

**MINUTES OF THE BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD NOVEMBER 21, 2023**

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 Oak Park Avenue, Tinley Park, IL on November 21, 2023. President Glotz called this meeting to order at 6:34 p.m.

At this time President Glotz led the Board and audience in the Pledge of Allegiance.

Clerk O'Connor called the roll. Present and responding to roll call were the following:

Village President:	Michael W. Glotz
Village Clerk:	Nancy M. O'Connor
Trustees:	William P. Brady William A. Brennan Dennis P. Mahoney Michael G. Mueller Kenneth E. Shaw Colleen M. Sullivan
Absent:	
Also Present:	
Asst. Village Manager:	Hannah Lipman
Village Attorney:	Paul O'Grady

Motion was made by Trustee Mahoney, seconded by Trustee Shaw to **BIFURCATE AGENDA ITEM #9 INTO TWO SEPARATE AGENDA ITEMS:**

ITEM 9A – AN ORDINANCE PROVIDING FOR THE VACATION OF PORTIONS OF NORTH STREET AND 173RD STREET (FORMERLY KNOWN AS HICKORY STREET) – WEST POINT AT HARMONY SQUARE REDEVELOPMENT

ITEM 9B – A RESOLUTION APPROVING A PLAT OF SUBDIVISION FOR CERTAIN PROPERTY LOCATED AT NORTH STREET AND 67TH COURT (WEST POINT AT HARMONY SQUARE)

Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried. President Glotz declared the motion carried.

Motion was made by Trustee Mahoney, seconded by Trustee Shaw to approve the agenda as written or amended for this meeting. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady to approve and place on file the minutes of the regular Village Board Meeting held on November 7, 2023. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

At this time a presentation and an award was received from Mr. Jeremy Custer, Government Affairs/Political Director, Ms. Jill Gigstad, Communications Director, and Ms. Jodi Frailey, Regional Manager - Illinois Field Operations all of the Indiana-Illinois-Iowa Foundation for Fair Contracting (III FFC).

At this time the Village of Tinley Park and the Tinley Park Fire Department expressed their gratitude and appreciation to Local 11 Union of Roofers and Waterproofers, represented this evening by Gary Menzel, Mike Lafferty, Robert Arrezola, and Jason Catona, for their professional and dedicated work on the new Fire Training Tower roof, which was completed on October 2, 2023.

At this time a presentation from Ms. Zanetta Miller, Executive Director of Public Relations and Resource Development at South Suburban College was received.

Motion was made by Trustee Brennan, seconded by Trustee Brady to appoint **GRACE ROLENS TO THE POSITION OF ADMINISTRATIVE ASSISTANT**, effective November 27, 2023. Grace has over 13 years of clerical and administrative experience working in various office environments managing daily operations. She has excellent customer service skills, an aptitude for technology, and is very detailed oriented. She holds an Associate Degree in Communications. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

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

- A. CONSIDER ADOPTING RESOLUTION 2023-R-142 APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE INTERNATIONAL UNION OF OPERATION ENGINEERS, LOCAL 150.
- B. CONSIDER ADOPTING RESOLUTION 2023-R-144 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND MAD BOMBER FIREWORKS PRODUCTIONS FOR THE INDEPENDENCE DAY EVENT IN THE AMOUNT OF \$50,000.
- C. CONSIDER RESOLUTION 2023-R-148 APPROVING 50/50 MATCH AGREEMENTS THROUGH THE ILLINOIS TRAVEL AND TOURISM GRANT WITH WGN RADIO 72 (\$10,750), ESPN CHICAGO 1000 (\$14,250), AUDACY (\$25,000).
- D. CONSIDER ADOPTING RESOLUTION 2023-R-145 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR HELIPAD IMPROVEMENTS - DRY UTILITY RELOCATION PROJECT CONSTRUCTION OBSERVATION SERVICES IN THE AMOUNT OF \$41,006.
- E. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF \$6,974,338.37 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED NOVEMBER 10 AND 17, 2023.

