

## 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 SEPTEMBER 3, 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 September 3, 2019. President Vandenberg called this meeting to order at 7:44 p.m. and led the Board and audience in the Pledge of Allegiance.

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
Absent:	None
Also Present:	
Village Manager:	David Niemeyer
Village Attorney:	Patrick Connelly

Motion was made by Trustee Brennan, 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 Mueller, seconded by Trustee Brady, to approve and place on file the minutes of the special Village Board Meeting held on August 20, 2019. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Brady, to **PROCLAIM SEPTEMBER 2019 "OVARIAN CANCER AWARENESS MONTH" IN THE VILLAGE OF TINLEY PARK**. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Berg, to **PROCLAIM SEPTEMBER 16, 2019, "AMERICAN LEGION DAY" IN THE VILLAGE OF TINLEY**. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Berg, to adopt and place on file **RESOLUTION 2019-R-091 RECOGNIZING EAGLE SCOUT JOHN UCHA UPON ATTAINING ALL 139 BOY SCOUTING MERIT BADGES**. The Village of Tinley Park will recognize Eagle Scout John Ucha for fulfilling the requirements to earn all 139 scouting merit badges. This tremendous accomplishment has only been achieved by less than 400 Boy Scouts since the inception of scouting in 1910. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

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Motion was made by Trustee Glotz, seconded by Trustee Berg, to **APPOINT MATTHEW LABRIOLA TO THE POSITION OF PUBLIC WORKS MAINTENANCE TECHNICIAN**. Matthew Labriola has worked as a part time Seasonal II in Public Works since October 2018. He received his GED from Victor J. Andrew High School and shortly thereafter enlisted in the U.S. Marine Corps, then deployed to Kaneohe Bay, Hawaii where he was responsible for ensuring the safety and supervision of heavy equipment operation. Matt is a resident of Tinley Park and is excited for this opportunity to serve the Village. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Brady, to **CONSIDER THE FOLLOWING COMMISSION APPOINTMENTS FOR FISCAL YEAR 2020**. The following Commission/Committee appointments are being made for the 2020 Fiscal Year:

**Environmental**

John Houdek

**Marketing and Branding**

Carol Racine

**Senior Services**

Mike Cutrano, Chair

Rosemarie Bauer

Vicki Hayes

Robert Hayes

Marcia Hecht

Phyllis Groberski

Grant Steeve

Andy Ashmus

**Veterans Commission**

Karen Tobola

Georges Sanon

Jimmy Hunter

**Sister Cities**

Julie Dekker

Kurt Dekker

Sarah Krause

President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Berg, to **CLARIFY THE TERMS OF APPOINTMENT FOR THE CIVIL SERVICE COMMISSION**. The following Commission/Committee appointments are being made for the 2020 Fiscal Year:

**Civil Service**

Terrence Sullivan—1 Year

Barbara Moore—2 Years

Martin Gainer—3 Years

President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

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

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

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- A. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, SEPTEMBER 21, 2019, IN THE 8100 BLOCK OF KILLARNEY COURT FROM 2:00 P.M. TO 10:00 P.M.
- B. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,855,207.80 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED AUGUST 23, AND AUGUST 30, 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: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Glotz, to adopt and place on file **ORDINANCE 2019-O-048 GRANTING TEXT AMENDMENTS TO SECTIONS II.B (DEFINITIONS), V.B. SCHEDULE I (SCHEDULE OF PERMITTED USES), VIII.A.10. (NUMBER OF PARKING SPACES REQUIRED), AND XII (LEGACY CODE) SECTION 3, TABLE 3.A.2 (PROHIBITED USES) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE, TO REGULATE BANQUET FACILITIES AS A SPECIAL USE, PERMITTED USE OR PROHIBITED USE.** The Tinley Park Zoning Ordinance currently regulates Banquet Facilities as a 'Permitted Use' in the Office and Restricted Industrial (ORI) and General Manufacturing (M-1) Zoning Districts. It is not identified as a Permitted or Special Use in any other district. In addition, there is no definition provided for Banquet Facilities. The proposed text amendments will allow Banquet Facilities as a Special Use in the B-1, B-2, B-3, and B-4 Districts and a Permitted Use in the B-3 District with limitations related to the size of the facility; it will be a Prohibited Use in the B-5 and all Legacy Districts. In addition, a proposed definition will be added to the Zoning Ordinance to assist in distinguishing this use from other similar uses in the code and specific parking requirements related to Banquet Facilities as a means to mitigate any potential impact on surrounding land uses.

