

**MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD SEPTEMBER 1, 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 September 1, 2020. President Vandenberg called this meeting to order at 8:26 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:

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:	Patrick Connelly

Motion was made by Trustee Berg, seconded by Trustee Mueller, 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 Brennan, seconded by Trustee Berg, to approve and place on file the minutes of the regular Village Board Meeting held on August 18, 2020. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

At this time Trustee Brennan introduced the swearing in ceremony for Firefighters Paul Cordero and Brian Wagner. Clerk Thirion swore the firefighters in.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to **APPOINT JUSTICE BUTTALA TO THE POSITION OF MAINTENANCE TECHNICIAN, EFFECTIVE SEPTEMBER 2, 2020.** With the retirement of an employee in May 2020, the position of Maintenance Technician became available in our Public Works department. Based on recommendations from Water-Sewer Superintendent Joseph Fitzpatrick and the current Director of Public Works, John Urbanski, Seasonal II employee Justice Buttala was identified as a highly qualified candidate based on his work performance. Buttala had previously interviewed for the position in January 2020. Buttala is a graduate of Victor J. Andrew High School and has previously worked as a Summer Seasonal, and as a Seasonal II since October 21, 2019.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 Berg, seconded by Trustee Mueller, to adopt and place on file, **ORDINANCE 2020-O-049 AMENDING VARIOUS SECTIONS OF TITLE III CHAPTER 32 OF THE TINLEY PARK VILLAGE CODE PERTAINING TO THE MERGER OF THE COMMUNITY RESOURCES AND MARKETING AND BRANDING COMMISSION.** The Village currently has two (2) commissions, the Community Resource Commission and the Marketing and Branding Commission, which both work to promote the Village. At the August 18, 2020 Committee of the Whole meeting, staff proposed a restructure that would combine both commissions into one (1) with the purpose of supporting the Village's current goals and objectives. The new commission would have three (3) subcommittees that will work collaboratively to support Tinley Park activities and events, the Village's tourism initiatives and brand, and the Village's community involvement and engagement strategies. The Committee of the Whole was in favor of moving forward with this recommendation, and a draft ordinance was prepared by the Village attorney.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 Berg, to **CONSIDER THE FOLLOWING COMMISSION APPOINTMENTS FOR FISCAL YEAR 2021**. New members/commissions are noted with an asterisk (\*).

**Civil Service**

Andre' Ashmore, Jr. – 3-year term\*

**Economic Commercial**

Jay Walsh, Chair  
Dennis Reidy  
Dino Sanfilippo  
Richard Osty  
Christine Obbagy  
Brian Potter  
Chris Shoemaker  
Adam Guldán\*  
Chris Schiller\*

**Environmental Enhancement**

Aireen Arellano, Chair \*  
Frank Markowicz  
Jeffery Loftus  
John Houdek  
Brandon Wigboldy\*  
Evan Vogt\*  
Nicole Ryan\*  
Brenna Molinare\*  
Donna Gillespie\*

**Emergency Telephone System Board (ETSB)**

Trustee Brennan  
Trustee Galante\*  
Trustee Brady\*  
Pat Carr  
Matthew Walsh  
Forest Reeder  
John Urbanski  
Lisa Kortum\*

**Senior Services**

Michael Cutrano, Chair  
Robert Hayes  
Vicki Hayes  
Rosemarie Bauer  
Marcia A. Hecht  
Phyllis Groberski  
Andy Ashmus  
Grant Steeve  
Samuel Avalos\*

**Sister Cities**

Pat Rea, Chair  
Roxane Tyssen  
Lucas Hawley  
Marilyn E. Bill  
Jim Muller

**Sister Cities Continued**

George Rohde  
Sarah Krause  
Rob Zimmer\*  
Michele Rons\*  
Julie Dekker (Associate)\*  
Kurt Dekker (Associate)\*

**Veterans**

Doug Rasmussen (William), Chair  
Norm Pestlin  
Jim Hudik (VFW Commander)  
Jim Taylor (American Legion Commander)  
Christine Hansley (AVMRA VFW Aux.)  
Robert Baisa  
Karen Tobola  
Jimmy Hunter  
Georges Sanon  
Don Tomich (Marine Corp. League Rep.)\*  
Robert Bullard (Submarine Rep.)\*  
Eva J. Reyes (AVMRA - Associate)  
Ken Wrezzes (Associate)

