

8:00 P.M. CALL TO ORDER  
 PLEDGE OF ALLEGIANCE  
 ROLL CALL

**ITEM #1 MOTION TO OPEN A PUBLIC HEARING**

**SUBJECT:** HOLD A PUBLIC HEARING TO CONSIDER AN ANNEXATION AGREEMENT FOR PROPERTY LOCATED AT 17301 S. 80th AVENUE (JONES FARM) FOR A CONGREGATE ELDERLY CARE FACILITY - **Trustee Hannon**

Discussion: This Resolution was tabled at the Village Board meeting held on February 21, 2015. The petitioner, Judy Jones, trustee for the Lawrence M Jones Revocable Living Trust Dated October 9, 2006, requests annexation to the Village of Tinley Park for an approximately 19 acre property generally located at 17301 S. 80th Avenue (PIN: 27-25-300-007-0000). The property is under contract with the developer for the purposes of developing a Congregate Elderly Care Facility. The Village and representatives of the developer, have developed a draft annexation agreement for consideration by the Village Board. The proposed annexation agreement contains provisions relating to the following matters and such additional matters that may arise as a result of said public hearing:

- 1.) Annexation of the Subject Property;
- 2.) Rezoning of a portion of the Subject Property (6.85 acres fronting on 80th Avenue) upon annexation from R-1 Single-Family Residential District to the R-6 Medium Density Residential District under the Tinley Park Zoning Ordinance and its development with a congregate elder care facility and details regarding its ownership and operations with the remainder of the Subject Property (12.41 acres) to remain undeveloped and to remain automatically zoned R-1 Single-Family Residential District upon annexation.
- 3.) Approval of a specific site plan for the construction of a 60 bed congregate elderly care facility (consisting of 44 beds for assisted living and 16 beds for secured memory care).
- 4.) Variations for a monument sign no more than 6 feet high and no more than 24 square feet in sign face area.
- 5.) Establishment of certain construction and landscaping standards.
- 6.) Provisions for parking.
- 7.) Contributions to be made by the Developer and recapture payments to be paid by the Developer.
- 8.) Stormwater retention/detention and storm sewer requirements including a central detention facility and reimbursement of a portion of the cost thereof from an escrow account containing certain fund contract by certain other developers whose developments are benefited by the central detentions systems.10.)The construction of fire access lane(s) and fire equipment turnaround area, including specifications re construction materials and location.
- 11.) Granting of necessary easements.
- 12.) Installation of sidewalks.
- 13.) Installation of all sewer and water mains necessary to serve the Subject Property.
- 14.) Provisions for permits and the required letter of credit to guarantee construction
- 15.) Term of the Agreement.
- 16.) Provision for installation of necessary utilities.
- 17.) Reimbursement to Village of certain fees and expenses.
- 18.) Approval of a specific landscaping plan.
- 19.) Other miscellaneous provisions.

This public hearing may be continued from time to time without further notice except as otherwise required by the Illinois Open Meetings Act. A draft of the proposed annexation agreement is on file and available for public inspection at the Village Hall.

**MOTION TO CLOSE THE PUBLIC HEARING**

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ITEM #2**

**SUBJECT:** CONSIDER APPROVAL OF AGENDA

**ACTION:** Discussion - **Consider approval of agenda as written or amended.**

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ITEM #3**

**SUBJECT:** CONSIDER APPROVAL OF MINUTES OF THE REGULAR BOARD MEETING HELD ON FEBRUARY 17, 2015.

**ACTION:** Discussion - **Consider approval of minutes as written or amended.**

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ITEM #4**

**SUBJECT:** CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. CONSIDER REQUEST FROM SPECIAL OLYMPICS ILLINOIS TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY, MAY 29, 2015 AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- B. CONSIDER REQUEST FROM ST. GEORGE CATHOLIC CHURCH YOUTH GROUP TO CONDUCT A RAFFLE ON SATURDAY, MARCH 14, 2015 AT ST. GEORGE CATHOLIC CHURCH WHERE WINNERS WILL BE DRAWN THAT DAY.
- C. CONSIDER REQUEST FROM KNIGHTS OF COLUMBUS #4698, TO CONDUCT A RAFFLE THROUGH APRIL 11, 2015. WINNER WILL BE DRAWN AT ST. GEORGE O'CONNELL HALL ON APRIL 11, 2015.