The Plan Commission held a Public Hearing on August 1, 2019, and unanimously recommended the proposed text amendments for approval to the Village Board. At the first reading of the draft ordinance the Board recommended revising the parking requirement for Banquet Facilities in the B-1 District. The Ordinance has been amended to reflect a requirement of 1.5 parking spaces required per 100 sq. ft. of usable floor area. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Glotz, Mueller. Nays: Galante. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file **ORDINANCE 2019-O-047 APPROVING TEXT AMENDMENTS TO SECTION V.C.9.E (GLARE) OF THE ZONING ORDINANCE TO INCORPORATE LIGHTING REGULATIONS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS.** Staff has proposed a draft text amendment to the performance standards that regulates glare for multi-family, commercial and industrial districts. Proposed changes to the zoning ordinance regulating glare include additional definitions related to lighting, establishing minimum and maximum parking lot pole heights, and the creation of acceptable average light levels based on the type of use. Car dealerships will have their own unique level of lighting based on the nature of their

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operations with the display of vehicles and security concerns. The ordinance also addresses nonconforming properties that do not meet the new regulations.

Moving forward, staff believes it makes sense to provide additional guidelines for regulating exterior lighting to promote attractive new development and aid developers in preparing their plans for review by the Village.

The Community Development Committee directed staff at the May 28, 2019, meeting to draft regulations to amend the zoning code. The draft regulations were discussed and reviewed by the Plan Commission at a Public Hearing on June 21, 2019; the Commission voted 4-0 to recommend approval of the text amendments. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Glotz, Mueller. Nays: Galante. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to place on first reading **ORDINANCE 2019-O-049 APPROVING TEXT AMENDMENTS TO SECTION II.B. (DEFINITIONS) AND SECTION V.B. (SCHEDULE OF REGULATIONS) OF THE TINLEY PARK ZONING ORDINANCE TO ALLOW A RACINO ENTERTAINMENT COMPLEX IN THE OFFICE AND RESTRICTED INDUSTRIAL DISTRICT (ORI) AS A PERMITTED USE.** Staff is proposing a text amendment to the Tinley Park Zoning Ordinance, Section II.B (Definitions) and Section V.B. (Schedule of Regulations) for a Racino Entertainment Complex. The purpose of this amendment is to add definitions and to modify the schedule of use regulations to permit a Racino entertainment complex in the Office and Restricted Industrial District (ORI) as a permitted use. The Plan Commission held a Public Hearing on August 15, 2019, and voted unanimously (9-0) to recommend approval of the text amendments.0 Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to place on first reading **ORDINANCE 2019-O-050 APPROVING TEXT AMENDMENT TO SECTION V.D.3 (RICH TOWNSHIP ENTERTAINMENT AND TOURISM OVERLAY DISTRICT) OF THE TINLEY PARK ZONING ORDINANCE TO AMEND PARAGRAPH A.3 USES TO LIST A RACINO ENTERTAINMENT COMPLEX AS A PERMITTED USE.** Staff is proposing a text amendment to the Tinley Park Zoning Ordinance. The purpose is to amend the list of permitted uses in the Rich Township Entertainment and Tourism Overlay District to list a Racino entertainment complex as a permitted use. The Plan Commission held a Public Hearing on August 15, 2019, and voted unanimously (9-0) to recommend approval of the text amendments. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to adopt and place on file **ORDINANCE 2019-O-051 GRANTING VARIATIONS FROM SECTION V.B. SCHEDULE II (SCHEDULE OF DISTRICT REQUIREMENTS) OF THE ZONING ORDINANCE, TO PERMIT A SECOND-FLOOR ADDITION TO BE PLACED ON A PROPERTY WITH AN EXISTING NON-CONFORMING SIDEYARD SETBACK, NON-CONFORMING LOT WIDTH AND NON-CONFORMING LOT SIZE AT 7409 173RD STREET IN THE R-4 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT.** The Petitioner, Jose Hernandez (owner), located at 7409 173rd Street, is seeking a 2.69 foot Variation from Section V.B. Schedule II (Schedule of District Requirements), to permit a 4.81 foot west side yard setback on a principal structure where a 7.5 foot setback is required. The variation is being requested to construct a second-

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floor addition on an existing single-story home with a non-conforming setback. Staff also recommended the Petitioner pursue variations for the non-conforming lot width and lot size to bring the property into full compliance with the Zoning Code.

