presented the Class 8 request. James Baxter of Rocky Holdings, LLC (Applicant) proposes to invest \$300,000-400,000 to renovate the ground floor of the building located at 17200 Oak Park Avenue (Springfort Hall). This location has been 100% vacant since September 2011 and is within the Main Street North TIF District.

The property is approximately 15 years old and consists of 8,700 sq. ft. of retail space on a 16,024 square foot site. Renovations include a new patio, improvements to the ceiling, bathroom additions, as well as upgrades to the space to subdivide it into individual units.

The applicant plans to lease the units to individual, retail, and/or service businesses. He is currently in discussions with a salon, a fitness center, a dance studio, and a restaurant. Rocky Holdings, LLC is the holding company for Springfort Hall. James Baxter is 100% owner of Rocky Holdings and also owns Cody Real Estate Advisors based out of New Hudson, Michigan. Mr. Baxter owns and manages several properties and has 25 years of experience in the real estate industry.

The Village of Tinley Park can expect Rocky Holdings, LLC, to increase the property tax value of the location and generate sales tax. The applicant estimates that the individual tenants will create 16 full-time jobs and 10 part-time jobs. This reclassification will allow Springfort Hall to have a more competitive tax rate thereby increasing its occupancy.

The Applicant is requesting a Class 8 Incentive on this site. (PIN: 28-30-301-056-1001, 28-30-301-056-1002, 28-30-301-056-1003, 28-30-301-056-1004, 28-30-301-056-1005, 28-30-301-056-1006). The Applicant has stated "but for . . ." the Class 8 reclassification, the development of this property will likely not be feasible. Cook County provides the Class 8 Incentive Program which allows the reclassification of properties to effectively lower their tax assessment from the commercial rate of 25% to the residential rate of 10%. Class 8 reclassifications provide an assessment of 10% of market value for the first ten (10) years, 15% in the 11th year, and 20% in the 12th year and is a renewable program.

The Class 8 Incentive Program is designed to encourage industrial and commercial development in areas of Cook County which are experiencing severe economic stagnation. The property is located in Bremen Township, which is one of the Townships the Cook County Assessor's Office has designated as a certified Class 8 area. Class 8 reclassifications are structured to permit the Assessor, upon application of the local governing body, to certify that such areas are in need of substantial revitalization. The twelve-year incentive applies to all newly constructed and renovated buildings, including the land upon which they are situated. High property taxes are a primary reason for Class 8 incentives as well as competition with Will County and Indiana taxes.

The Economic and Commercial Commission (ECC) recommended this Class 8 Incentive for approval at their February 8, 2021, meeting with a vote of 9-0.

Trustee Brady asked how many businesses can occupy the space. Ms. Cordero stated it can be divided into six (6) units.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to recommend a Cook County Class 8 Incentive request for property located at 17200 Oak Park Avenue, Rocky Holdings, LLC, be forwarded to the Village Board for approval. Vote by roll call. Ayes: Berg, Brady, Brennan, Glotz, Mueller. Nays: None. Absent: Galante. President Pro Tem Glotz declared the motion carried.

Item #4 – DISCUSS OAK PARK AVENUE CODE COMPLIANCE GRANT FOR MEDPRO HEALTH PROVIDERS, LLC, 16820 OAK PARK AVENUE

– Ms. Cordero presented the compliance grant request. Riz Villaseñor of MedPro Health Providers, LLC (Applicant), proposes to convert a single-family residential home to a mixed-use building with a first-floor office and second-floor apartment at 16820 Oak Park Avenue.

The applicant is proposing to renovate the first floor of the building for a 722 sq. ft. office to operate MedPro Health Providers, a home-based healthcare business, that is currently leasing a location in Tinley Park. This location will be an administrative office, with no patients visiting the site. The building's second floor will be renovated into a 752 sq. ft. apartment.

The subject property was originally constructed as a residential home in a bungalow style around the 1930s. The structure is not identified as a culturally and historically significant property according to the Legacy Plan. The house was home to Tinley Park's first and only female mayor, Rose Brown, who served from 1949 to 1952. The house also offers a unique brick design for the entire first floor. The property was

renovated in the late 90s to serve as a commercial office. However, after a few years of vacancy, it was permanently converted back to a single-family residential house in 2010.