- D. CONSIDER REQUEST FROM ALSAC/ST. JUDE CHILDREN’S RESEARCH HOSPITAL TO CONDUCT A TAG DAY FUNDRAISER ON SATURDAY, MAY 23, 2015 AND SATURDAY JUNE 20, 2015 AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- E. CONSIDER REQUEST FROM PARK LAWN TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY AND SATURDAY, APRIL 3 AND 4, 2015 AND FRIDAY AND SATURDAY APRIL 17 AND 18, 2015 AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- F. CONSIDER AUTHORIZING OUT-OF-STATE SERVICE CREDIT WITH THE ILLINOIS MUNICIPAL RETIREMENT FUND (IMRF) FROM SEPTEMBER 2003 TO SEPTEMBER 2007 FOR AMY C. CONNOLLY TRANSFERRING FROM THE MICHIGAN MUNICIPAL EMPLOYEE’S RETIREMENT SYSTEM (MERS).
- G. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,442,219.90 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED FEBRUARY 20<sup>th</sup> AND 27<sup>th</sup>, 2015.

**ACTION:** Discussion – Consider approval of consent agenda items.

**COMMENTS:** \_\_\_\_\_  
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**ITEM #5**

**SUBJECT:** CONSIDER PRESENTATION OF CERTIFICATES OF RECOGNITION TO THE TINLEY PARK BULLDOGS 6<sup>TH</sup> GRADE SMALL CHEER SQUAD FOR WINNING FIRST PLACE AT THE 2013 IRCA STATE COMPETITION – **President Zabrocki**

**ACTION:** Discussion: The Tinley Park Bulldogs 6<sup>th</sup> Grade Small Cheer Squad won first place at the 2013 IRCA State Competition on December 8, 2013. No specific action is required.

**COMMENTS:** \_\_\_\_\_  
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\_\_\_\_\_

**ITEM #6**

**SUBJECT:** CONSIDER A PROCLAMATION RECOGNIZING THOMAS E. BURNETTE, CHRISTOPHER FLEISCHMANN, JACOB J. JUNG AND JOSEPH RYMSZA ON ACHIEVING THE RANK OF EAGLE SCOUT – **President Zabrocki**

**ACTION:** Discussion: This Proclamation recognizes Thomas E. Burnette, Christopher Fleischmann, Jacob J. Jung and Joseph Rymsza on achieving the rank of Eagle Scout, the highest award that can be bestowed upon a Scout. No specific action is required.

COMMENTS: \_\_\_\_\_  
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**ITEM #7**

**SUBJECT:** CONSIDER RESOLUTION NUMBER 2015-R-011 AUTHORIZING AN ANNEXATION AGREEMENT FOR THE PROPERTY LOCATED AT 17301 S. 80<sup>TH</sup> AVENUE (JONES FARM) FOR A CONGREGATE ELDERLY CARE FACILITY – **Trustee Hannon**

**ACTION:** Discussion: This Resolution was tabled at the Village Board meeting held on February 21, 2015. The petitioner, Judy Jones, trustee for the Lawrence M Jones Revocable Living Trust Dated October 9, 2006, requests annexation to the Village of Tinley Park for an approximately 19 acre property generally located at 17301 S. 80th Avenue (PIN: 27-25-300-007-0000). The property is under contract with Eby Realty Group for the purposes of developing a Congregate Elderly Care Facility. The Village and representatives of Eby Realty Group, have developed a draft annexation agreement for consideration by the Village Board. The proposed annexation agreement contains provisions relating to the following matters and such additional matters that may arise as a result of said public hearing:

