

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD JULY 7, 2020**

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 July 7, 2020. President Vandenberg called this meeting to order at 6:55 p.m.

At this time, President Vandenberg stated this meeting is being conducted pursuant to Governor Pritzker’s disaster proclamation and Public Act 101-0640, which amends requirements of the Open Meetings Act due to the COVID-19 pandemic. Pursuant to the same, the Village Board finds that it would be impractical to conduct an in-person meeting with all members present. Elected officials confirmed they were able to hear one another.

President Vandenberg led the Board and audience in the Pledge of Allegiance.

Clerk Thirion called the roll. Present and responding to roll call were the following:

President: Jacob C. Vandenberg (Participated electronically)
Deputy Village Clerk: Laura Godette

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

Absent: Kristin A. Thirion, Village Clerk

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

Motion was made by Trustee Galante, seconded by Trustee Brennan, to approve the agenda as written or amended for this 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 Galante, to approve and place on file the minutes of the Regular Village Board Meeting held on June 16, 2020. 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 CONDUCT A SWEARING IN CEREMONY FOR FIREFIGHTERS. The following Firefighters were sworn in by the Deputy Village Clerk:

Firefighter Matthew Blackmore
Firefighter Anthony Figueroa
Firefighter Dariusz 'Darek' Gil
Firefighter Keith Miller
Firefighter Trevor Proszek

Motion was made by Trustee Brady, seconded by Trustee Brennan, to consider **RESOLUTION 2020-R-042 IN SUPPORT OF THE VILLAGE OF TINLEY PARK POLICE DEPARTMENT**. - This Resolution recognizes the men and women of the Tinley Park Police Department whose daily efforts keep us safe, yet each day they put themselves in harm's way to protect our community.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public cared to address the Board. No one came forward. President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 Deputy Village Clerk:

- A. CONSIDER ADOPTING RESOLUTION 2020-R-050 FINDING THAT THE NEED FOR CONFIDENTIALITY STILL EXISTS AS TO EXECUTIVE SESSION MINUTES.
- B. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$953,470.29 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JUNE 19, JUNE 28, 2020 AND JULY 2, 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 Glotz, to adopt and place on file, **ORDINANCE 2020-O-034 GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR THE DELTA SONIC CAR WASH LOCATED AT 6800 159TH STREET**. - The Petitioner, Delta Sonic Car Wash System, Inc. (property owner), is seeking a Special Use Amendment to Ordinance #88-O-016 to expand structures at the existing site, which includes a fuel station, car wash, convenience store, and interior detail center that is located at 6800 159th Street in the B-3 (General Business & Commercial) zoning district. The structure expansions will allow Delta Sonic to serve its customers more efficiently and will not add any additional services.

The Plan Commission held a Public Hearing on June 18, 2020, and voted 7-0 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 June 18, 2020, Staff Report.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public cared to address the Board. No one came forward. President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 adopt and place on file **ORDINANCE 2020-O-033 GRANTING VARIATIONS FROM THE ZONING ORDINANCE RELATED TO THE FRONT YARD SETBACK, SIDE YARD SETBACK, MINIMUM PARKING REQUIREMENTS, AND DIRECTIONAL SIGN SIZE AT THE DELTA SONIC CAR WASH PROPERTY LOCATED AT 6800 159TH STREET.** - The Petitioner, Delta Sonic Car Wash System, Inc (property owner), is seeking four (4) variations related to their proposal to redevelop and modernize the property at 6800 159th Street in the B-3 (General Business & Commercial) zoning district. The proposal will allow expansion of the interior detail and convenience store buildings to provide more efficient service. The changes will also provide for improved site circulation and vehicle staking.

The Plan Commission held a Public Hearing on June 18, 2020, and voted 7-0 to recommend approval of the four (4) Variations with a recommended condition and adopted the Findings of Fact in accordance with the plans as listed in the “Listed Reviewed Plans” as indicated in the June 18, 2020, Staff Report.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public cared to address the Board. No one came forward. President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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, **ORDINANCE 2020-R-066 APPROVING AND ACCEPTING A PLAT OF EASEMENT FOR A PUBLIC SIDEWALK ON PROPERTY LOCATED AT 6800 159TH STREET FOR THE DELTA SONIC REMODEL PROJECT.** - The Petitioner, Delta Sonic Car Wash System, Inc (property owner), has requested Final Plat approval for the Plat of Easement associated with the public sidewalk being installed at the Delta Sonic Car Wash located at 6800 159th Street. The Plat will allow for a public sidewalk to be installed on the private lot as part of the redevelopment requirements to install a public sidewalk.

The Plan Commission reviewed the Final Plat of Easement with a condition that the approval is subject to Final Engineering Plan approval by the Village Engineer on June 18, 2020, and voted 7-0 to recommend approval.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public cared to address the Board. No one came forward. President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 adopt and place on file, **ORDINANCE 2020-O-035 GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE RELATED TO A HERITAGE SITE INVESTMENT THRESHOLD, MINIMUM NEW CONSTRUCTION HEIGHT, AND COVERED RESIDENTIAL PARKING AT THE PROPERTY LOCATED AT 17302 OAK PARK AVENUE FOR A FUTURE RESTAURANT (AVOCADO THEORY).** - The Petitioner, Krunal Patel, on behalf of Avocado Theory Inc. (property owner), is seeking three (3) variations related to their proposal to redevelop and expand the existing structure located at 17302 Oak Park Avenue in the DC (Downtown Core) zoning district. The proposal will allow for the structure to be expanded and reutilized as a mixed-use building. The Petitioner will locate their restaurant, Avocado Theory, on the first-floor and a one-bedroom apartment will be constructed on the second-floor. The Petitioner is an entrepreneur who sells guacamole at the Tinley Park Farmers Market and chose this location due to their success at the farmers market.

