

**MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD JANUARY 21, 2020**

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 January 21, 2020. President Vandenberg called this meeting to order at 7:31 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 A. Thirion

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

Absent:

Also Present:	
Village Manager:	David Niemeyer
Asst. Village Manager:	Patrick Carr
Village Attorney:	Douglas Spale

Motion was made by Trustee Berg, seconded by Trustee Mueller, 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 Brady, seconded by Trustee Mueller, to approve and place on file the minutes of the Regular Village Board Meeting held on January 7, 2020. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to **ADOPT RESOLUTION 2020-R-001 RECOGNIZING THE TINLEY PARK BULLDOGS CHEERLEADING TEAM ON THEIR ACHIEVEMENTS**. The Tinley Park Bulldogs Cheer Recreational Fifth Grade Cheerleading Team closed out their season winning placing second at the 2019 Illinois Recreational Cheer Association State Competition on December 8th. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to **ADOPT RESOLUTION 2020-R-004 RECOGNIZING THE KOWALCZYK FAMILY ON WINNING ABC-7 CHICAGO'S 2019 CHRISTMAS "GREAT CHICAGO LIGHT FIGHT"**. This resolution celebrates the Kowalczyk family, Village residents whose home Christmas lights display on Avon Lane was voted the best in the Chicagoland area for the 2019 ABC-7 Chicago "Great Chicago Light Fight". The Kowalczyks' display was chosen from six (6) finalists in the Chicagoland area and represented the Village nationally. Vote by voice call. President Vandenberg declared the motion carried.

At this time a presentation was received by Peter Dumon of The Harp Group and Daniel Fitzgerald of the Tinley Park Convention Center regarding activities at the Tinley Park Convention Center and Hotel including their partnership with the Even Hotel Chain and an overview of the financials at the Convention Center.

At this time a presentation of a Technical Innovation Award from the Southwest Branch of the American Public Works Association (APWA) for the North Street Reconstruction Project was given. Representatives of the Village receiving the award were Trustee Glotz and Assistant Public Works Director John Urbanski. Others present were Christopher King and Van Calombaris of Robinson Engineering. The Southwest Branch of the American Public Works Association (APWA) recently presented the Village with a Technical Innovation award for its North Street Reconstruction Project. The APWA cited the project's use of permeable interlocking paver stones as a major factor in its decision to select North Street as the award recipient. The interlocking paver stones help to capture almost 60,000 gallons of water at the front-end of any storm, which prevents runoff within the North Street right of way. This \$1.3 million project was completed in 2019 and was funded in part by a \$200,000 Green Infrastructure Grant from the Metropolitan Water Reclamation District of Greater Chicago. Work included reconstruction and beautification, including new paver stones and crosswalks that resemble piano keys. In addition to Public Works Director Kevin Workowski and his team, the North Street Project included Robinson Engineering, Austin-Tyler Construction and LPS Pavement Company.

Motion was made by Trustee Galante, seconded by Trustee Berg, to **APPOINT ANDREW BROWN TO THE POSITION OF ASSISTANT FINANCE DIRECTOR / ASSISTANT TREASURER**. The Village recently conducted recruitment for the position of Assistant Finance Director/Assistant Treasurer. Twelve applications were received and quickly shortlisted to three candidates. Two candidates were requested to participate in a second interview with our panel, and Andrew Brown was identified as the most qualified to fill this vacancy. Mr. Brown earned a Bachelor of Business Administration from Western Michigan University and a Master of Professional Accountancy from Elmhurst College. He previously served the town of Cicero as Senior Accountant and most recently the Village of Buffalo Grove as Deputy Director of Finance, where he has direct involvement in community and economic development, as well as government finance. Mr. Brown has served on the Illinois Government Finance Officers Association (IGFOA) Executive Board, Continuing Professional Education Committee and as Chair of the Growth and Engagement network. In his free time, he is the Head Coach for the Orland Park Vikings Hockey Club and Park Ridge Express Hockey Club. President Vandenberg asked if the Board had any comments. 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 consider approving the following Consent Agenda items:

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

- A. CONSIDER REQUEST FROM THE KNIGHTS OF COLUMBUS TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY, SEPTEMBER 18, AND SATURDAY, SEPTEMBER 19, 2020, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- B. CONSIDER REQUEST FROM PARK LAWN TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY AND SATURDAY APRIL 10 AND 11 AND FRIDAY,

APRIL 17, 2020, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.

