

## Regular Meeting of the Board of Trustees - Minutes

**MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD FEBRUARY 5, 2019**

The regular 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 February 5, 2019. President Vandenberg called this meeting to order at 7:33 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 A. Thirion
Trustees:	Brian H. Younker Michael J. Pannitto Cynthia A. Berg William P. Brady Michael W. Glotz John A. Curran
Absent:	None
Also Present:	
Village Manager:	David Niemeyer
Assistant Village Manager:	Patrick Carr
Village Attorney:	Patrick Connelly

Motion was made by Trustee Younker, seconded by Trustee Berg, to approve the agenda as written or amended for this meeting. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Brady, to approve and place on file the minutes of the Regular Village Board Meeting held on January 15, 2019. Vote by voice call. President Vandenberg declared the motion carried.

At this time, the Village Board received a presentation from Charles O'Leary, Deputy Director of Resource Management at the Forest Preserve District of Cook County. Deputy Director Charles O'Leary shared an overview of the strategic plan of the Forest Preserve District of Cook County.

Motion was made by Trustee Younker, seconded by Trustee Glotz, to **APPOINT KEVIN GOMULKA TO THE POSITION OF BUSINESS RETENTION SPECIALIST**. The Village conducted a recruitment for Business Retention Specialist and received a pool of 26 responses. Following interviews with a panel of key department staff, Kevin Gomulka was selected to fill this position within the Community Development Department. Mr. Gomulka earned a Master's Degree in Public Administration and Bachelor's in Political Science from Northern Illinois University. His municipal experience includes the Village of Carpentersville and DeKalb County Assessor's office where he developed strong customer service skills, data analysis, report preparation and presentation.

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He previously was a former security officer at St. Alexis Hospital and served in the Army National Guard where he was deployed to Afghanistan in support of Operation Enduring Freedom. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes; Younker, Pannitto, Berg, Brady, Glotz, Curran. Nays: None. Absent: None. President Vandenberg declared the motion carried.

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

Village Manager Niemeyer presented a follow up to a question regarding the Tinley Park Mental Health Center. The developers total cost is \$350,000,000. He mentioned that there is a new express train on the Metra Line from 80<sup>th</sup> Avenue to downtown Chicago. Mr. Niemeyer noted the Village's appreciation to Public Works and Public Safety on their work during the record cold temperatures last week.

Community Development Director Paula Wallrich stated that building permits are coming in for application. SIP and Banging Gavel have sent theirs in. The Hillwood spec building on Prosperi Drive, a 300,000 square foot building, has two tenants looking for build outs, GM Lighting and Home Depot.

Marketing Director Donna Framke noted that the Marketing Department is gearing up for the Irish Parade on March 10, 2019. She stated that this is the first night for the new camera system in the Council Chambers.

Trustee Glotz asked Village Manager Niemeyer how negotiations are going with Melody Square developer for the Tinley Park Mental Health Center. Village Manager Niemeyer stated that at this point they are speaking with the school districts and park districts. The initial discussion is in regards to the land plan.

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

A concerned resident from the 16900 block of Sayre stated his concerns with a debris hill created when Hanover Place Senior Apartments was built. He stated his hill has been there for about thirteen years.

A citizen stated concerns about developers used skilled local labor on projects in the Village. He would like to see the Board meet with the unions and get them on a bidders list.

A resident stated the issues with the noise and disturbances created by Intimo Lounge. This resident lives above the lounge. President Vandenberg noted that the Village is aware and working with the lounge and residents of the building. The Village Manager and Police Chief stated that the Village is responding to resident's calls. President Vandenberg encouraged residents to continue letting the police know when a problem occurs.

A concerned resident commented on the Melody Square developers. He asked the Board to be the visionary leaders of Tinley Park when planning the Tinley Park Mental Health Center.

Trustee Glotz asked about prevailing wage as it pertains to the Tinley Park Mental Health Center developer. Village Attorney Connelly stated that these are the types of items to be negotiated with

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the developer.

Nancy O'Connor stated that today Senator Michael Hastings introduced two bills to the Illinois Senate; asking the Governor and Department of Central Management Services to conduct appraisals on the Tinley Park Mental Health Center property; and asking for an environmental study at the cost of the State to be done on this property. She would like the State to do the clean up on the property and also at the wetlands behind the Public Works and Police Department buildings. She believes the environmental cleanup needs to be all encompassing throughout the Village.

Jim Doyle believes that State needs to pay for any environmental cleanup at the Tinley Park Mental Health Center property.

