

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD JUNE 29, 2021**

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 June 29, 2021. President Glotz called this meeting to order at 7:28 p.m.

At this time, Trustee Mueller 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. Although remote attendance is an option, all Board members were present.

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

Village President:	Michael W. Glotz
Village Clerk:	Kristin A. Thirion
Trustees:	William P. Brady William A. Brennan Diane M. Galante Dennis P. Mahoney Michael G. Mueller Colleen M. Sullivan

Absent:

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

**A PUBLIC HEARING HELD ON JUNE 29, 2021, BEFORE THE CORPORATE  
AUTHORITIES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL  
COUNTIES, ILLINOIS, TO CONSIDER THE PROPOSED ANNEXATION  
AGREEMENT FOR THE PROPERTY LOCATED AT 19501-19701 HARLEM AVENUE  
– TINLEY PARK BUSINESS CENTER SUBDIVISION**

Motion was made by Trustee Brennan, seconded by Trustee Mahoney, to open the Public Hearing to consider the proposed annexation agreement for the property located at 19501-19701 Harlem Avenue – Tinley Park Business Center Subdivision. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

At this time Community Development Director Kimberly Clarke presented an overview of the proposed annexation agreement for the property located at 19501-19701 Harlem Avenue, Tinley

Park Corporate Center Subdivision. The Village is considering entering into an annexation agreement with SP HVH Tinley Park, LLC., the contract purchasers of 110 acres of land located at the northeast corner of Vollmer Road and Harlem Avenue. The agreement acknowledges the purchasers' desires to annex, zone, and develop the property as a business park with 1.3 million square feet of industrial buildings. The agreement outlines the conveyance of land to the Village for a future communications tower, the construction of watermain beyond the purchaser's property, and the Village's waiver of building permit fees up to \$1 million to offset those additional costs.

On June 3, 2021, the Plan Commission held a public hearing to consider the approval of a concept planned unit development, which proposed the first phase of a multi-building light industrial facility. A favorable vote 5-0 to recommend this proposal to the Village Board was received by the Plan Commissioners.

The contractor will be investing approximately \$87 million in the site over a few phases. Lot one on the north end of the site has received final approval. The remaining lots, two and three will be reviewed when the developer is ready with the plans for these phases. The development will be subject to the building's codes of the Village. The Village will assist in reclassifying the property to a Cook County Class 8 property tax designation. The developer will be providing substantial improvements to the area. The Village will be partnering with the developer to extend the Village's watermain to Vollmer Road and to the Odyssey subdivision. The watermain goes beyond the developer's site and for that cost, the agreement mentions a waiver of building permit fees of approximately \$1 million to make accommodations for additional watermain. The watermain extension will be completed in Phase One of the development prior to the issuance of a building permit for building one.

The developer will be conveying lot four to the Village for the construction of a new communication tower. The developer will provide a stone access driveway to this tower prior to the start of Phase Two to the site.

Contingent on the engineer's approval and all other jurisdictional approvals the Village will work with the developer to allow mass grading of the site in advance of building permit fees. A Special Service Area will be placed on the property.

All the other terms of the agreement are standard.

Receive comments from the Petitioner. No one came forward.

Receive comments from the public. No one came forward.

Motion was made by Trustee Brady, seconded by Trustee Mahoney, to adjourn the Public Hearing. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried and adjourned the Public Hearing at 7:37 p.m.


Trustee Mueller 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.

Motion was made by Trustee Brennan, seconded by Trustee Sullivan, to adjourn the special Board meeting. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried and adjourned the special Board meeting at 7:38 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

ATTEST:

  
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Village Clerk