

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD SEPTEMBER 17, 2019**

The special meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, IL on September 17, 2019. President Vandenberg called this meeting to order at 6:31 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

Village President: Jacob C. Vandenberg  
Village Clerk: Kristin Thirion

Trustees: Cynthia A. Berg  
William P. Brady  
William A. Brennan  
Diane M. Galante  
Michael W. Glotz  
Michael G. Mueller

Also Present:

Village Manager: David J. Niemeyer  
Assistant Village Manager: Patrick Carr  
Village Attorney: Patrick Connelly

**A PUBLIC HEARING HELD ON SEPTEMBER 17, 2019, BEFORE THE CORPORATE  
AUTHORITIES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL  
COUNTIES, ILLINOIS, TO CONSIDER THE PROPOSED ANNEXATION  
AGREEMENT FOR THE PROPERTY LOCATED AT 19420 HARLEM AVENUE  
(LENNY'S FOOD N FUEL)**

At this time, President Vandenberg called the Public Hearing to order at 6:33p.m. Motion was made by Trustee Berg, seconded by Trustee Mueller, to open the Public Hearing to consider the proposed annexation agreement for the property located at 19420 Harlem Avenue (Lenny's Food N Fuel). President Vandenberg declared the Public Hearing open. Vote by voice call. President Vandenberg stated that would he would be departing the meeting at 7:00 p.m. and President Pro-Tem Glotz would be chairing the meeting after his departure.

Trustee Mueller presented an overview of the proposed annexation. The Petitioner, Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, an Illinois Limited Liability Company, has petitioned the Village of Tinley Park to annex his 4.87 acre parcel located at 19420 S. Harlem Avenue. The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window, two food service businesses, a carwash and outdoor dispensing/filling of propane tanks. The proposed annexation agreement sets forth a schedule for the Petitioner to bring the property into compliance with Village Building and Sign Codes with some noted exceptions.

The agreement does not provide any commitment from the Village to issue Liquor or Video Gaming Licenses. However, the Petitioner has indicated a desire for both licenses, and the agreement provides a right to disconnect within sixty (60) days at the Petitioner's option.

At this time, President Vandenberg asked if there were any comments from the petitioner.

Attorney for Petitioner, Cass Wennlund, stated that the business, Lenny's Gas N Wash, is a currently in operation at the location. It is a well-run and successful business that is already operating. If the Village of Tinley Park annexes this business it will have control over the zoning and ordinances pertaining to this business. The Village will also receive the tax revenue from this business.

The Petitioner, Leonard McEnery, owner of the business at 19420 S. Harlem Avenue, stated the business has been at this location for five (5) years. He noted that he would like his business to be part of the Village of Tinley Park and the Village services.

At this time, President Vandenberg asked if anyone from the Public would care to address the Board.

Resident Sandy Rennie stated that she and her husband oppose annexing Lenny's Gas N Wash into the Village of Tinley Park, especially permitting him to have liquor and video gaming. She thanked Trustee Galante for visiting the site. She feels there has been an increase in traffic, noise, crime and pollution due to this business. She sees the decrease in safety and home values for the area. Mrs. Rennie presented the Board with copies of a petition opposing the annexation of this property.

Resident Norb Wolszon stated his concerns with the Village annexing this business into the Village. He does not want to see liquor and video gaming allowed at this business. He also does not believe the Village will bring in large tax dollars from this business is annexed. He has concerns with the home values in the area around the gas station. He sees an increase in traffic, crime, noise, and pollution. He also read a letter from another resident who concurred with Mr. Wolszon. Mr. Wolszon asked the Board if they do annex this business to not grant it a liquor or video gaming license.

President Vandenberg stated this Public Hearing is for the annexation of the property. He noted that the video gaming and liquor licenses mentioned would separate request of the Board from the petitioner. President Vandenberg also stated that the Liquor Commissioner's Office would be asking the Board to review a new classification of license that would include video gaming and packaged liquor at truck stops. This business would fall under the definition for a truck stop under in the Illinois Gaming Act. He also stated the petitioner has agreed to bring the building into compliance with some minor exceptions.

At 7:01 p.m. President Vandenberg department from the Special Village Board meeting

Resident Angela Zaluta stated her concerns with video gambling in Illinois and feels this is a loss for the State.

Resident Charlotte Harrington stated that the original zoning for this property was for a simple gas station. She has concerns with this business having liquor and gambling.

