

**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 159<sup>th</sup> 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 (171<sup>st</sup> & 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 contact. 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.

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