The Zoning Board of Appeals held a Public Hearing on August 22, 2019, and voted 4-0 to recommend approval of the requested variation in accordance with plans as listed in the "List of Reviewed Plans" in the August 22, 2019, Staff Report. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Mueller, to postpone **ORDINANCE 2019-O-052 GRANTING VARIATIONS TO PERMIT THE CONSTRUCTION OF A ONE-STORY BUILDING ADDITION ON THE PARK OAKS BUILDING AT 17322 OAK PARK AVENUE** until the Village Board meeting to be held on October 1, 2019. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file **ORDINANCE 2019-O-053 APPROVING AN AMENDMENT TO ORDINANCE 2019-O-018 CREATING A PROGRAM FOR REGISTRATING DEFAULTED MORTGAGE PROPERTY WITHIN THE VILLAGE OF TINLEY PARK.** The Village Board adopted Ordinance 2019-O-018 creating a Defaulted Mortgage Property Registration Program on April 16, 2019. Due to some confusion as to the inspection requirements, the proposed amendment deletes references to inspections. It was not the intent of the registration program to require inspections by the Village. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Galante, to postpone **RESOLUTION 2019-R-093 APPROVING AN OAK PARK AVENUE FACADE GRANT BETWEEN THE VILLAGE OF TINLEY PARK AND H & J HOLDINGS FOR PROPERTY AT 17424 OAK PARK AVENUE (SIP WINE BAR)** until the Village Board meeting to be held on September 17, 2019. Trustee Galante stated her concerns about this grant program and would like to review the timing of when business can apply for additional grant dollars and the time frame for the claw back clause. She would like to see a cap on how much a business can receive. Trustee Glotz concurred. He also would like to see the business startup plan for this applicant. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adopt and place on file **RESOLUTION 2019-R-094 APPROVING AN OAK PARK AVENUE SIGN GRANT BETWEEN THE VILLAGE OF TINLEY PARK AND TINLEY PARK CHAMBER OF COMMERCE FOR PROPERTY AT 17316 OAK PARK AVENUE (TPCC).** This Resolution approves an Oak Park Avenue Sign Grant for Tinley Park Chamber of Commerce for property located at 17316 Oak Park Avenue. The total matching grants will not exceed \$380 for the installation of a new blade sign above the business storefront. The Economic and Commercial Commission (ECC) discussed and recommended approval of the grant application at the August 5, 2019 meeting. The Community Development Committee reviewed the ECC's recommendation at the August 28, 2019, meeting. President Vandenberg asked if anyone cared to address the Board. No one

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came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adopt and place on file **RESOLUTION 2019-R-095 APPROVING AN OAK PARK AVENUE SIGN GRANT BETWEEN THE VILLAGE OF TINLEY PARK AND ENGLISH GARDEN LLC FOR PROPERTY AT 16800 OAK PARK AVENUE.** This Resolution approves a Sign Grant for English Garden LLC. for property located at 16800 Oak Park Avenue. The grant will replace the existing monument sign that currently encroaches in the Village's right of way and construct a new monument sign. The matching grant will not exceed \$1,447.50. The Economic and Commercial Commission recommended approval of the grant at the August 5, 2019, meeting. The Community Development Committee reviewed the ECC recommendation at the August 27, 2019, meeting and recommended the grant for adoption. President Vandenberg made a disclosure that he would abstain from this item. His business, Vandenberg Funeral Home, has a work relationship with this florist, at their Mokena location. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Mueller, to postpone **RESOLUTION 2019-R-092 APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND THE TINLEY PARK PARK DISTRICT FOR PROPERTY USE AT VOLUNTEER PARK** until the Village Board meeting to be held on September 17, 2019. Vote by voice call. President Vandenberg declared the motion carried.

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

Marketing Director Donna Framke stated that the Village wide citizen survey is available for citizens to take on the Village website through September 18, 2019. The groundbreaking for the Boulevard at Central Station will take place on Thursday, September 5<sup>th</sup>, at 5:30 p.m. at South Street and 67<sup>th</sup> Court. Tinley Oktoberfest will be held September 6 to September 8 at the 80<sup>th</sup> Avenue Train Station.

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

Clerk Thirion expressed her gratitude to Chief Reeder and the Tinley Park Fire Department for the Citizens Fire Academy.

Trustee Brady concurred with Clerk Thirion's thoughts for the Citizens Fire Academy.

President Vandenberg encouraged citizens to attend the ground breaking for the Boulevard at Central Station on Thursday, September 5<sup>th</sup> and the Tinley Park Chamber of Commerce Oktoberfest.

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

Carl Lindokken stated his concerns with allowing a track for harness racing in Tinley Park. He perceives that harness racing is on the decline. He believes casinos and other forms of gambling are now a subsidiary for harness racing.

Nancy O'Connor believes the new State gambling bill will help support harness racing. She asked the Board to be sure to do their research for this development thoroughly before moving forward. She supports this development as an entertainment district. She does have concerns about crime. Police Chief Walsh stated he has contacted other communities with casinos. These communities have very little problems at the casinos.

A concerned citizen stated concerns about the remediation process at the Tinley Park Mental Health Center. The Village Attorney stated that this process will be regulated by the Illinois Environmental Protection Agency.

Motion was made by Trustee Mueller, seconded by Trustee Brady, at 8:50 p.m. to adjourn to Executive Session to discuss the following:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
  
- B. 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.

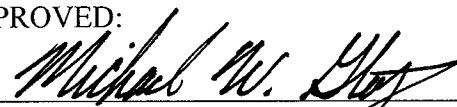
Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, 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 9:30 p.m.

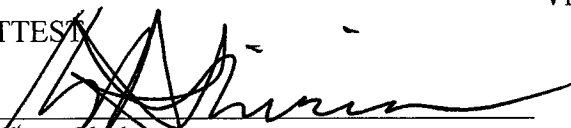
Motion was made by Trustee Mueller, seconded by Trustee Brady, to adjourn the regular Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the regular Board meeting at 9:30 p.m.

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:

  
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Village President Pro-Tem

ATTEST

  
\_\_\_\_\_  
Village Clerk