**Marketing\***

Daniel Fitzgerald, Chair  
Mike Cutrano  
Janet Czuchra  
Al Siegers  
Barbara Rose Whalen  
Michael Sevier  
Debbie Melchert  
Beth McKernan  
Julie Dekker  
Jackie Bobbitt  
Dennis Suglich  
Stephanie Pyrzynski  
Bernie Greenawalt  
Jim Green  
Kelly Oswald  
Paul Yedwofski  
Carol Racine  
Carol Bradtke (Assoc)  
Courtney Rourke (Assoc)  
Nick Markowicz (Assoc)  
Jason Freeland (Assoc)  
Nick Halikias (Assoc)

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 Berg, to consider approving the following Consent Agenda items:

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

- A. CONSIDER REQUEST FROM PEOPLES ANIMAL WELFARE SOCIETY (P.A.W.S.), TO CONDUCT A RAFFLE THROUGH SUNDAY, NOVEMBER 15, 2020 WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$1,850. WINNERS WILL BE DRAWN AT P.A.W.S., 8301 191ST STREET.
- B. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,387,312.77 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED AUGUST 21, AND AUGUST 28, 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 read **ORDINANCE 2020-O-050 APPROVING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS RELATED TO PHASE I OF THE REDEVELOPMENT OF TINLEY PARK PLAZA LOCATED AT 15903-16205 HARLEM AVENUE**. The Petitioner, Andrew Balzar, Brixmor IA Tinley Park Plaza, LLC (property owner), is seeking a Special Use for a Planned Unit Development with exceptions related to Phase I of the redevelopment of Tinley Park Plaza located at 15903-16205 S. Harlem Avenue. The project will include the demolition of 87,000 sq. ft of the existing building on the northern portion of the center and the construction of the core and shell of approximately 66,600 sq. ft. for retail uses including façade, landscaping, and parking lot improvements.

The Plan Commission held a Public Hearing on August 20, 2020, concerning the Planned Unit Development and voted 5-0 to recommend approval of the Special Use and adopt the Findings of Fact in accordance with the plans as listed in the list of "Review Plans" as noted in the staff report dated August 20, 2020.

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

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to place on first read **RESOLUTION 2020-R-085 AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT WITHIN THE 159TH AND HARLEM TIF DISTRICT (BRIXMOR – TINLEY PARK PLAZA)**. This item would authorize a Tax Increment Financing Redevelopment Agreement within the 159th and Harlem TIF District for the proposed revitalization of portions of the Tinley Park Plaza shopping center on the east side of Harlem Avenue south of 159th Street (15903-16205 Harlem). The Tinley Park Plaza shopping center opened in approximately 1974 and was significantly expanded circa 1984-1988. Redevelopments at the south and north ends of the center occurred between 2004-2006, and 2015-2016, respectively, which included demolition or reconstruction of portions of the in-line center and construction of two (2) free-standing outlot buildings. The beneficial owners of the center since 1995, Brixmor IA Tinley Park Plaza, LLC (Brixmor) have had success in leasing the newer and



renovated spaces, but find the older spaces more difficult to lease and reoccupy due to changing needs and demands of the “brick and mortar” retail marketplace.

To address these issues, Brixmor has proposed significant renovations including demolishing approximately 87,000 square feet of the existing in-line shopping center, constructing new retail tenant spaces, and performing other renovations and upgrades to the Tinley Park Plaza shopping center at an estimated total cost of \$21.9 million. This project will separate the current in-line retail building into two (2) structures while simultaneously providing improved loading dock and service access to the rear of the buildings to facilitate tenant merchandise deliveries. “But for” the Village’s assistance toward the project, the renovations would not be able to move forward, and current tenant interest in locating in the center would be lost, and the shopping center would be adversely impacted.

The agreement proposes Village financial assistance in an amount not to exceed \$9.9 million, or 50% of the actual project costs, whichever is lower. This assistance will be funded by a combination of TIF incremental revenues generated by the shopping center properties alone, and incremental municipal sales taxes (1%) generated by all the businesses located in the shopping center over a ten (10) year period. A maximum of \$8.1 million of TIF eligible costs are to be paid from the TIF increment generated, with the remainder (\$1.8 million) to be paid from incremental sales taxes. The portion of the incentive to be funded between the TIF eligible costs and sales tax can fluctuate based on actual expenses, but in addition to the overall \$9.9 million cap on the financial assistance noted earlier, the amount that can be provided from the municipal sales tax component cannot exceed \$2.5 million.