- 1.) Annexation of the Subject Property;
- 2.) Rezoning of a portion of the Subject Property (6.85 acres fronting on 80th Avenue) upon annexation from R-1 Single-Family Residential District to the R-6 Medium Density Residential District under the Tinley Park Zoning Ordinance and its development with a congregate elder care facility and details regarding its ownership and operations with the remainder of the Subject Property (12.41 acres) to remain undeveloped and to remain automatically zoned R-1 Single-Family Residential District upon annexation.
- 3.) Approval of a specific site plan for the construction of a 60 bed congregate elderly care facility (consisting of 44 beds for assisted living and 16 beds for secured memory care).
- 4.) Variations for a monument sign no more than 6 feet high and no more than 24 square feet in sign face area.
- 5.) Establishment of certain construction and landscaping standards.
- 6.) Provisions for parking.
- 7.) Contributions to be made by the Developer and recapture payments to be paid by the Developer.
- 8.) Stormwater retention/detention and storm sewer requirements including a central detention facility and reimbursement of a portion of the cost thereof from an escrow account containing certain fund contract by certain other developers whose developments are benefited by the central detentions systems.10.)The construction of fire access lane(s) and fire equipment turnaround area, including specifications re construction materials and location.
- 11.) Granting of necessary easements.
- 12.) Installation of sidewalks.
- 13.) Installation of all sewer and water mains necessary to serve the Subject Property.
- 14.) Provisions for permits and the required letter of credit to guarantee construction
- 15.) Term of the Agreement.
- 16.) Provision for installation of necessary utilities.
- 17.) Reimbursement to Village of certain fees and expenses.
- 18.) Approval of a specific landscaping plan.
- 19.) Other miscellaneous provisions.

**Consider removing this Resolution from the table. This Resolution is eligible for first reading.**

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ITEM #8**

**SUBJECT:** CONSIDER RESOLUTION NUMBER 2015-R-010 APPROVING COOK COUNTY ASSESSMENT CLASSIFICATION 6B SUSTAINABLE EMERGENCY RELIEF (SER) WITH SPECIAL CIRCUMSTANCES FOR THE PROPERTY LOCATED AT 7447 DUVAN DRIVE (BRUSKE ENTERPRISES, INC.) – **Trustee Seaman**

**ACTION:** Discussion: This Resolution would allow for Cook County to temporarily change the assessment ratio for the aforementioned property from 25 percent to 10 percent for a ten (10) year period with no renewability. This is an important Business Retention action. Bruske Enterprises Inc. has operated a manufacturing plant at 7447 Duvan Drive for the past 29 years. The owner currently employs 53 people, sells products internationally, and has a major economic impact to our community of \$4.7 million annually. Due to endured economic hardship over the past 8 years and a resulting reduction of employment, the company is requesting assistance from a special Cook County program established to aid Manufacturers. The tax reduction will be equivalent to the taxes in adjoining counties, and still result in more property taxes and economic benefit than a vacant building. The Company has advised the Village of Tinley Park and Cook County that but for the Cook County Class 6B Sustainable Emergency Relief Incentive, the economic viability of maintaining staff and operations at the current location is at risk. Approval of this Class 6B SER Incentive with Special Circumstances by Cook County is contingent upon Village approval. The Economic and Commercial Commission has recommended approval of this Resolution, realizing that the project meets the Village’s established incentive policy guidelines, and that the tax incentive will allow this company to be competitive in maintaining operations in Cook County. This item was discussed at the Finance and Economic Development Committee meeting held on January 20, 2015 and recommended for approval. **This Resolution is eligible for adoption.**

COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

**ITEM #9**

**SUBJECT:** CONSIDER SETTING APRIL 17, 2015 AS THE DUE DATE FOR REQUESTS FOR PROPOSAL (RFP) RELATED TO THE VILLAGE’S RADIO COMMUNICATION CONSOLE PROJECT – **Trustee Maher**