President Glotz asked if anyone from the Board would like to remove or discuss any items from the Consent Agenda. No items were removed or discussed. President Glotz asked if there were any comments from

members of the public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mahoney, seconded by Trustee Brennan to adopt and place on file **ORDINANCE 2023-O-075 AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING STREET LEVEL COMMERCIAL IN THE LEGACY DOWNTOWN CORE**. The text amendment will make changes to Section XII.2.A.3. of the Zoning Ordinance to relocate a segment of the street frontage designated as “Street-Level Commercial Required” from a certain segment of North Street to a certain segment of the 67th Court extension that will be adjacent to the Harmony Square Plaza. The Plan Commission held a Public Hearing on November 18, 2023, and voted 6-0 to recommend approval by the Village Board. President Glotz asked if there were any comments from members of the Board or public. A resident stated her concerns with how the density of the West Point at Harmony Square development will affect the surrounding neighborhood. She also had concerns about parking. President Glotz noted that the developer has added additional parking to this development. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Shaw to adopt and place on file **ORDINANCE 2023-O-077 PROVIDING FOR THE VACATION OF PORTIONS OF NORTH STREET AND 173RD STREET (FORMERLY KNOWN AS HICKORY STREET) – WEST POINT AT HARMONY SQUARE REDEVELOPMENT**. This is a Final Plat of Vacation for the 173rd Street right-of-way and Harmony Square Final Plat of Subdivision. The Plan Commission voted 6-0 on November 2, 2023, to recommend approval of the Final Plats. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Shaw to adopt and place on file **RESOLUTION 2023-R-146 APPROVING AND ACCEPTING A FINAL PLAT OF SUBDIVISION FOR CERTAIN PROPERTY LOCATED AT NORTH STREET AND 67TH COURT (WEST POINT AT HARMONY SQUARE)**. This is a Final Plat of Vacation for the 173rd Street right-of-way and Harmony Square Final Plat of Subdivision. The Plan Commission voted 6-0 on November 2, 2023, to recommend approval of the Final Plats. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Sullivan, seconded by Trustee Brady to adopt and place on file **ORDINANCE 2023-O-072 GRANTING A MAP AMENDMENT FOR A CERTAIN VACATED PORTION OF THE 173RD STREET RIGHT-OF-WAY TO BE ZONED TO THE DOWNTOWN CORE (DC) DISTRICT**. The Petitioner seeks to zone a vacated portion of 173rd Street right-of-way to the DC zoning district. The Plan Commission held a Public Hearing on November 2, 2023, and voted 6-0 to recommend approval of the Map Amendment in accordance with the listed plans and Findings of Fact in the Staff Report, subject to the condition that the Plat of Vacation is approved by the Village Attorney, Village Engineer, and Village Board. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Shaw, seconded by Trustee Mueller to adopt and place on file **ORDINANCE 2023-O-073 GRANTING A SPECIAL USE TO WEST POINT BUILDERS, INC. AT CERTAIN PROPERTY LOCATED AT NORTH STREET AND 67TH COURT (WEST POINT AT HARMONY**

SQUARE). The Petitioner is seeking Special Use to allow “Accessory Residential Uses on the Street Level in a mixed-use building” at the West Point at Harmony Square development in the DC (Downtown Core) Zoning District. The Plan Commission held a Public Hearing on November 2, 2023, and voted 6-0 to recommend approval of the Special Use with the recommended conditions, plans, and Findings of Fact as noted in the Staff Report. President Glotz asked if there were any comments from members of the Board or public.

Resident David Brueggmann stated his concerns with the development. His concerns included how this development relates to the Legacy Plan, the use of green space, materials used to build, density, economic impact this development will have on Downtown Tinley businesses, traffic, and parking. He also had concerns related to the plans for this development and how they were conveyed to the public. President Glotz noted that at the time of the public hearing on May 16, 2023, the Village did not have the plans. This public hearing was for the development agreement for Harmony Square. Community Development Director Dan Ritter noted that plans were submitted around the beginning of September of this year.

Resident Lisa Latronico stated that she would like to see single family homes built on this property and townhomes would be out of place. She had concerns with the density.

Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Shaw, seconded by Trustee Sullivan to adopt and place on file **ORDINANCE 2023-O-074 GRANTING VARIATIONS FROM THE ZONING ORDINANCE AT CERTAIN PROPERTY LOCATED NORTH STREET AND 67TH COURT (WEST POINT AT HARMONY SQUARE)**. The Petitioner is seeking nine (9) variations to construct the West Point at Harmony Square development in the DC (Downtown Core) and DG (Downtown General) Zoning Districts. The Plan Commission held a Public Hearing on November 2, 2023, and voted 6-0 to recommend approval of the variations with the plans, conditions, and Findings of Fact as noted in the Staff Report. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Sullivan to adopt and place on file **ORDINANCE 2023-O-076 GRANTING A MAP AMENDMENT FOR CERTAIN PROPERTY LOCATED AT 173RD STREET, OAK PARK AVENUE, AND NORTH STREET TO BE REZONED TO CV (CIVIC)**. The Village of Tinley Park seeks to rezone the subject property from DC (Downtown Core) Zoning District to the CV (Civic) Zoning District. The Plan Commission held a Public Hearing on November 16, 2023, and voted 7-0 to recommend approval of the Map Amendment in accordance with the listed plans and Findings of Fact in the Staff Report. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan to adopt and place on file **RESOLUTION 2023-R-147 APPROVING AND ACCEPTING A FINAL PLAT OF SUBDIVISION AND DEDICATION FOR THE HARMONY SQUARE PLAZA**. The requested Plat of Subdivision and Dedication for certain property located at 173rd Street, Oak Park Avenue, and North Street was reviewed by the Plan Commission on November 16, 2023, and voted 7-0 to recommend approval of the Plat in accordance with the listed plans and recommended condition in the Staff Report. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes:

Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

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

Community Development Director Dan Ritter noted that Crema Coffee opened in the Oak Park Avenue Train Station. Right now, it is open from 5 a.m. to noon. It will be open for additional hours in the near future.

Marketing Director Donna Framke announced the Holiday Happenings event will be held Friday, December 1 to Sunday, December 3 at Zabrocki Plaza, 17375 S. Oak Park Avenue. The event includes a Holiday Market, Community Tree-Lighting Ceremony, Parade of Lights, Entertainment, and Visits with Santa.

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

Trustee Sullivan addressed residents' concerns about parking in the neighborhood near Harmony Square. She noted that special events will now take place at Harmony Square, and this leaves the entire Metra parking lot open for more parking. In the past events were held in the Metra parking lot, which led to less parking. She also noted that the developer of West Point at Harmony Square compromised with the Plan Commission and added additional parking to the development.

Trustee Brennan noted that the Village is working on plans for additional parking in Downtown Tinley. He also noted that the property being developed for West Point at Harmony Square used to be a large school which created a lot of traffic in the neighborhood. He appreciates how flexible the developer has been throughout this process. Trustee Brennan noted that change can be difficult, but the Village needs to move forward with development in Downtown Tinley.

Clerk O'Connor stated that the American dream is different for people, some people's dream is to own a home and others dream of freedom of living in a townhome or renting. It's important to keep an open mind. She noted that there is information regarding TIF on the Village website. The Village website is a good source of information to learn more about TIF and how the Village uses it.

Trustee Mueller stated that a community needs different types of products for a community to be vibrant and the Harmony Square developments bring this to our community. Harmony Square Plaza will add green space to Downtown Tinley.

President Glotz noted that residents are waiting to move into developments like West Point at Harmony Square and The Boulevard. The West Point developer has a good reputation and wants to keep it. He also noted that the Village is working on additional parking in the downtown area. He also noted that he understands that change can be difficult.

President Glotz asked if there were any comments from members of the public.

A resident asked if the older trees at the West Point property would be cut down. Community Development Director Ritter stated that they would be cut down.

Resident Tom Morgan stated that he welcomes the new development and is happy to see the growth in Tinley Park. Mr. Morgan questioned why the Village is going to have a two-month cycle for water billing and why is there an administration fee. President Glotz and Assistant Village Manager Lipman explained the

history of the water and sewer infrastructure in the Village and why the Village adjusted the water billing. President Glotz explained that the new water billing structure is tiered and those who use more water will pay at a higher rate. He also noted there is information regarding the water billing changes on the Village website.

A resident of 67th Court asked if her street would be a two-way street. She stated concerns with the traffic on her street during special events. 67th Court will be a two-way street.

Motion was made by Trustee Sullivan, seconded by Trustee Brennan to adjourn the Village Board meeting at 8:15 p.m. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

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