Under long established fiscal policies regarding incentives, the Village does not look to share sales taxes it may be already receiving. In business expansion and redevelopment agreements such as this, the Village has always looked to share a portion of the increased (incremental) taxes that are expected to result. Following these principles, incremental sales taxes are computed in reference to a base using the 1% municipal sales taxes generated collectively by the shopping center retailers during calendar 2019. If a retailer currently located elsewhere in Tinley Park relocates to the Tinley Park Plaza during the term of the agreement, the sales taxes they generated over the preceding twelve (12) month period will be added to the base. However, in the incentive year where a Tinley business has first relocated, the amount attributable to the base will be pro-rated based on how many months of that incentive year the business was operating in the Tinley Park Plaza (this compares their sales taxes after locating in the center to with a comparable base for the “short” period of less than one year).

As with most of the Village’s incentive agreements, the burden is heavily on the developers to achieve the maximum amount of the incentive. If the property or sales tax increments do not materialize at the levels anticipated to fulfill the total support offered, it directly affects the amount of assistance that will be provided over the ten-year period of the agreement. Conversely, if the project is successful in attracting new retail to the center, as is anticipated, it is also possible for the agreement to be fulfilled in less than the ten years provided under the agreement.

This item was reviewed and discussed at the Committee of the Whole held prior to this meeting.

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

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to place on first read, **ORDINANCE 2020-O-051 APPROVING THE ANNEXATION OF CERTAIN PROPERTIES LOCATED AT 18017 SAYRE AVENUE TO THE VILLAGE OF TINLEY PARK**. The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Contract Purchaser), has petitioned the Village of Tinley Park to annex two (2) parcels of property totaling approximately 1.74 acres at 18017 Sayre Avenue. One parcel has an existing home that will be demolished, and the other vacant parcel does not have roadway frontage. The property owner also requested rezoning, a variation, and a Plat of Subdivision related to a proposed expansion of the Fox College parking lot.

President Vandenberg asked if there were any comments from members of the Board. There were none.

At this time public comments were received by Imtiaz Choughale, a neighboring resident to this property. He stated concerns with drainage and lighting issues of this project. Mr. Choughale also noted that he would prefer the fencing be made of cedar rather than PVC. He also noted that there seems to be a drainage problem with the current pond on the property owned by Consolidated School District 146. Community Development Director, Kimberly Clarke stated that the village engineers are looking at this issue. She also noted this area is in a flood plain. President Vandenberg noted issues:

1. Where will the water drain with the issue in the retention pond which is outside of the project area?
2. Where will the lighting of the parking lot bleed to once the trees have been removed?

John Urbanski, Public Works Director, stated the plan calls for on sight underground water storage with infrastructure for drainage which meets with the standards of the Metropolitan Water Reclamation District's Watershed Maintenance Ordinance (WMO) standards.

George Arnold, attorney for the petitioner, Fox College, stated they would be willing to put a cedar fence in and the lighting of the parking lot is consistent with the Village's recommendation. He noted that their engineer is working with the Village regarding the drainage issues. President Vandenberg and Trustee Glotz questioned the lighting including the time the lights are on and the height of the lighting. Mr. Arnold noted he would get those answers to this and bring them back to the Board before final approval. Trustee Glotz had concerns about the height of the parking lot as it will relate to water drainage. Mr. Arnold will bring an answer to this to the Board before final approval.

Trustee Mueller explained that Fox College will be held to greater engineering standards than in the past due to increase in current standards. He stated issues will be addressed prior to the final approval of this item.

Trustee Galante asked that notice of this project be sent to the neighboring properties. Ms. Clarke stated that Community Development would be reaching out to the neighbors.

