

**MINUTES OF THE BOARD OF TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD OCOTBER 15, 2013**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on October 15, 2013. President Zabrocki called this meeting to order at 8:00 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

Village President:	Edward J. Zabrocki
Village Clerk:	Patrick E. Rea
Trustees:	Brian S. Maher Thomas J. Staunton, Jr. Patricia A. Leoni T.J. Grady
Absent Trustees:	David G. Seaman Gregory J. Hannon
Also Present:	
Village Manager:	Scott R. Niehaus
Village Attorney:	Thomas M. Melody
Village Engineer:	Jennifer S. Prinz

Motion was made by Trustee Leoni, seconded by Trustee Grady, to approve the agenda as written or amended for this meeting. President Zabrocki amended the agenda by rearranging Item 3A to follow the Consent Agenda and transferring Item 16 prior to Item 4. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Staunton, Jr., to approve and place on file the minutes of the regular Village Board meeting held on October 1, 2013. Vote by voice call. President Zabrocki declared the motion carried.

President Zabrocki presented the following consent agenda items:

- A. CONSIDER PROCLAIMING OCTOBER 25, 2013, AS "PATRICK MCCAIN DAY" IN THE VILLAGE OF TINLEY PARK. (THIS ITEM WAS MOVED TO FOLLOW THE CONSENT AGENDA.)
- B. REQUEST FROM CRISIS CENTER FOR SOUTH SUBURBIA TO CONDUCT A RAFFLE FROM NOVEMBER 1, 2013, TO FEBRUARY 22, 2014.

- C. REQUEST FROM ST. GEORGE SCHOOL TO CONDUCT A RAFFLE FROM OCTOBER 16 TO NOVEMBER 10, 2013.
- D. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,730,824.75 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED OCTOBER 4 AND OCTOBER 11, 2013.

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

Motion was made by Trustee Staunton, seconded by Trustee Grady, to proclaim October 25, 2013, as "Patrick McCain Day" in the Village of Tinley Park. Trustee Maher spoke of Deputy Chief McCain's accomplishments and achievements over the past twenty-six years with the Tinley Park Police Department. Vote by voice call. President Zabrocki declared the motion carried.

At this time, Trustee Maher congratulated retired Tinley Park Fire Chief Robert Bettenhausen on being selected Fire Chief Emeritus by the Illinois Fire Chiefs Association. This award was presented to Chief Bettenhausen at the Illinois Fire Chiefs Association Conference on October 15, 2013, in Peoria, Illinois.

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

Steve Reed, 19328 Woodfield Court, stated his concerns regarding the development of a Wal-Mart at 191<sup>st</sup> Street and Harlem Avenue. Mr. Reed is opposed to giving Wal-Mart any tax breaks and noted his concerns regarding the lack of security surrounding Wal-Mart stores. He feels that this type of development does not fit the community and worries that Wal-Mart has a reputation of abandoning buildings where they hold the lease. He also noted that he has a petition signed by approximately 600 residents calling for "No" Wal-Mart and feels he can get many more signatures.

Marie Roman, 7355 Ridgefield Lane, asked who owns the land where Sam's Club is at 161<sup>st</sup> Street and Harlem Avenue. Did Sam's Club receive a tax abatement? She asked if Wal-Mart will own the land at 191<sup>st</sup> Street and Harlem Avenue. She also noted her concerns with noise and pollution with the additional traffic Wal-Mart would bring to the area. She noted that the Village could receive additional information at the website [Wal-Mart.com](http://Wal-Mart.com). She also found much of her information at Crime and Wal-Mart – "Is Wal-Mart Safe? An Analysis of Official Police Incidents at Wal-Mart Stores, a 2006 Study.

Laura Bova, 7534 Ridgefield Lane, stated that the residents of Brookside Glen were aware that the land on the southwest corner of 191<sup>st</sup> Street and Harlem Avenue would be commercially developed. She noted that she would like to see developments that would enhance the community and felt that Wal-Mart would not. She used examples such as The Promenade in Bolingbrook (Forest City Enterprises, Commercial Developer Nationwide), The Orland Park

Crossing in Orland Park (Davis Street Land Company), and various neighborhood centers from Barrington to Lemont (GK Development, Inc.). Ms. Bova spoke highly of the expanded Tinley Park Convention Center and would like to see commercial development that would enrich the center.

Matt Daniels, 19330 Woodfield Court, had several questions about the property located at 191<sup>st</sup> Street and Harlem Avenue and the proposed Wal-Mart. The questions pertained to the marketing of the property, other potential developers, infrastructure, public safety and tax abatements.