Resident Beth Kendell feels this gas station has increased traffic, crime, and trash in the area. She has concerns with this business having video gaming and liquor and does not want the Board to approve this for this business if annexed.

President Pro-Tem Glotz asked Treasurer Brad Bettenhausen for a tax break down for this business. Treasurer Bettenhausen stated that if annexed most of the tax revenue received by the Village from this business will be from property and sales tax.

A citizen stated his concerns about the public being informed about the protocol for a public hearing. He also addressed concerns about political contributions. Village Attorney Connelly asked this citizen to keep his comments germane to the reason for the Public Hearing. The citizen asked when the proper time is to address the Board regarding gambling. Village Attorney Connelly stated when the petitioner applies for a video gaming license and it is brought before the Board for approval. Village Attorney Connelly noted that this Public Hearing is for annexation of the property. Concerns were stated regarding the Board passing an ordinance regarding truck stops, noting that if this ordinance is adopted the business can go to the State for a gambling license.

Resident Charlotte Harrington asked if it was possible for the business to go straight to the State for a gambling license. The Village Attorney stated no, the Village has liquor and video gambling ordinances. She stated that damage has occurred to her property since the gas station was built.

A citizen noted that the gas station is a successful and clean. He understands the concerns of the citizens in the area of the gas station, but the station is already there. He supports annexation of this business and sees the benefit to the Village in regards to tax revenue from this business. This citizen then asked Police Chief Matthew Walsh if he has contacted the Village of Mokena, where Mr. McEnery owns another gas station with video gaming, if they have had problems with the Mokena business. Police Chief Walsh stated that he did speak with the Mokena Police Chief and they have had no issues with the Video gaming at the Mokena business, except for an incident where someone took a gaming ticket that did not belong to them.

A citizen stated concerns about under aged gambling at this business.

A citizen stated concerns about the public comment regarding campaign contributions. She would like to see the Village of Tinley Park be more business friendly and would like the Village to receive the sources of revenue new businesses. She feels this business goes above the zoning code for the Village.

Resident Norb Wolszon stated concerns about the shortage of police officers in the Village. He had concerns about what this business brings to the quality of life for citizens in the area. He would like the annexation agreement to stipulate that there would be no video gambling. He asked who would pay for any infrastructure if this business is annexed in the Tinley Park. President Pro-Tem Glotz noted that the petitioner would pay for the infrastructure.

Trustee Berg stated that the State of Illinois implemented gambling and it is everywhere.

Trustee Galante noted that gambling is everywhere and via the Board it can be controlled. She does not believe video gaming is going to increase the traffic at the business and does have concerns about the trucks lining up. Trustee Galante noted that the fence seems to be decreasing the noise from Harlem Avenue for the neighborhood. She feels the Village needs to bring in businesses for the whole of the Village to aid in lowering taxes.

Trustee Brennan stated he visited the business. He noted that it is clean and feels that much of the

noise is coming from Harlem Avenue. The Village has ordinances to control the noise made during deliveries and that the business would need to comply with them. He stated that this business would be beneficial to the Village as a whole.

Trustee Brady noted that he had visited the business when this item came up previously.

President Pro-Tem Glotz also visited the business and stated for the type of business it is, it was quiet and much of the noise is coming from Harlem Avenue. He spoke to other businesses in the Village receiving variances for signage. He stated the business is in Village compliance as to the distance between the business and residences. He spoke to the nearby retention pond being used for parking. Community Development Director Kimberly Clarke noted that this would need to come through a formal process at Plan Commission and would have to be reviewed by engineering. He also noted that if he is granted video gaming there would not be twenty-four (24) hour gaming.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Brennan, to close the Public Hearing. Vote by voice call. President Pro-Tem Glotz declared the motion carried and closed the Public Hearing.

No one came forward.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to adjourn the Special Board meeting. Vote by voice call. President Pro-Tem Glotz declared the motion carried and adjourned the regular Board meeting at 8:14 p.m.

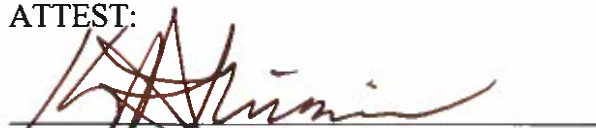
PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:



Jacob C. Vandenberg, Village President

ATTEST:



Kristin A. Thirion, Village Clerk