Trustee Glotz asked when the Village was notified about the bills introduced by Senator Hastings. Village Manager Niemeyer stated just prior to the Village Board meeting.

Mike Stuckly stated concerns about the BKD Audit report.

Motion was made by Trustee Berg, seconded by Trustee Younker, to consider approving the following Consent Agenda items:

The following Consent Agenda items were read by the Village Clerk:

- A. CONSIDER ORDINANCE 2019-O-003 RESCINDING AND ADOPTING NEW FLOOD REGULATIONS FOR THE VILLAGE OF TINLEY PARK.
- B. CONSIDER PAYMENT OF IMPACT FEES IN THE AMOUNT OF \$11,400 TO KIRBY SCHOOL DISTRICT 140 FROM THE ESCROW FUND.
- C. CONSIDER PAYMENT OF IMPACT FEES IN THE AMOUNT OF \$1,475 TO THE TINLEY PARK DISTRICT FROM THE ESCROW FUND.
- D. CONSIDER REQUEST FROM LES TURNER ALS FOUNDATION TO CONDUCT A TAG DAY ON SATURDAY, MAY 11, 2019, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- E. CONSIDER REQUEST FROM PARK LAWN TO CONDUCT TAG DAYS ON FRIDAY, APRIL 12, SATURDAY, APRIL 13, FRIDAY, APRIL 19 AND SATURDAY, APRIL 20, 2019, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- F. CONSIDER REQUEST FROM AMERICAN LEGION POST 615 TO CONDUCT A RAFFLE (ST. PATRICK'S DAY GENERAL RAFFLE) ON SUNDAY, MARCH 10, 2019, WITH THE WINNER BEING DRAWN AT THE POST, 17423 67<sup>TH</sup> COURT THAT DAY.
- G. CONSIDER REQUEST FROM AMERICAN LEGION POST 615 TO CONDUCT A RAFFLE (ST. PATRICK'S DAY LOTTERY BOARD RAFFLE) ON SUNDAY, MARCH 10, 2019, WITH THE WINNER BEING DRAWN AT THE POST, 17423 67<sup>TH</sup> COURT THAT DAY.
- H. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$ 1,798,023.14 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JANUARY 18, 2019, JANUARY 25, 2019 AND FEBRUARY 1, 2019.

President Vandenberg asked if anyone from the Board would like to remove or discuss any items from the Consent Agenda. No items were removed or discussed. Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Curran. Nays: None. Absent: None. President Vandenberg declared

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the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Brady, to postpone indefinitely **RESOLUTION NUMBER 2019-R-004 APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN TETRA TECH AND THE VILLAGE OF TINLEY PARK FOR AN UPDATED PHASE I ENVIRONMENTAL STUDY OF THE TINLEY PARK MENTAL HEALTH CENTER.** Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Brady, to adopt and place on file **ORDINANCE NUMBER 2019-O-007 SUPPORTING A CLASS 6B REAL ESTATE TAX ASSESSMENT APPLICATION BY TOP TEC HEATING COOLING PLUMBING AND ELECTRICAL FOR COMMERCIAL DEVELOPMENT LOCATED AT 17620 DUVAN DRIVE TINLEY PARK, COOK COUNTY, ILLINOIS.** This Ordinance provides support for the Cook County Class 6b incentive which reduces the tax assessment ratio for the property at 17620 Duvan Drive from 25% to 10% for a ten (10) year period. The property is located in the Duvan Drive Industrial Park and therefore meets the Target Development Area Incentive Policy requirement. This project also meets the goals and objectives for encouraging redevelopment in Tinley Park as set forth by the Economic and Commercial Commission and the Village Board of Trustees in previous meetings. The Economic Development and Marketing Committee and the Economic and Commercial Commission have discussed and recommended approval of this request. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. Trustee Pannitto asked if there is a union provision in this agreement. Village Attorney Connelly stated that it is part of the Cook County requirement and will part of the presentation to the Cook County Board. Vote on roll call: Ayes; Younker, Pannitto, Berg, Brady, Glotz, Curran. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Younker, to adopt and place on file **RESOLUTION NUMBER 2019-R-006 APPROVING AND AWARDED AN OAK PARK AVENUE CODE COMPLIANCE GRANT AND AN OAK PARK AVENUE RETAIL GRANT TO SIP WINE BAR LOCATED AT 17424 OAK PARK AVENUE (NEAL HUMMITSCH, OWNER).** This ordinance approves a Retail and a Code Compliance Oak Park Playbook Grant for H & J Holdings LLC. Planned improvements for the 17424 Oak Park Avenue will include a restaurant, two patios and an addition including a residential unit. The total matching grants will not exceed \$70,000. The Economic Development and Marketing Committee and the Economic and Commercial Commission have discussed and recommended approval of the proposed Resolution. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. President Vandenberg noted that this is the first Oak Park Avenue Grant. Thanked the Board, Commissions, and Staff, as well as Mr. Hummitsch, for supporting the vision for Downtown Tinley. Vote on roll call: Ayes; Younker, Pannitto, Berg, Brady, Glotz, Curran. Nays: None. Absent: None. President Vandenberg declared the motion carried.