At this time, President Zabrocki suggested that the group of residents choose three or four representatives to meet with him to address the questions they have. He noted that this type of forum has been very productive in the past. He then asked to group after choosing the representatives to contact the Village Manager to set up a meeting.

Sandy Rennie, 7231 W. 194<sup>th</sup> Street, stated her concerns regarding the public safety when a Wal-Mart is built in a community.

President Zabrocki thanked the citizens for coming to the meeting. He stated that getting involved in government is not a bad thing.

Motion was made by Trustee Grady, seconded by Trustee Leoni, to place on first reading ORDINANCE NUMBER 2013-O-031 AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE OF REAL PROPERTY TO THE VILLAGE OF TINLEY PARK – PORTION OF 175TH STREET RIGHT-OF-WAY. This transaction is ultimately a holdover from earlier times when farm properties often extended to the centerline of what are currently existing roadways. It has come to the attention of Mr. and Mrs. William Van Bruggen that they continue to be the owners of record of a portion of the 175th Street right-of-way that runs adjacent to the small farm property they had acquired from Mr. Van Bruggen's parents in 1989. The Van Bruggens subsequently subdivided the property in 1992 and it was thought that the street right-of-way had already been dedicated to the Village in relation to the planning for the development of a phase of the Timbers Edge subdivision back in 1978, if not earlier. The property in question has continuously been used for the street right-of-way for 175th Street. Under our Subdivision Regulations, the Van Bruggens would have previously been required to dedicate the street right-of-way to the Village. Neither the Van Bruggens nor the Village were aware that this transfer had not previously been completed. This transaction corrects for that oversight and with the deed that will be executed following this Ordinance, the Van Bruggens will formally transfer this property to the Village. Other than associated legal and recording fees, there is no cost for the Village to acquire this parcel. The Van Bruggens will cover the costs of title insurance related to the property transfer. This Ordinance authorizes the Village to complete the transfer and accept the deed to the property. President Zabrocki asked if anyone cared to address the Board. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Staunton, Jr., to adopt and place on file RESOLUTION NUMBER 2013-R-052 APPROVING AND RECOMMENDING COOK COUNTY CLASS 8 RECLASSIFICATION WITH SPECIAL CIRCUMSTANCES FOR THE PROPERTY LOCATED AT 17200 SOUTH OAK PARK AVENUE (MMB DEVELOPMENT-SPRINGFORT HALL-). This Resolution would provide support for the reclassification of the assessment for the aforementioned property from 25% to 10% for a ten (10) year period. This property, located in Bremen Township, is already Cook County "certified eligible" for the Class 8 reclassification, pursuant to the Cook County Real Property Classification Ordinance. The applicant is seeking special circumstances to establish that the property was abandoned (vacant) for purposes of the incentive where there was NO purchase for value, but the period of abandonment (vacancy) prior to application was 24 continuous months or greater. But for this Cook County incentive, the business owner will not be able to lease this property to other tenants, including a new brewery. The Class 8 with Special Circumstances is hereby supported and approved by the Village Board. This project meets the goals and objectives for encouraging redevelopment in downtown Tinley Park as set forth by the Economic and Commercial Commission and the Village Board of Trustees in previous meetings. This action was recommended by the Economic and Commercial Commission at its regularly scheduled meeting on August 14, 2013. This Resolution was discussed at the Finance and Economic Development Committee meeting held prior to this meeting. President Zabrocki noted that this Resolution was in its final adoption stage and asked if anyone cared to address the Board. Trustee Maher stated that he would abstain from voting due to the fact that there may be a conflict of interest due to his legal firm performing various services with MMB Development. Vote on roll call: Ayes: Staunton, Jr., Leoni, Grady. Nays: None. Absent: Seaman, Hannon. Abstain: Maher. President Zabrocki declared the motion carried.