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 Berg, to place on first read, **ORDINANCE 2020-O-052 GRANTING A MAP AMENDMENT TO REZONE CERTAIN PROPERTIES LOCATED AT 18017 SAYRE AVENUE UPON ANNEXATION TO THE NG (NEIGHBORHOOD GENERAL) ZONING DISTRICT**. The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Contract Purchaser), is seeking to rezone the properties located at 18017 Sayre Avenue, upon annexation, to the NG (Neighborhood General) zoning district. The property owner has requested rezoning, a

variation, and a Plat of Subdivision related to a proposed expansion of the Fox College parking lot. The parking lot expansion would net a total of 88 parking stalls on the site and allow Fox College to expand its curriculum at its existing location. The area is highly encumbered by a floodplain, and the development plans include extensive engineering and detention to accommodate all stormwater that is existing and will be produced by the site.

The Plan Commission held a Public Hearing on August 20, 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 the Findings of Fact in the August 20, 2020 Staff Report.

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

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to place on first read, **RESOLUTION 2020-R-086 APPROVING AND ACCEPTING A FINAL PLAT FOR THE FOX COLLEGE RESUBDIVISION AT CERTAIN PROPERTY LOCATED AT 18017 SAYRE AVENUE AND 18020 OAK PARK AVENUE**. The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Contract Purchaser), has requested Final Plat approval for the Fox College Resubdivision associated with the proposed parking lot expansion. The Plat will consolidate two (2) parcels at the existing Fox College site located at 18020 Oak Park Avenue and two additional parcels proposed to be annexed and rezoned for the parking lot expansion at 18017 Sayre Avenue. Additionally, a drainage easement will be recorded over the proposed overland flow and detention area.

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 August 20, 2020, and voted 5-0 to recommend approval.

President Vandenberg asked if there were any comments from members of the Board. 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, seconded by Trustee, to place on first read, **ORDINANCE 2020-O-053 GRANTING A VARIATION FROM SECTION XII.3.I.7. (LEGACY CODE- LIGHTING STANDARDS) OF THE ZONING ORDINANCE AT THE PROPERTY LOCATED AT 18017 SAYRE AVENUE AND 18020 OAK PARK AVENUE**. The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Contract Purchaser), is seeking a variation from Section XII.3.I.7. (Legacy Code – Zoning Ordinance- Lighting Standards) of the zoning ordinance to permit a different light pole type and permit a light fixture to be mounted at a height of 25 feet at the Fox College properties located at 18017 Sayre Avenue and 18020 Oak Park Avenue in the NG (Neighborhood General) zoning district, upon annexation and rezoning. The lights associated with the parking lot expansion would net a total of 88 parking stalls on the site and allow Fox College to expand its curriculum at its existing location. The area is highly encumbered by a floodplain and the development plans include extensive engineering and detention to accommodate all stormwater that is existing and will be produced by the site.

The Plan Commission held a Public Hearing on August 20, 2020, and voted 5-0 to recommend approval of the three (3) variations and adopted the Findings of Fact in accordance with the plans as listed in the “Listed Reviewed Plans” as indicated in the August 20, 2020 Staff Report.

President Vandenberg asked if there were any comments from members of the Board. 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 Berg, to adopt and place on file, **ORDINANCE 2020-O-054 GRANTING A SPECIAL USE PERMIT FOR A CHILD CARE CENTER TO DREAMLAND ACADEMY INC. AT 7901 167TH STREET.** The Petitioner, Zuzanna Gaj, on behalf of Dreamland Academy Inc., is seeking a Special Use Permit to operate a childcare facility at 7901 167th Street in the R-6 PD (Medium-Density Residential) zoning district. The location had previously been utilized as a daycare facility by Bobbie Noonan's Child Care since 1978. The new daycare facility is expected to have considerably fewer children than the previous operator. The location has limited parking, but the Petitioner will continue to monitor to avoid any parking in the adjacent residential areas and has come to a verbal agreement for overflow at the neighboring church.

The Plan Commission held a Public Hearing on August 20, 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 August 20, 2020 Staff Report.

President Vandenberg asked if there were any comments from members of the Board. Trustee Brennan stated that there are concerns regarding the drop off and pick up of the students. President Vandenberg concurred. Ms. Clarke noted that the traffic flow it is a condition of approval of this special use. If problems occur their special use permit could be revoked. President Vandenberg asked staff to monitor this closely. President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 Mueller, to adopt and place on file, **ORDINANCE 2020-O-055 GRANTING A STORAGE SHED SETBACK VARIATION FOR CERTAIN PROPERTY LOCATED AT 16701 ODELL AVENUE.** The Petitioners, Daniel and Deborah Shanahan (property owners), are seeking a variation from Section III.I. (Accessory Structure Regulations) of the Zoning Ordinance, to permit replacement of a storage shed utilizing the existing concrete pad that is located approximately one (1) foot from the side and rear property lines instead of the required minimum setback of five (5) feet, at 16701 Odell Avenue in the R-4 (Single-Family Residential) Zoning District. The Petitioners wish to replace their deteriorating 64 sq. ft. storage shed with a new one that is similar in height, size, and style.