- C. CONSIDER REQUEST FROM THE KNIGHTS OF COLUMBUS, TO CONDUCT A RAFFLE ON SATURDAY, APRIL 4, 2020, AT ST. GEORGE CHURCH, 6707 W. 175TH STREET, WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$12,025. WINNERS WILL BE DRAWN AT THE CHURCH.
- D. CONSIDER PAYMENT OF IMPACT FEES IN THE AMOUNT OF \$7,600 TO KIRBY SCHOOL DISTRICT 140 FROM THE ESCROW FUND.
- E. CONSIDER ADOPTING A RESOLUTION RELEASING THE LETTER OF CREDIT ISSUED IN RELATION TO 179 OPA, LLC'S FOUNDATION ONLY PERMIT FOR UNION SQUARE TOWNHOMES DEVELOPMENT.
- F. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,803,521.86 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JANUARY 10 AND JANUARY 17, 2020.

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 Brennan, to place on first reading **ORDINANCE NUMBER 2020-O-003 GRANTING A MAP AMENDMENT (REZONING) FOR TWO (2) PROPERTIES LOCATED AT 17100 AND 17110 HARLEM AVENUE FROM THEIR EXISTING B-4 (OFFICE AND SERVICE BUSINESS) AND R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICTS TO THE B-1 (NEIGHBORHOOD SHOPPING) ZONING DISTRICT.** The Petitioner, Vequity LLC, is seeking to rezone the two properties located at the Southwest Corner of Harlem Avenue and 171st Street from their current zoning to the B-1, Neighborhood Shopping zoning district. The purpose of the rezoning is to allow for the construction of an automotive service (gas) station. The proposed gas station site includes ten (10) vehicle fueling stations and a 3,511 sq. ft. convenience store building.

The Plan Commission held a Public Hearing on January 2, 2020 and voted 5-0 to recommend approval of the Map Amendment (Rezoning) in accordance with the plans as listed in the "Listed Reviewed Plans" and Findings of Fact in the January 2, 2020, Staff Report. President Vandenberg asked if the Board cared to comment.

Trustee Mueller asked Kimberly Clarke to brief the Board on how this development has been communicated to the public. Ms. Clarke stated that due to the proximity of this development to residential homes the Village tasked the developer to community clearly to the residents. The Village did the required notice, which is 250 square feet from property to all surrounding properties informing them of the public hearing. No feedback was received from this notice. The developer then went door to door to meet the residents to be sure they were aware of the project. Prior to this Village Board meeting another notice went out to residents. One response was received from the property owner to west, their concerns were addressed.

President Vandenberg asked if commercial properties were notified. Ms. Clarke stated yes, and additional notice was given to the residents.

Trustee Galante stated her concerns with the zoning change, noting this is going from small business/office use to a gas station. She wants to be sure the nearby residents are fully aware of the change. She also stated concerns about traffic issues due to this development. She is uncomfortable with a gas station being built close to homes.

Trustee Glotz asked if the whole block was contacted. Ms. Clarke stated that the east side of Oconto Avenue received the second notice from the Village. The first notice went to properties within 250 feet. The developer went door to door and sent out their own certified letter to residents.

The developer's attorney, David Sosin, stated this project has been vetted very carefully and he spoke to the cleanup of the homes directly behind the development on Harlem Avenue.

Vote by voice call. Ayes Five (5), Nays One (1). President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to place on first reading **RESOLUTION NUMBER 2020-R-003 APPROVING AND ACCEPTING A FINAL PLAT OF RESUBDIVISION FOR SOUTHLANDS FIRST CONSOLIDATION LOCATED AT 17100-17110 HARLEM AVENUE.** The Petitioner, Vequity LLC (contract purchaser/developer), has requested Final Plat approval for the Southlands First Consolidation associated with the proposed 7-Eleven gas station and convenience store at 17100 and 17110 Harlem Avenue. The Plat will consolidate two (2) parcels along Harlem Ave resulting in a single .961-acre parcel. The Plat also includes all existing utility easements, cross-access easements to neighboring properties, and a sidewalk easement for installation of a public sidewalk on a portion of the property.