Motion was made by Trustee Staunton, Jr., seconded by Trustee Grady, to place on first reading ORDINANCE 2013-O-045 AMENDING ORDINANCE NUMBER 2013-0-032 CONCERNING A JURISDICTIONAL TRANSFER OF A PORTION OF 84th AVENUE, SOUTH OF NIELSEN DRIVE, FROM COOK COUNTY TO THE VILLAGE OF TINLEY PARK. On August 20<sup>th</sup>, 2013, the Village approved an ordinance transferring the jurisdiction for a portion of the 84th Avenue ROW from Cook County to the Village of Tinley Park. This area consists of a stretch of roadway that remained after the 183rd Street widening project was completed in 2011 and is a portion of 84th Avenue, south of Nielsen Drive. The Cook County Department of Highways has asked that the Village revise the previously adopted ordinance for clarification purposes. The Village intends to lease portions of this right-of-way to the Tinley Park Park District for the proposed dog park and the implementation of a multi-purpose pathway system. The Cook County Highway Department, the Illinois Department of Transportation, and the Village Engineer have reviewed both ordinance number 2013-O-032 and the proposed ordinance number 2013-O-045 and find the Local Agency Agreement for Jurisdictional Transfer and its stipulations to be acceptable. President Zabrocki asked if anyone cared to address the Board. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Maher, to waive first reading and adopt RESOLUTION 2013-R-048 CONCERNING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TINLEY PARK DISTRICT AND THE VILLAGE OF TINLEY PARK FOR LEASE OF VILLAGE OWNED PROPERTY (FORMER 84TH AVENUE RIGHT-OF-WAY, SOUTH OF NIELSEN DRIVE) FOR THE PURPOSES OF A DOG PARK. With this agreement, the Village is leasing a portion of the former 84<sup>th</sup> Avenue right-of-way to the Tinley Park District for use as a dog park and related facilities (parking lot, multi-use pathway, etc.). The lease is an “as is lease” with a term of 50 years with a renewal option up to 55 years. The Village will charge the Park District \$1 per year for rent. The Park District is assuming full maintenance, security, and utility responsibility throughout the term of the lease and the Village will retain the right to enter onto the premises to maintain public utilities. The Park District approved the lease at their October 2, 2013, regular meeting. On August 28<sup>th</sup>, 2013, the Park District obtained bids to conduct construction work related to the dog park. The Park District Board certified the bids and approved a contractor on September 4, 2013. The low bid is contractually available to the Park District for 90 days starting on September 4, 2013, ending around December 1, 2013. As such, the Park District would like to execute the contract and take advantage of the pricing. In order to do this, the lease agreement needs to be executed between the Village and Park District. The reason the lease did not appear before the Board sooner is due to review by the Park District Attorney, as well as environmental testing needed to be coordinated by the Park District. The Park District respectfully requested the waiver of first reading on this Resolution. President Zabrocki asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: Seaman, Hannon. President Zabrocki declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Grady, to award a PROFESSIONAL SERVICES CONTRACT WITH OUTDOOR ACCENTS FOR OUTDOOR HOLIDAY DECORATIONS AT THE ZABROCKI PLAZA, DOWNTOWN TINLEY, AND THE OAK PARK AVENUE AND 80<sup>TH</sup> AVENUE TRAIN STATIONS. A total of five companies provided competitive quotes to perform outdoor decoration installation, maintenance and take down services in Zabrocki Plaza, the surrounding Downtown Tinley area and both train stations. Upon review of the quotes, it was determined that the most responsible and responsive price was provided by Outdoor Accents of Joliet, Illinois in an amount not to exceed \$35,860.50. This amount is \$1,140 under the budgeted amount. This contract is funded from the Hotel/Motel Tax Fund due to the impact of local tourism during the holiday season. President Zabrocki noted 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: Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: Seaman, Hannon. President Zabrocki declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Staunton, Jr., to award a PROFESSIONAL SERVICES CONTRACT WITH LE DEUX DONNAS FOR INDOOR HOLIDAY DECORATIONS AT THE OAK PARK AVENUE AND 80<sup>TH</sup> AVENUE TRAIN STATIONS. A total of five companies provided competitive quotes to perform customized indoor decoration installation, maintenance and take down services at the Oak Park Avenue and the 80<sup>th</sup> Avenue train stations. Upon review of the quotes, it was determined that the most responsible and responsive price was provided by Le Deux Donnas of Tinley Park in an amount not to exceed \$9,989. This amount is \$7,011 under the budgeted amount. This contract is

funded from the Hotel/Motel Tax Fund due to the impact of local tourism during the holiday season. President Zabrocki noted 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: Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: Seaman, Hannon. President Zabrocki declared the motion carried.

Motion was made by Trustee Staunton, Jr., seconded by Trustee Grady, to renew the CONTRACT WITH GEORGE'S LANDSCAPE OF JOLIET, IL FOR SNOW REMOVAL IN CERTAIN VILLAGE PARKING LOTS. At the November 15, 2011, Village Board meeting, a contract was awarded to George's Landscaping for snow removal at parking lots and sidewalk locations throughout the Village. One of the provisions in the contract allows the Village of Tinley Park to renew the contract for two (2) additional, one year increments at the Village's discretion. The proposed renewal would hold the 2011-2012 pricing for the 2013-2014 season. The Village has \$173,560 budgeted for this expenditure. This contract was discussed at the Public Works Committee meeting held on October 1, 2013, and recommended for approval. President Zabrocki noted 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: Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: Seaman, Hannon. President Zabrocki declared the motion carried.