**ACTION:** Discussion: The proposed Request for Proposal will address the replacement of the radio communications console and E911 telephone equipment. This equipment is aged and will become obsolete as new technology standards are implemented in the next few years. The replacement equipment will be able to support new radio standards and NG911 (Next Generation 911) services. This item was discussed at an ETSB (Emergency Telephone System Board) Meeting held prior to the Village Board meeting. **If recommended for approval, consider setting April 17, 2015 as the due date for requests for proposals related to the Village’s radio communications console project.**

**COMMENTS:** \_\_\_\_\_  
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**ITEM #10**

**SUBJECT:** CONSIDER THE APPOINTMENT OF DEBORAH THIRSTRUP TO THE POSITION OF BUILDING PERMIT TECHNICIAN - **President Zabrocki/Trustee Grady**

**ACTION:** Discussion: The position of Building Permit Technician was established to create a dedicated position to process building permits and improve customer service. Permit requests are now exceeding Pre-Recession levels from 2007. The Village posted the position and the Building Commissioner, Deputy Human Resource Director and Assistant Manager interviewed the top three candidates. Upon conclusion of the interview process, it was determined that Deborah Thirstrup possessed the necessary qualifications for the position. Debbi’s past experience includes 1-1/2 years of experience as a part time Building Clerk, including permit data input, inspection scheduling, and contractor licensing. She has considerable computer skills that are highly desirable to manage the challenges of this position and brings a high level of customer service skills and enthusiasm to the department. **Consider concurring with the recommendation of President Zabrocki and Trustee Grady and appoint Deborah Thirstrup to the position of Building Permit Technician effective March 4, 2015.**

**COMMENTS:** \_\_\_\_\_  
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**ITEM #11**

SUBJECT: RECEIVE COMMENTS FROM THE BOARD AND STAFF

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

**ITEM #12**

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

**ADJOURNMENT**

RESOLUTION No. 2015-R-011

RESOLUTION AUTHORIZING ANNEXATION AGREEMENT FOR THE PROPERTY  
LOCATED AT 17301 S. 80<sup>TH</sup> AVENUE (JONES FARM)  
FOR COGREGATE ELDERLY CARE FACILITY

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, did hold a public hearing to consider an annexation agreement for the annexation of certain property not presently within the corporate limits of any municipality but contiguous to the Village of Tinley Park, a true and correct copy of such Annexation Agreement (the "Annexation Agreement") being attached hereto and made a part hereof as **EXHIBIT 1**; and

**WHEREAS**, the aforesaid public hearing was held pursuant to legal notice as required by law, and all persons desiring an opportunity to be heard were given such opportunity at said public hearing; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Annexation Agreement be entered into by the Village of Tinley Park.

**NOW, THEREFORE, Be It Resolved** by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

**Section 1:** The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

**Section 2:** That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Annexation Agreement " be entered into and executed by said Village of Tinley Park, with said Annexation Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

**Section 3:** That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and behalf of said Village of Tinley Park the aforesaid Annexation Agreement.

**Section 4:** That this Resolution shall take effect from and after its adoption and approval.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2015, by the President of the Village of Tinley Park.

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Village President

ATTEST:

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Village Clerk

ANNEXATION AGREEMENT – BICKFORD ASSISTED LIVING

Field Code Changed

INTRODUCTION

1. **This Agreement** is entered into this \_\_\_\_ day of \_\_\_\_\_, 2015, by and between the VILLAGE OF TINLEY PARK, Illinois, a municipal corporation (hereinafter referred to as the "Village"); and NHI-BICKFORD RE, LLC, a Delaware limited liability company ("Developer").

2. Eby Realty Group, LLC entered into a purchase agreement to purchase the Subject Property (as defined below) and has assigned its rights to Developer.