The Plan Commission reviewed the Final Plat of Resubdivision with a recommended condition that the approval is subject to Final Engineering Plan approval by the Village Engineer on January 2, 2020, and voted 5-0 to recommend approval. President Vandenberg asked if anyone from the Board cared to comment. He asked if the Village's long range plans include any cross access for Harlem Avenue from 171st to 173rd Streets. Kimberly Clarke stated no this is not included, but the Village is requested this developer include cross access in the plan for this project. Vote by voice call. Ayes Five (5), Nays One (1). President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to place on first reading **ORDINANCE NUMBER 2020-O-004 GRANTING A SPECIAL USE FOR AN AUTOMOBILE SERVICE (GAS) STATION TO PERMIT THE CONSTRUCTION OF A 7-ELEVEN GAS STATION AT 17100 HARLEM AVENUE IN THE B-1 (NEIGHBORHOOD SHOPPING) ZONING DISTRICT.** The Petitioner, Vequity LLC, is seeking a Special Use Permit for an automobile service (gas) at 17100 Harlem Avenue in the B-1 (Neighborhood Shopping) Zoning District. The proposed gas station site includes ten (10) vehicle fueling stations and a 3,511 sq. ft. convenience store building.

The Plan Commission held a Public Hearing on January 2, 2020, and voted 5-0 to recommend approval of the Special Use with recommended conditions in accordance with the plans as listed in the "Listed Reviewed Plans" and Findings of Fact in the January 2, 2020, Staff Report. President Vandenberg asked if anyone from the Board cared to comment. No one came forward. Vote by voice call. Ayes Five (5), Nays One (1). President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to place on first reading **ORDINANCE NUMBER 2020-O-005 GRANTING VARIATIONS FROM THE ZONING ORDINANCE RELATED TO THE LOT SIZE, LOT WIDTH, LOT DEPTH, DRIVE AISLE WIDTH AND FREESTANDING SIGN SETBACK FOR THE PROPOSED 7-ELEVEN GAS STATION AND CONVENIENCE STORE SITE LOCATED AT 17100 HARLEM AVENUE IN THE B-1 (NEIGHBORHOOD SHOPPING) ZONING DISTRICT.** The Petitioner, Vequity LLC (contract purchaser/developer), is seeking the five (5) variations related to lot size, lot width, lot depth, drive aisle width and freestanding sign setback as part of their proposal to redevelop the properties at 17100 and 17110 Harlem Avenue for a 7-Eleven gas station site that includes ten (10) vehicle fueling stations and a 3,511 sq. ft. convenience store building.

The Plan Commission held a Public Hearing on January 2, 2020 and voted 5-0 to recommend approval of the five Variations and adopt the Findings of Fact in accordance with the plans as listed in the “Listed Reviewed Plans” as indicated in the January 2, 2020 Staff Report. President Vandenberg asked if anyone from the Board cared to comment. No one came forward. Vote by voice call. Ayes Five (5), Nays One (1). President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Brady, to **ADOPT RESOLUTION 2020-R-005 AUTHORIZING A CONTRACT WITH AQUAMIST PLUMBING AND LAWN SPRINKLING, CO. FOR IRRIGATION MAINTENANCE.** The proposed irrigation contract entails winterization, spring start up and repairs to the system at seven (7) locations (LaGrange Road, Harlem Avenue, 171st Street median, Fire Station #4 at 191st Street, Oak Park Avenue Metra Station, Village Hall, and the Police Station.) President Vandenberg asked if anyone from the Board cared to comment. 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.

At this time, President Vandenberg asked if anyone from the Staff would care to address the Board. No one came forward.

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

A citizen stated his concerns with the conduct and officials duties of the Village Board.

Trustee Glotz asked Mr. Niemeyer to verify that the BKD Report was reviewed by the Finance Committee and signed by former Trustee Michael Mangin. Mr. Niemeyer stated that the BKD contract was signed by former Trustee Michael Mangin. To the best of his recollection the contract was reviewed by the Finance Committee.

Motion was made by Trustee Berg, seconded by Trustee Brennan, at 8:43 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 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. 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.

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 Brady, seconded by Trustee Mueller, to adjourn the Executive Session and reconvene the regular Board meeting. Vote by voice call. President Vandenberg declared the motion carried and reconvened the special Board meeting at 9:56 p.m.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to adjourn the regular Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the special Board meeting at 9:56 p.m.

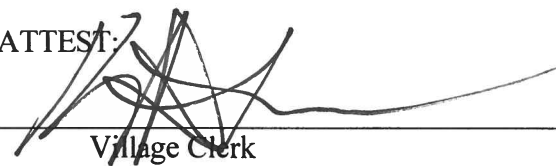
PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:



Village President

ATTEST:



Village Clerk