

**MINUTES OF THE BOARD OF TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD JUNE 18, 2013**

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The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on June 18, 2013. President Zabrocki called this meeting to order at 8:00 p.m. and led the Board and audience in the Pledge of Allegiance.

A copy of Ordinance 2013-O-014 providing for the issuance of not to exceed \$13,950,000 General Obligation Bonds, Series 2013, of the Village of Tinley Park, Cook and Will Counties, Illinois, authorizing the execution of one or more bond orders and escrow agreements in connection therewith, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds was given to each Village Board member.

Present and responding to roll call were the following:

Village President:	Edward J. Zabrocki
Village Clerk:	Patrick E. Rea
Trustees:	David G. Seaman Gregory J. Hannon Brian S. Maher Thomas J. Staunton, Jr. Patricia A. Leoni T.J. Grady
Absent Trustee:	None
Also Present:	
Village Manager:	Scott R. Niehaus
Village Attorney:	Thomas M. Melody
Village Engineer:	Jennifer S. Prinz

Motion was made by Trustee Seaman, seconded by Trustee Grady, to approve the agenda as written or amended for this meeting. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Staunton, Jr., to approve and place on file the minutes of the regular Village Board meeting held on June 4, 2013. Vote by voice call. President Zabrocki declared the motion carried.

President Zabrocki presented the following consent agenda items:

- A. REQUEST OF MUSCULAR DYSTROPHY ASSOCIATION TO FUND RAISE ON APPROVED STREET INTERSECTIONS ON FILE AT THE VILLAGE HALL ON JULY 26, AUGUST 2 AND AUGUST 9, 2013.
- B. REQUEST OF EASTER SEALS METROPOLITAN CHICAGO TO FUND RAISE ON APPROVED STREET INTERSECTIONS ON FILE AT THE VILLAGE HALL ON APRIL 12, 2014, AND AUGUST 9, 2014.

- C. REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, JULY 13, 2013, AT 8448 W. 168<sup>th</sup> PLACE FROM 2:00 P.M. TO 10:30 P.M.
- D. REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, JULY 13, 2013, AT 16333 S. 67<sup>th</sup> COURT FROM 11:00 A.M. TO 10:30 P.M.
- E. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,596,578.90 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JUNE 7 AND 14, 2013.

Motion was made by Trustee Hannon, seconded by Trustee Leoni, to approve the consent agenda items. Vote on roll call: Ayes: Seaman, Hannon, Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: None. President Zabrocki declared the motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Seaman, to adopt and place on file ORDINANCE 2013-O-024 GRANTING A SIDE YARD SETBACK VARIATION FOR A DETACHED ACCESSORY STRUCTURE AT 6561 PARKSIDE DRIVE WITHIN THE PARKSIDE SUBDIVISION (CZERWIEC). The petitioners, Anthony and Joann Czerwiec, request a one-foot (1') variation from Section III.I (Accessory Structures and Uses) to allow a new accessory structure to be located four feet (4') from the side lot line where five feet (5') is required. The property has a five-foot public utility and drainage easement along the side yards. The property is located in the Parkside Subdivision and is zoned R4 (Single Family Residential). A Public Hearing was held on May 23, 2013. On a vote of 7-0-0, the ZBA recommended that the Village Board grant the variation. At the June 4, 2013, Village Board meeting, the Board overrode the Zoning Board of Appeals recommendation and denied the petitioners request on this property because the garage and its foundation were being completely taken down. After Trustee Hannon met with the petitioner, they will now be using a portion of the foundation. A letter is on file with the Village from Better Built Garages stating this change in plans. President Zabrocki noted that this Ordinance is in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Hannon, Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: None. President Zabrocki declared the motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Leoni, to adopt and place on file ORDINANCE NUMBER 2013-O-021 GRANTING A REAR YARD SETBACK VARIATION FOR A THREE-SEASON ROOM AT 6851 WEST JOHNS CIRCLE WITHIN THE DUNRAVEN PLACE SUBDIVISION (STARK). The petitioners, Daniel and Geraldine Stark, request a 10-foot (10') variation from Section II (Schedule of District Requirements) of the Zoning Ordinance to allow for an encroachment into a required rear yard for a three-season room addition to a single family. The variation request would result in a twenty-foot (20') rear yard setback where thirty-feet (30') is required. The property is located in the Dunraven Place Subdivision and zoned R6 PD (Multiple Family Residential). A Public Hearing was held at the Zoning Board of Appeals (ZBA) on May 23, 2013. On a vote of 7-0-0, the ZBA recommended that the Village Board grant the variation with several conditions of approval, including: 1.) any excavated materials be hauled off-site, 2.) no changes to existing grade, and 3.) the final elevation of the structure and grading around the structure must provide positive drainage away from the foundation and not negatively impact the surrounding residences. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Staunton, Jr., to place on first reading ORDINANCE NUMBER 2013-O-023 GRANTING A VARIATION FOR CERTAIN PROPERTY LOCATED AT 8415-8425 W. 159TH STREET – SIGN HEIGHT (RIZZA BUICK/GMC/CADILLAC). On June 6, 2013, the Plan Commission granted site plan approval to allow the Rizza dealership group to renovate the existing two buildings on the subject property to meet the most current corporate standards assigned to the Buick, GMC, and Cadillac vehicle brands. This project also includes upgrading the property's landscaping, adding a public sidewalk along 159th Street, and removing the site's two (2) existing non-conforming pylon signs. The petitioner requests an eight (8) foot variation from Section IX.D.4.a.2 of the Village of Tinley Park Zoning Ordinance to allow for two (2) new 18-foot tall monument signs where 10-feet is the maximum. The subject property is located in the B-5, Automotive Service Zoning District. A public hearing was held by the Plan Commission on June 6, 2013, and the variation was recommended for approval on a 5-0-0 vote. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to place on first reading RESOLUTION 2013-R-023 AUTHORIZING THE EXECUTION OF AN INDUCEMENT AGREEMENT FOR RIZZA BUICK GMC CADILLAC, INC. This inducement agreement between the Village of Tinley Park and Rizza Buick GMC Cadillac, Inc. (Rizza) is associated with the corporate mandated remodeling/expansion project at the Buick GMC Cadillac auto dealership located at 8425 West 159th Street in Tinley Park. This project is estimated to cost at least \$2.5 million. But for the incentive, the project will not be completed and the franchise agreement would be impacted. The project is anticipated to result in at least \$10 million in new annual taxable sales, create 10 new jobs, and will conform to all Village codes and ordinances, including signage requirements. This incentive is based on new sales related to the Buick GMC Cadillac dealership, whereby the Village would receive 100 percent of the first \$240,500 in Village sales tax revenue per year, and Rizza Buick GMC Cadillac, Inc. Motors would receive 33 percent of the Village sales tax revenue in excess of \$240,500 each year for up to 10 years. The maximum incentive would be \$825,000 and is not guaranteed. This agreement was recommended for approval by the Economic and Commercial Commission, and by the Finance and Economic Development Committee at a meeting held on February 19, 2013. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Maher, seconded by Trustee Grady, to adopt and place on file ORDINANCE NO. 2013-O-019 AMENDING CHAPTER 122 OF TITLE XI OF THE TINLEY PARK MUNICIPAL CODE – VEHICLE TOWING SERVICE. From time to time, the Village conducts a review of the Vehicle Towing Service Ordinance to update the processes, procedures and costs associated with Village authorized tow service. Highlights of the proposed updates to the municipal code for towing services, include, but are not limited to:

1. Requirement of background checks on all tow truck operators, at the expense of the towing company;
2. Requiring a video surveillance system in each storage yard and/or storage facility;
3. Vendors will be required to assist with lockouts;
4. Annual meetings to discuss trends, performance and fees; and
5. A stream lined citizen complaint and discipline process.

This item was discussed at the April 22, 2013, Public Safety Committee and recommended for approval. Per the direction of the Committee, the Police Department has met with the tow truck

companies to discuss the changes to this Ordinance. President Zabrocki noted that this Ordinance is in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Hannon, Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: None. President Zabrocki declared the motion carried.

Motion was made by Trustee Staunton, Jr., seconded by Trustee Leoni, to AWARD A CONTRACT FOR THE 2013 CONCRETE FLATWORK AND CURB TO FRAZIER CONCRETE OF TINLEY PARK, ILLINOIS. This service contract includes the removal and replacement of sidewalk, roll curb, gutter barrier curb, barrier curb, gutter and driveway aprons at locations throughout the Village of Tinley Park. Three (3) sealed bids were received. Bids were opened and read publicly on Thursday, June 6, 2013, at 1:45 p.m. and received as follows:

<b>Contractor</b>	<b>Amount</b>
<b>Frazier Concrete, Inc., Tinley Park, IL</b>	<b>\$ 70,991</b>
Davis Concrete, Inc., Alsip, IL	\$ 72,281
J & J Newell Concrete Contractors, Inc., Calumet City, IL	\$116,350

Funding in the amount of \$80,000 is included in the approved Fiscal Year 2014 Budget. The contract includes removal and replacement of approximately 7,550 square feet of sidewalk and 150 feet of curb. This is a unit price contract and the work to be performed will be scaled to match the available funds. This item was discussed at the Public Works Committee meeting held prior to this meeting. President Zabrocki noted that this item is in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Hannon, Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: None. President Zabrocki declared the motion carried

Motion was made by Trustee Staunton, Jr., seconded by Trustee Seaman, to place on first reading RESOLUTION 2013-R-039 AUTHORIZING AN AGREEMENT WITH THE SIERRA CLUB, ILLINOIS CHAPTER FOR THE ILLINOIS COOL CITIES LOCAL SUSTAINABILITY PROTECTION AGREEMENT. The proposed Illinois Cool Cities Sustainability Agreement was started by the Sierra Club as a means for Illinois municipalities to reduce the United States dependence on Fossil fuels and accelerate the development of clean, economical energy resources. The Village of Tinley Park has already implemented and/or considered several of the recommended environmental programs outlined in the agreement. These programs include, but are not limited to the following:

1. Aggregation of the community's energy consumption to provide a green option for residents;
2. Encouragement of local food production and consumption through farmer's markets; and
3. Endorsement of complete streets and bicycle friendly transit options.