The Zoning Board of Appeals held a Public Hearing on August 13, 2020, and voted 3-0 to recommend approval of the amended variation request in accordance with plans as listed in the "List of Reviewed Plans" in the 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 requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 Brennan, to adopt and place on file, **ORDINANCE 2020-O-056 GRANTING A CORNER FENCE VARIATION FOR CERTAIN PROPERTY LOCATED AT 6342 ARCADIA DRIVE.** The Petitioner, Michael Kahr (property owner), is



seeking a variation from Section III.J. (Fence Regulations) of the zoning ordinance, to permit a 6-foot high privacy fence to extend into the required secondary front yard for the property located at 6342 Arcadia Drive in the R-4 (Single-Family Residential) Zoning District. The Petitioner originally requested an encroachment of 12 feet into the required 25-foot secondary front yard setback for a privacy fence. Upon discussion at the Zoning Board of Appeals, the Petitioner agreed to amend the request to be a 10-foot encroachment, which would place the fence 15 feet from the property line and to construct the fence in a shadow box style.

The Zoning Board of Appeals held a Public Hearing on August 13, 2020, and voted 3-0 to recommend approval of the amended variation request in accordance with plans as listed in the “List of Reviewed Plans” in the 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 requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 Brennan, to adopt and place on file, **ORDINANCE 2020-O-057 GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE MERCURY BUSINESS CENTRE PUD WITH EXCEPTIONS FROM THE ZONING ORDINANCE FOR HAILSTORM BREWING COMPANY LOCATED AT 8060 186TH STREET.** The Petitioner, Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co., is seeking a Special Use Permit to install a permanent exterior patio adjacent to the restaurant and taproom. The request includes exceptions to the Zoning Ordinance to permit a fence to be located in a front yard and minimum parking requirements.

The Plan Commission held a Public Hearing on August 20, 2020, and voted 5-0 to recommend approval of the special use permit with recommended conditions in accordance with the plans as listed in the “Listed Reviewed Plans” and Findings of Fact in the August 20, 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 requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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 Brennan, to adopt and place on file, **RESOLUTION 2020-R-084 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND M.E. SIMPSON CO. FOR THE WATER ASSESSMENT PROGRAM.** In FY 2019 budget the Village awarded a contract to ME Simpson to conduct a water assessment including testing of fire hydrants and water valves. The contract provided for three (3) annual renewals beyond the initial one (1) year term (four (4) years total). The Village wishes to exercise the option to extend the contract for an additional year (third year, second renewal). Funding in the amount of \$149,300 was included in the approved FY 2021 budget for these services.

Consider awarding a contract to M.E. Simpson Co. in the amount of \$149,300. This item was discussed at the Committee of the Whole Meeting held on August 18, 2020.

President Vandenberg asked if there were any comments from members of the Board. There were none.

President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. 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.

President Vandenberg asked if there were any comments from members of the Staff. There were none.

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

Trustee Galante thanked the Marketing Department for another successful Music in the Plaza. She sent a special thank you to Vicki Sanchez, Special Events Coordinator.

Trustee Brady concurred with Trustee Galante. He added that the benches along Oak Park Avenue are a nice asset to Downtown Tinley.

Trustee Mueller thanked John Urbanski for his quick action in getting the graffiti removed in Brookside Glen over the weekend.

President Vandenberg stated it is great to have the entire Board be back in the Council Chambers. He thanked everyone for their patience during this time of pandemic. He was unable to be in-person attendance at the meetings because of his work he is in contact with the COVID-19 virus. He wanted to be sure and protect those in attendance at the meetings.

President Vandenberg asked if there were any comments from the public.

Stephen Eberhardt stated he disagrees with the conduct and actions of certain Village Board members past and present.

Motion was made by Trustee Glotz, seconded by Trustee Berg, at 9:40 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. 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 Mueller, 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 10:52 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 Pro-Tem

ATTEST:

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