Motion was made by Trustee Staunton, Jr., seconded by Trustee Leoni, to renew the CONTRACT WITH ZENERE LANDSCAPE INC., THORNTON, IL FOR SNOW REMOVAL IN VILLAGE CUL-DE-SACS. At the November 1, 2011, Village Board meeting, a contract was awarded to Zenere Landscape for snow removal at cul-de-sac locations throughout the Village. One of the provisions in the contract allows the Village of Tinley Park to renew the contract for two (2) additional, one year increments at the Village's discretion. The proposed renewal would hold the 2011-2012 pricing for the 2013-2014 season. The Village has \$166,040 budgeted for this expenditure. This contract was discussed at the Public Works Committee meeting held on October 1, 2013, and it was recommended for approval. President Zabrocki noted 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: Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: Seaman, Hannon. President Zabrocki declared the motion carried.

Motion was made by Trustee Staunton, Jr., seconded by Trustee Leoni, to renew the CONTRACT WITH CARGILL INC., OF NORTH OLMSTED, OHIO FOR BULK ROAD SALT. Last fall a contract was awarded to Cargill Inc., for the Village's annual bulk road salt purchase. This year the Village had the option to renew the contract pricing for the current season at last year's price of \$52.78 per ton. However, in order to ensure that the Village continued to receive the best possible salt pricing, a review of the State of Illinois Competitively bid Central Management Services (CMS) program was conducted. As such, Cargill has agreed to match the CMS pricing of \$50.56 per ton, which is approximately a 4% reduction in cost for the Village. The Village has \$260,000 budgeted for this expenditure. This contract was discussed at the Public Works Committee meeting held on October 1, 2013, and recommended for approval. President Zabrocki noted 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: Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: Seaman, Hannon. President Zabrocki declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Grady, to adopt and place on file RESOLUTION NUMBER 2013-R-051 AMENDING THE DESIGNATED PERSON OR PERSONS TO HAVE ACCESS TO CERTAIN SAFETY DEPOSIT BOXES AT FIRST MIDWEST BANK. The Village has maintained six (6) safety deposit boxes at First Midwest Bank, four (4) boxes are used by the Police Department and two (2) are used by the Clerk's Office. The Village Clerk and Police Department Records Supervisor are the designees for access to the Police Department boxes. In August of this year, Elizabeth Calomino was appointed to the position of Police Department Records Supervisor. This Resolution would update the designee to access the Police Department safety deposit boxes. President Zabrocki noted 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: Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: Seaman, Hannon. President Zabrocki declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Staunton, Jr., to place on first reading ORDINANCE NUMBER 2013-O-046 AUTHORIZING A LEASE WITH THE STATE OF ILLINOIS, DEPARTMENT OF CENTRAL MANAGEMENT SERVICES CONCERNING PROPERTY LOCATED AT 6825 173<sup>RD</sup> PLACE. Since 1998, the Village has leased approximately 2,900 square feet of space in the Dunn Public Safety Building to the State of Illinois for use by the Illinois State Police. The original lease terms were for a five (5) year period, with options for five year (5) renewal(s). The latest renewal of the agreement was signed in 2008 and expires at the end of November. The new lease is essentially the same renewal negotiated in 2008; however it includes a two (2) percent increase in the monthly rent (from \$1,993.48 to \$2,032.52) to the Village and is for a three (3) year term. The total lease value is \$73,170.72. This item was discussed at the October 8, 2013, Committee of the Whole meeting and recommended for approval. President Zabrocki asked if anyone cared to address the Board. Vote by voice call. 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.

Trustee Staunton, Jr., noted that FEMA recertified the Village of Tinley Park's Community rating in regards to the Village's flood plain. The Village remains a Class 6 Community; only eight towns in Illinois are Class 6 or better. This is a voluntary program that awards communities for engaging in flood plan management activities. Benefit to the residents that live in the flood plain include 20% discount on their flood insurance premiums. The Village first received this award in 2011.

President Zabrocki stated that discussion on a few items was brief during this meeting. He noted that these items were discussed extensively at Committee meetings.

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

No one came forward.

Motion was made by Trustee Staunton, Jr., seconded by Trustee Leoni, to adjourn the regular Board meeting. Vote by voice call. President Zabrocki declared the motion carried and adjourned the regular Board meeting at 9:09 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:



---

Edward J. Zabrocki  
Village President

ATTEST:



---

Patrick E. Rea  
Village Clerk