In addition to the recommended energy saving policies and programs, the Village will also be required to set pollution reduction goals for the community and create an action plan to achieve this goal. This Resolution was discussed at the Public Works Committee meeting held prior to this meeting. At this time, Loni Morris and Jeff Mech addressed the Board and thanked them for the programs the Village has already implemented and the programs that are planned. Vote by

voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Staunton, Jr., to place on first reading ORDINANCE 2013-O-022 AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF TINLEY PARK. Per State law, an Ordinance must be adopted to declare any Village property in excess of \$1,000 of estimated value as surplus prior to disposing of or sale to another agency. Based on the age, service condition, mileage, future maintenance costs, and other factors, the following items are deemed to be no longer practical for Village uses and are earmarked for sale or disposal as appropriate. The Village will donate, send to auction or dispose of the following items:

Public Works

- 1998 Ford LT8513 6 Wheel Dump
- 1986 Lear Siegler Royal Arrow Board
- 1995 GMC top Kick 5 yd Dump
- 2003 Ford F350 4x4 Pick Up
- 2005 Ford F250, ¾ Ton Pick Up
- 1996 Ford L8000 5 Yd Dump
- 2003 Ford F350 w/ Utility Body
- 2003 Ford Mode F550SD w/hi-ranger
- 1998 Ford N. H 575E Backhoe/loader
- 2004 Ford F150 Pickup Extended Cab
- 2002 Chevy Blazer
- 2004 Ford Explorer
- 2000 Chrysler Grand Voyager Minivan
- 2006 Dodge Charger
- 2005 Chevy Impala
- 2006 Dodge Magnum

Public Works Cont'

- 2003 Ford Crown Vic
- (9) 2005 Ford Crown Vic

Police Department

- (4) Colt M-16
- (2) Thompson US 1928 (A1)
- Pecor Elliptical Cross-Trainer
- Tectrix Exercise Bike
- (2) Kustom Signals In-Car Camera

Fire Department

- Seagrave 100-Foot Ladder Truck

Vote by voice call. President Zabrocki declared this motion carried.

Motion was made by Trustee Grady, seconded by Trustee Leoni, to place on first reading ORDINANCE NUMBER 2013-O-020 AMENDING CHAPTER 31 OF TITLE III OF THE TINLEY PARK MUNICIPAL CODE REGARDING THE CODE COMPLIANCE OFFICER POSITION. This Ordinance would amend the job description for the Code Enforcement Officer that was first established in the Village of Tinley Park in 1994. This amendment would update the title of the position from Code Enforcement Officer to Code Compliance Officer as well as the accompanying job description for this position. The modifications within the job description are being updated to meet the current industry standards as well as Village policies for proactive problem solving solutions for code violation issues within the Village of Tinley Park. This item was discussed and recommended for approval at a meeting of the Building and Code Compliance Committee held on June 11<sup>th</sup>. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Leoni, to authorize Village staff and the Village Attorney to proceed with the demolition of property located at 17804 S. 67<sup>th</sup> Court. Since 2012, the Building Department has been working to have the property located at 17804 South 67th Court brought into compliance with Village codes. The property is currently owned by an area resident who does not have the means to maintain the property and make the

necessary structural repairs. After numerous attempts to work with the resident, it is recommended that the Village proceed with demolition of the property in order to protect the public safety, health and welfare of our citizens. All necessary notices have been provided to the property owner in accordance with Village Code. However, formal Village Board authorization is required prior to demolition. This item was discussed at the meeting of the Building and Code Compliance Committee held on June 11, 2013, and was recommended for approval. President Zabrocki stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Hannon, Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: None. President Zabrocki declared the motion carried

At this time, President Zabrocki asked if anyone from the Board or staff would care to address the Board.

Clerk Rea stated that a delegation from Kirkuk, Iraq has been visiting the Village on June 18 and June 19. The delegation will be studying the Village's planning and economic development climate and visiting the Village's police and fire departments.

Trustee Staunton, Jr., congratulated Stacie Juris, Miss Illinois, of Tinley Park upon placing as the second runner up in the Miss U.S.A. Pageant on Sunday, June 15.

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

No one came forward

Motion was made by Trustee Seaman, seconded by Trustee Grady, to adjourn the regular Board meeting. Vote by voice call. President Zabrocki declared the motion carried and adjourned the regular Board Meeting at 8:28 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."

ATTEST:

  
Patrick E. Rea  
Village Clerk

APPROVED:

  
Edward J. Zabrocki  
Village President