The applicant is requesting a Code Compliance grant for the sprinkler and fire alarm system in an amount not to exceed \$15,497.50. At the February 8, 2021, ECC meeting Staff mistakenly capped the fire alarm system at \$2,000. Per the program description, the Code Compliance Program offers an additional \$2,000 for alarm systems; however, this is provided for those projects that exceed the \$35,000 limit of the program. Since the total project cost for this property is less than the \$35,000 limit (\$30,995) the applicant is eligible for 50% of the total project cost (\$15,497.50). The ECC was informed of the miscalculation.

The Economic and Commercial Commission (ECC) recommended this Code Compliance grant for approval at their February 8, 2021 meeting with a vote of 6-0. Three Commissioners abstained from voting.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to recommend an Oak Park Avenue Code Compliance Grant for MedPro Health Providers, LLC, 16820 Oak Park Avenue, be forwarded to the Village Board for approval. Vote by roll call. Ayes: Berg, Brady, Brennan, Glotz, Mueller. Nays: None. Absent: Galante. President Pro Tem Glotz declared the motion carried.

Item #5 – DISCUSS CLASS E LIQUOR LICENSE FOR CRACKER BARREL, 18351 NORTH CREEK DRIVE – Hannah Lipman, Assistant to the Village Manager, presented the Class E Liquor License request. The petitioner, Cracker Barrel, has approached the Liquor Commissioner seeking a Class E Liquor License. Cracker Barrel, for the first time in the company’s 51-year history, has started to roll out beer, wine, & mimosa sales at more than 600 locations nationwide, including approximately 20 Illinois locations. Cracker Barrel began testing the concept before COVID-19 at nearly 100 locations, and given the positive response, is making the change permanent.

Motion was made by Trustee Brady, seconded by Trustee Mueller, to recommend a Class E Liquor License for Cracker Barrel, 18351 North Creek Drive, be forwarded to the Village Board for approval. Vote by roll call. Ayes: Brady, Brennan, Glotz, Mueller. Nays: None. Absent: Galante. Abstain: Berg. President Pro Tem Glotz declared the motion carried.

Item #6 – DISCUSS CLASS A LIQUOR LICENSE FOR ZIN CLUB WINE BAR, 18211 HARLEM AVENUE – Ms. Lipman presented the Class A Liquor License request. The petitioners, Tahoe Shuaipaj and Afrim Shehu have approached the Liquor Commissioner seeking a Class A Liquor License for a new wine bar concept they are looking to open at 18211 Harlem Avenue. The petitioners have successful wine bars in other areas. The concept is to offer on-premise consumption of wines and upper-tier whiskeys. There will also be retail sales of wines and wine-related gift items. The appearance will be sophisticated and available for a 21+ crowd.

The food menu will offer cheese flights, charcuterie boards, bruschetta, stone-fired pizza, and limited desserts. A video gaming request will be presented at the next meeting.

President Vandenberg asked if a variation will be requested as the business will not meet the one-year requirement. Ms. Lipman stated yes.

President Pro Tem Glotz asked if the business will open without the Class AV Liquor License. Erin Gallagher, Community Liaison - Erin Gallagher & Associates, LLC, stated she would consult with the owners.

The discussion was postponed until the March 2nd meeting.

Item #7 – DISCUSS RESOLUTION SUPPORTING LAW ENFORCEMENT AGENCIES – Matt Walsh, Police Chief, outlined concerns with House Bill 3653, which included costs and qualified

immunity. President Vandenberg asked if Illinois Police Chiefs worked with the Legislature drafting this bill. Chief Walsh responded no. President Vandenberg presented the Resolution Supporting Law Enforcement Agencies.

Trustee Brennan asked if the bill will automatically become law if it is not signed by the Governor within a set time. Patrick Connelly, Village Attorney, replied yes.

Item #6 - RECEIVE COMMENTS FROM THE PUBLIC –

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

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

Motion was made by Trustee Glotz, seconded by Trustee Berg, to adjourn the Committee of the Whole. Vote by roll call Ayes: Berg, Brady, Brennan, Glotz, Mueller. Nays: None. Absent: Galante. President Pro Tem Glotz declared the meeting adjourned at 6:25 p.m.

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