3. The Property subject to this Agreement and legal title to which is vested in the Developer (excepting such portion as is dedicated to the public), is legally described as follows:

THE NORTH 20 ACRES (EXCEPT THE WEST 50 FEET THEREOF)  
OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 27-25-300-007-0000

The said property is hereinafter referred to as the "Subject Property".

4. The Subject Property is generally located at 17300 South on the east side of 80<sup>th</sup> Avenue with a street address of 17301 S. 80<sup>th</sup> Avenue. The Subject Property contains approximately 19.26 acres and is contiguous with the Village of Tinley Park.

5. The Subject Property is proposed to be divided by the Developer as delineated on **EXHIBIT A** (Preliminary Plat of Subdivision) attached hereto into two parcels with Proposed Lot 1 consisting of approximately 6.85 acres ("Proposed Lot 1") on which a proposed congregate elderly housing facility (as more specifically described below) is to be built under the R-6 Medium Density Residential District zoning classification of the Tinley Park Zoning Ordinance,

and with Proposed Lot 2, consisting of the remaining approximately 12.41 acres of the Subject Property (“Proposed Lot 2”) not being developed at this time and being automatically zoned upon annexation R-1 Single Family Residential District under the Tinley Park Zoning Ordinance.

6. The Village of Tinley Park is a Home Rule Unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this Agreement are entered into and performed pursuant to the Home Rule powers of the Village and the statutes in such cases made and provided.

**RECITALS:**

1. The parties hereto desire that the Subject Property be annexed to the Village, subject to the terms and conditions as hereinafter set forth and that Proposed Lot 1 of the Subject Property be zoned and developed in the manner as set forth in this Agreement under the R-6 Medium-Family Residential District provisions of the Tinley Park Zoning Ordinance, and that it be granted a special use permit as a congregate elderly housing facility (the “Facility”) with certain variations described below, and with Proposed Lot 2 to be zoned R-1 Single-Family Residential District upon its annexation but it is not to be developed at this time.

2. Developer has petitioned the Village for annexation to the Village of the Subject Property and for rezoning and classifying the Subject Property and granting of the special use permit and sign variations as more fully hereinafter set forth.

3. The parties hereto have fully complied with all relevant statutes of the State of Illinois and ordinances of the Village with respect to annexation including the filing of a petition by Developer requesting annexation of the above-described Subject Property and zoning of the Subject Property and granting of a special use and variations to enable development as herein

provided. The Village has caused the issuance of proper notice and the conduct of all hearings by all necessary governmental entities to effectuate such annexation, rezoning, special use and variations as herein provided, including all hearings as are necessary to effectuate the plan of development herein set forth.

4. All reports by all relevant governmental entities have been submitted enabling appropriate action by the Village Board of Trustees to achieve the following:

- (a) Adoption and execution of this Agreement by resolution;
- (b) Enactment of an annexation ordinance annexing the Subject Property as described above to the Village;
- (c) Adoption of such ordinances as are necessary to effectuate the terms and provisions of this Agreement including the classifications of the Subject Property for purposes of zoning and the granting of a special use permit and variations pursuant to the terms and conditions of this Agreement;
- (d) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein contained.

5. The Subject Property is not located within either a public library district or a fire protection district, and there are no roads adjacent to or on the Subject Property under the jurisdiction of a township.

6. The parties hereto have determined that it is in the best interests of the Village and the Developer and in furtherance of the public health, safety, comfort, morals and welfare of the community to execute and implement this Agreement and that such implementation of this Agreement and development of the Subject Property pursuant to its terms and conditions will constitute an improvement of the tax base of the Village, will implement the comprehensive plan of the Village and will provide a very valuable asset to the community.

7. The Introduction and Recitals hereto are hereby incorporated by reference as a part of this Agreement.

**SECTION ONE: Annexation.**

The Developer has filed a petition for annexation to the Village of the Subject Property legally described above pursuant to statute in such cases made and provided. The Village has by execution of this Agreement manifested its intention to annex the Subject Property pursuant to the terms and conditions of this Agreement.