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Motion was made by Trustee Berg, seconded by Trustee Brady, to adopt and place on file **ORDINANCE NUMBER 2019-O-008 DESIGNATING AN AREA IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, COMMONLY KNOWN AS 159<sup>TH</sup> AND HARLEM AS BLIGHTED**. This Ordinance provides support for a special designated area along Harlem south of 159<sup>th</sup> Street that meets the blighted area qualifications set forth in the definitions in the Tax Increment Allocation Redevelopment Act. This area will be eligible for Cook County's Class Special Reclassification Incentives (Classes 6, 7, and 8) which reduces the tax assessment ratio from 25% to 10% for a ten (10) year period. This project meets the goals and objectives for encouraging redevelopment in Tinley Park as set forth by the Economic and Commercial Commission and the Village Board of Trustees in the Economic Development Strategic Plan. The Economic Development and Marketing Committee and the Economic and Commercial Commission have discussed and recommended approval of this designation. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes; Younker, Pannitto, Berg, Brady, Glotz, Curran. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Glotz, to adopt and place on file **ORDINANCE NUMBER 2019-O-009 DESIGNATING AN AREA IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, COMMONLY KNOWN AS 179<sup>TH</sup> AND LAGRANGE AS BLIGHTED**. This Ordinance provides support for a special designated area along LaGrange Road north of 183<sup>rd</sup> Street that meets the blighted area qualifications set forth in the definitions in the Tax Increment Allocation Redevelopment Act. This area will be eligible for Cook County's Class Special Reclassification Incentives (Classes 6, 7, and 8) which reduces the tax assessment ratio from 25% to 10% for a ten (10) year period. This project meets the goals and objectives for encouraging redevelopment in Tinley Park as set forth by the Economic and Commercial Commission and the Village Board of Trustees in the Economic Development Strategic Plan. The Economic Development and Marketing Committee and the Economic and Commercial Commission have discussed and recommended approval of this designation. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes; Younker, Pannitto, Berg, Brady, Glotz, Curran. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Curran, seconded by Trustee Berg, to adopt and place on file **RESOLUTION 2019-R-008 AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND MUNICIPAL GIS PARTNERS, INC.** The proposed contract is the annual agreement with the GIS Consortium service provider, Municipal GIS Partners (MGP). The current agreement will expire on April 30, 2019, to coincide with the Village's fiscal year. The Village has the right to terminate the agreement upon thirty (30) days written notice to the service provider. Funds for this expenditure expected to be \$205,421 for the fiscal year are included in the upcoming fiscal year budget. Pursuant to Section 5.2 of the GIS contract, this statement of work shall extend the services for an additional one (1) year period. This renewal term shall commence on May 1, 2019 and remain in effect until April 30, 2020. In addition, monthly usage reports are provided to the Village Board to confirm utilization of the GIS data by staff and the public. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes; Younker, Pannitto, Berg, Brady, Glotz, Curran. Nays: None. Absent: None. President Vandenberg declared the motion carried.

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Motion was made by Trustee Younker, seconded by Trustee Berg, to adopt and place on file **ORDINANCE NUMBER 2019-O-004 INCEASING THE NUMBER CLASS "AV" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (SIP WINE BAR INC., LOCATED AT 17424 OAK PARK AVENUE)**. The proposed Ordinance would increase the Class AV Liquor Licenses by one (1). The applicant is proposing to operate a Wine Bar at 17424 Oak Park Avenue. The Class AV liquor license allows for the retail sale of alcoholic beverages for consumption on the premises as well as allowing video gaming. The respective license will be for the following business and location:

- Sip Wine Bar, Inc., 17424 Oak Park Avenue. With this license, video gaming is permitted at this location.