The Plan Commission held a Public Hearing on June 18, 2020, and voted 7-0 to recommend approval of the three Variations and adopted the Findings of Fact in accordance with the plans as listed in the “Listed Reviewed Plans” as indicated in the June 18, 2020, Staff Report.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public cared to address the Board. No one came forward. President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 2020-R-067 APPROVING AND ACCEPTING A PLAT OF EASEMENT FOR PUBLIC ENGRESS/IGRESS FOR THE PROPERTY LOCATED AT 17302 OAK PARK AVENUE FOR THE FUTURE RESTAURANT AVOCADO THEORY.** - The Petitioner, Krunal Patel, on behalf of Avocado Theory Inc. (property owner), has requested Final Plat approval for the Plat of Easement associated with public ingress and egress through the site located at 17302 Oak Park Avenue in the DC (DOWNTOWN Core) zoning district. The request is associated with the redevelopment of the property as a mixed-use building with a restaurant. The Plat will allow for a public access through the property and extend the existing public access on the block further to the north.

The Plan Commission reviewed the Final Plat of Easement with a recommended condition that the approval is subject to Final Engineering Plan approval by the Village Engineer on June 18, 2020, and voted 7-0 to recommend approval.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public cared to address the Board. No one came forward. President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 first read, **ORDINANCE 2020-O-036 APPROVING THE ANNEXATION OF CERTAIN PROPERTY LOCATED AT 16651 THERESA LANE.** - The Petitioner, Aleksandra Ligas (property owner), has petitioned the Village of Tinley Park to annex the approximately 15,000 square foot property located at 16651 Theresa Lane. The property has an existing four-unit multi-family residential structure. The property was assumed to be in the Village upon its original development in 1996, but was unincorporated. The requested annexation will correct that error going forward.

President Vandenberg asked if there were any comments from members of the Board. There were none. 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 adopt and place on first read, **ORDINANCE NUMBER 2020-O-037 GRANTING A MAP AMENDMENT (REZONING) UPON ANNEXATION TO THE R-6 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT FOR CERTAIN PROPERTY LOCATED AT 16651 THERESA LANE.** - The Petitioner, Aleksandra Ligas (property owner), is seeking to rezone the property located at 16651 Theresa Lane, upon annexation, to the R-6, Medium-Density Residential zoning district. The site was believed to be in the R-6 zoning district when it was developed in 1996 but was recently found to have been in unincorporated Cook County. The proposed annexation and rezoning will correct this issue going forward.

The Plan Commission held a Public Hearing on June 18, 2020, and voted 7-0 to unanimously recommend approval of the Map Amendment (Rezoning) in accordance with the plans as listed in the “Listed Reviewed Plans” and the Findings of Fact in the June 18, 2020, Staff Report.

President Vandenberg asked if there were any comments from members of the Board. There were none. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

President Vandenberg asked if there were any comments from members of the Staff.

Police Chief Walsh thanked the Village Board for recognizing the Tinley Park Police Department, especially during this time of COVID-19 and civil unrest.

President Vandenberg asked if there were any comments from members of the Board.

Trustee Glotz asked if there is a time limit on how long the Village can continue to conduct meeting by electronic remote means. Village Attorney Connelly noted that the Board is entitled to continue with the electronic remote meetings as long as the Governor’s emergency declaration is in place. Mr. Connelly noted that the Governor’s orders have been reviewed by the courts and are getting mixed results.

Trustee Glotz asked if the Village has the option to discontinue meeting electronically. Mr. Connelly noted they did as long as they feel it is safe to return and suggested that the Village Board continue to follow the Governor’s guidelines until there is definitive direction from the courts.

President Vandenberg wished his daughter a happy first birthday.

President Vandenberg asked if there were any written comments or requests to speak telephonically received

from members of the public. Deputy Clerk Godette, stated there was a request to speak telephonically for this item. There were no written comments. She then called Stephen Eberhardt. At this time President Vandenberg reminded Mr. Eberhardt that this is a Special Village Board meeting and comments should be kept germane to the Village Board agenda. Mr. Eberhardt stated concerns about public comments at special meetings. He then continued speaking with concerns regarding various Village Board members. A point of order was raised by Trustee Glotz which was recognized by President Vandenberg. Trustee Glotz stated Mr. Eberhardt’s comments were not germane to the agenda. Village Attorney Connelly concurred that rules and procedures for this meeting were being followed accurately. Mr. Eberhardt was reminded by President Vandenberg that since this is Special Village Board meeting comments must be germane to the agenda and that this would be a final warning. Mr. Eberhardt continued with the same comment. Trustee Brennan raised a point of order which was recognized by President Vandenberg. Trustee Brennan stated Mr. Eberhardt’s comments were not germane to the agenda. President Vandenberg stated that after failing to keep his comments germane to the agenda the call with Mr. Eberhardt would be terminated. The call was ended.

President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette, stated there is none.

Motion was made by Trustee Brennan, seconded by Trustee Mueller, at 7:46 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 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.
- C. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

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 Brennan, to adjourn the regular Board meeting. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried and adjourned the regular Board meeting at 8:22 p.m.

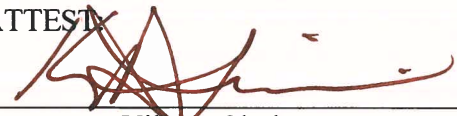
PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:



Village President

ATTEST



Village Clerk