Subject to the provisions of Chapter 65 of the Illinois Compiled Statutes, and such other statutory provisions as may be relevant and the Home Rule powers of the Village, the Village shall by proper resolution cause approval and execution of this Agreement and immediately after adoption and execution of this Agreement cause the Subject Property to be annexed to the Village. A plat of annexation of the Subject Property to be annexed is attached hereto as **EXHIBIT B.** The new boundary of the Village resulting from such annexation shall extend to the far side of any adjacent highway and shall include all of every highway within the area so annexed.

Upon the execution of this Agreement, Developer shall do all things necessary and proper to carry out the terms, conditions and provisions of this Agreement and effectuate the annexation of the above-described Subject Property to the Village, and to aid and assist the Village in also so doing.

The Village shall take all actions necessary to carry out and perform the terms and conditions of this Agreement and to effectuate the annexation of the Subject Property to the Village.

**SECTION TWO: Zoning, Plan Approval, Design Standards, and Facility Operational Details.**

A. The Village, upon annexation and necessary hearings before the relevant governmental bodies having taken place pursuant to statute and ordinances in such cases made and provided and pursuant to requisite notice having been given, shall by proper ordinance after execution of this Agreement and annexation of the Subject Property to the Village cause the Proposed Lot 1 to be classified under the Zoning Ordinance of the Village as R-6 Medium-Density Residential District and the Village shall grant a special use permit for an Congregate elderly housing facility, together with certain variations, as more specifically described below. It is recognized by the parties hereto that the soil located on Proposed Lot 1 may include sections of soils unsuitable to sustain development thereon and soil borings and an engineering analysis are required to determine the suitability of Proposed Lot 1 for sustainable development and whether any special design requirements are needed. This analysis will be conducted by Developer at its expense and will include and not be limited to the building, utilities and pavement structure.

Upon its annexation to the Village, Proposed Lot 2 shall be automatically zoned R-1 Single Family Residential District under the Tinley Park Zoning Ordinance. There are no current development plans for Proposed Lot 2 and any future development must comply with a site plan to be submitted to and subject to the approval of the Village and further must comply with all applicable laws, rules, regulations and ordinances of the Village and any other governmental body having jurisdiction over all or any part of any future development. It is recognized by the parties hereto that the soil located on Proposed Lot 2 may not be able to sustain development thereon, and no engineering analysis has been performed to determine the suitability of Proposed Lot 2 for any future development.

B. Proposed Lot 1 shall be developed substantially in accordance with the land plan/site plan appended hereto and incorporated herein as EXHIBIT C entitled "Preliminary Site Plan" prepared by Manhard Consulting, LTD and dated as of 10/27/14, as last revised on 1/9/15 or as may be subsequently amended and approved by the Village.

In addition to the remaining provisions of this Agreement, the following provisions shall apply to and govern the development of the Subject Property. To the extent of any conflict between the terms of these provisions and the terms of the Zoning Ordinance of the Village (as amended from time to time), the following provisions will govern such development of the Subject Property during the term of this Agreement:

- (1) There shall be a total of 60 beds in the Facility, with 44 beds for congregate elderly care and 16 beds for secured memory care.
- (2) Streetlights will be installed along 80<sup>th</sup> Avenue in accordance with Village standards.
- (3) A fire lane shall be constructed in accordance with final plans approved by the Village and its Fire Department. The north/south portion of the fire lane will be constructed of "grasscrete" or such other material as shall be approved by its Fire Department and the east/west portion shall be constructed of asphalt with a gravel shoulder or such other material as shall be approved by its Fire Department. Developer shall record an easement on the plat of subdivision granting the Village the right, but not the duty, to maintain and repair the fire lane and to charge the Developer for its expenses for doing so and record a lien against the Subject Property if not promptly reimbursed.

