

MINUTES
Planning and Zoning Committee
March 1, 2016 – 6:15 p.m.
Planning and Zoning Committee
South Exhibit Hall
Tinley Park Convention Center
18451 Convention Center Drive
Tinley Park, IL 60477

Members Present: J. Vandenberg, Chair
M. Pannitto, Village Trustee
B. Younker, Village Trustee

Members Absent: None

Other Village Board Present: D. Seaman, Village President
B. Maher, Village Trustee
T. Grady, Village Trustee
B. Brady, Village Trustee

Staff Present: D. Niemeyer, Village Manager
M. Mertens, Assistant Village Manager
B. Bettenhausen, Village Treasurer
S. Tilton Assistant Village Manager
S Neubauer, Police Chief
B. Balling, Interim Public Works Director
T. Kopanski, Water Superintendent
L. Godette, Depute Village Clerk
B. Bennett, Commission Secretary

Others Present: C. King, Engineer, Robinson

Item #1 - The meeting of the Planning and Zoning Committee was called to order at 6:15 p.m.

Item #2 - Consider Approval of the Minutes of the Joint Finance and Economic Development and Planning and Zoning Committees Meeting held on October 27, 2016 -

Trustee Pannitto noted the minutes from the October 27, 2015 meeting did not reflect his vote against Item #3 for the Phase 2 Master Plan for the former Tinley Park Mental Health Center due to concerns of cost and usefulness and the recommendation not to hire Farr Associates. He also noted that Item #4 did not reflect his vote against the Panduit Legacy Pond and Tax Increment Financing District (TIF). He requested these items be amended.

Motion was made by Trustee Pannitto, seconded by Trustee Maher , to approve the minutes as amended of the October 27, 2015 Finance and Economic Development Committee meeting. Vote by voice call. Chairman Maher declared the motion carried.

Item #3 – Discuss Additional Services for the Tinley Park Mental Health Center Master Plan –

The Village of Tinley Park conducted the first Public Workshop for the Master Planning Services on February 3, 2016. During this meeting numerous residents attending the workshop had requested that the

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Village consider a regional sports complex, hospitality and retail uses as part of the Master Plan project. At the February 10, 2016 Steering Committee this item was discussed as well as the concept of adding an additional public workshop to discuss the economics behind these projects as well as the feasibility of the concept within this region. These additional focuses and workshops would be an additional scope of service by FARR Associates and S.B. Freidman. The following is a summary of the additional scope of service items for consideration:

- | | |
|----------------------------------------------------------------------------------------------------|--------|
| 1. Expanded market analysis | |
| a. Sprotsplex | \$3800 |
| b. Movie Theatre-high level analysis | 1700 |
| c. Hotel – high level analysis | 1500 |
| d. Office | 700 |
| 2. Additional Community Workshop
(Repetition of workshop 3 at a different
time and location) | 12,500 |
| 3. Community Workshop (Staffing) | 4000 |
| 4. YouthWorkshop | 4000 |

Total Cost **\$28,200**

Chairman Vandenberg noted that it was recommended the workshops should be “Community Friendly” and offer some type of daycare to entice families to attend. He wants the community to offer and have their suggestions evaluated and considered.

Trustee Pannitto asked if any other firms have been contacted to do a Market Analysis. Trustee Vandenberg noted this would not be beneficial at this time.

Trustee Pannitto asked if anyone has checked with the State or new purchasers to have the property cleaned up prior to purchase.

Chairman Vandenberg stated the State is selling the property “AS IS”.

Motion was made by Trustee Pannitto, seconded by Trustee Younker, to recommend the Scope of work to be increased from the original Service Contract with FARR Associates. The total increase to the cost of the services will not exceed \$28,200.00. Vote by voice call. Chairman Vandenberg declared the motion carried.

ADJOURNMENT

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to adjourn this meeting of the Planning and Zoning Committee. Vote by voice call. Chairman Vandenberg declared the motion carried and adjourned the meeting at 6:35 p.m.

bb

cc: *Village Board*
Village Manager
Assistant Village Managers
Village Treasurer
Deputy Village Clerk