Upon approval of this Ordinance, the total number of Class AV liquor licenses would be fourteen (14). This Ordinance was discussed at the Administration and Legal Committee meeting held on January 29, 2019 and recommended for approval. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. Trustee Pannitto stated that he supports this business, but does not support the spread of gambling. Trustee Glotz asked Mr. Hummitsch if he would be willing to close the doors to the gaming room. Mr. Hummitsch stated he is willing to close the doors to the gaming room to block the view of the machines. Vote on roll call: Ayes; Younker, Berg, Brady, Glotz, Curran. Nays: Pannitto. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Curran, to adopt and place on file **ORDINANCE NUMBER 2019-O-005 INCREASING THE NUMBER OF CLASS "EV" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (MICKEY'S RIBS AND GYROS LOCATED AT 17432 OAK PARK AVENUE)**. The proposed Ordinance would increase the Class EV Liquor Licenses by one (1). The applicant currently operates a fast dining restaurant at 17424 Oak Park Avenue. The Class EV liquor license allows for the retail sale of alcoholic beverages for consumption on the premises as well as allowing video gaming. The respective license will be for the following business and location:

- Mickey's Ribs and Gyros, 17432 Oak Park Avenue. With this license, video gaming is permitted at this location.

Upon approval of this Ordinance, the total number of Class EV liquor licenses would be seven (7). This Ordinance was discussed at the Administration and Legal Committee meeting held on January 29, 2019 and recommended for approval. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. President Vandenberg noted that this business is a staple on Oak Park Avenue. Trustee Glotz noted that he does not approve of having gaming where children are present. Vote on roll call: Ayes; Younker, Berg, Brady, Curran. Nays: Pannitto, Glotz. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Berg, to adopt and place on file **ORDINANCE NUMBER 2019-O-006 INCREASING THE NUMBER OF CLASS "A" AND "S" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (BANGING GAVEL BREWS LOCATED AT 6811 HICKORY STREET)**. The proposed Ordinance would increase the Class A liquor licenses by one (1) and the Class S liquor licenses by one (1). The applicant is proposing to operate a restaurant and brewery at 6811 W. Hickory Street. The Class A liquor license

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allows for the retail sale of alcoholic beverages for consumption on the premises only. The Class S liquor license allows for the operations of a Brew Pub. Video gaming is not permitted with either license. The respective license will be for the following business:

- Banging Gavel Brews, 6811 W. Hickory Street. With the license, video gaming is not permitted at this location.

Upon approval of this Ordinance, the total number of Class A liquor licenses would be twenty-four (24) and the total number of Class S liquor licenses would be one (1). This Ordinance was discussed at the Administration and Legal Committee meeting held on January 29, 2019 and recommended for approval. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes; Younker, Pannitto, Berg, Brady, Glotz, Curran. Nays: None. Absent: None. President Vandenberg declared the motion carried.

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

Trustee Glotz stated that he does not feel the fire department should be privatized.

Trustee Berg noted that Economic Development Manager Patrick Hoban recently was selected as a winner in the economic development profession's "40 Under 40" awards.

President Vandenberg thanked the Public Safety and Public Works departments for their hard work last week during the record cold temperatures. He also stated that he had received a letter from a citizen congratulating the Village on the fantastic holiday lighting on Oak Park Avenue. President Vandenberg thanked the Marketing and Public Works departments for a job well done.

Trustee Glotz stated concerns of how the passing of the Bill before the Illinois Senate today regarding the Tinley Park Mental Health Center would affect the time table for the Village's agreement with Melody Square. Village Manager Niemeyer stated he would be contacting the lobbyist tomorrow.

Motion was made by Trustee Younker, seconded by Trustee Brady, at 8:46 p.m. to adjourn to Executive Session to discuss the following:

- A. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.
- B. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.
- C. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.

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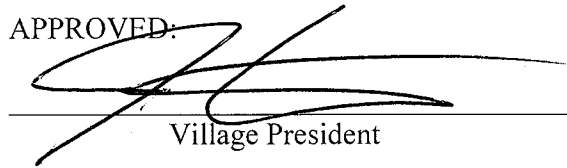
Vote on roll call: Ayes: Younker, Berg, Brady, Glotz, Curran. Nays: None. Absent: Pannitto.  
President Vandenberg declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Berg, to adjourn the Executive Session and reconvene the regular Board meeting. Vote by voice call. President Vandenberg declared the motion carried and reconvened the regular Board meeting at 9:20 p.m.

Motion was made by Trustee Younker, seconded by Trustee Berg, to adjourn the regular Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the regular Board meeting at 9:20 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:



Village President

ATTEST:



Village Clerk