C. Developer will be the Owner of the Subject Property and shall enter into an operating agreement under a long term lease with Bickford Master II, LLC ("Lessee"). Lessee shall sublease the Subject Property to a wholly owned subsidiary (the "Sublessee"). SubLessee shall enter into a management contract for a term of not less than ~~20~~ 10 years with Bickford Senior Living, LLC (or a subsequently appointed replacement manager which shall be reasonably satisfactory to the Village), which shall be the day to day manager of the Facility. If any such replacement manager is proposed to be appointed then Developer or Sublessee shall so notify the Village which, in turn, shall decide in its reasonable discretion whether the proposed replacement manager is reasonably satisfactory to the Village.

D. The Village agrees that individual plats of portions of the Subject Property may be recorded in phases in the Office of the Recorder of Deeds of Cook County, Illinois. At the discretion of Developer, any future phase or combination of phases may be considered a separate subdivision(s), providing any such subdivision as proposed complies with all provisions of this Agreement and the Subdivision and Development Regulations Ordinance of the Village and further provided the Plan Commission of the Village has reviewed any such plat of subdivision, has recommended its approval to the Village Board as being in compliance with this Agreement and the applicable provisions of the Subdivision and Development Regulations Ordinance of the Village, and provided that the Village Board approves such plat as being in full compliance with the applicable provisions of this Agreement and the Subdivision and Development Regulations Ordinance of the Village.

### **SECTION THREE: Contributions.**

Upon the issuance of each building permit, Developer shall make the following contributions, which are payable to the Village on behalf of the following:

	<u>Per Single Family Residence Or per dwelling unit</u>	<u>For congregate elderly housing facility</u>
Water Construction Fund	\$ 1,200	\$ 2,400
Sewer Construction Fund	\$ 600	\$ 1,200
Tinley Park Fire Department	\$ 150	\$ 1,500
Tinley Park Park District	\$ 150	\$ 150
High School District No. 230	\$ 100	\$ -0-
Elementary School District No. 140	\$ 3,800	\$ -0-
Tinley Park Board of Library Directors	\$ 150	\$ 150
E.S.D.A. Siren System	\$ 15	\$ 150

The contributions, easements and dedications required hereunder and in other provisions of this Agreement shall be the only contributions, easements and dedications required of the Developer hereunder in relation to the development of Proposed Lot 1 (only), provided, however, that all fees provided for in the codes and ordinances of the Village shall be required to be paid at the time such fees are otherwise required to be paid under the applicable ordinance provisions, including but not limited to fees pertaining to building permits, plat approval, engineering review and inspections, water and sewer connection fees, other inspection fees, certificates of occupancy and zoning permits, and reimbursement of Village expenses.

**SECTION FOUR: Utility Recaptures and Contributions**

A. In accordance with the Village's policy of providing recapture to the Village or developers who have extended and/or oversized sewer, water, central retention ponds, and other utilities or public improvements beyond their territory to serve other territories, and particularly, the Subject Property, and the policy of providing recapture for the construction of future central retention ponds, Developer shall pay to the Village all sums of money due to the Village or other

developers who are entitled to recapture for extending and/or oversizing such utilities or public improvements, or for future public improvements, to serve the Subject Property in accordance with and limited to the schedule set forth below.

1. The following recaptures which include all interest, shall be paid upon passage and approval and execution of this Agreement:

<u>Recaptures</u>	<u>Total Amount Due*</u>
<u>Lift Station</u>	
171st and 80th (\$666.86 per gross acre)	\$ 12,843.72
<u>Sewer Mains</u>	
80 <sup>th</sup> Avenue Sewer (\$556.32 per gross acre)	\$ 10,714.72
<u>Water Main</u>	
Village 12" Water Main (\$65.00 per foot frontage)	\$ 42,900.00
<u>Roadways</u>	
80 <sup>th</sup> Avenue (\$75.00 per foot frontage)	\$ 49,500.00
TOTAL AMOUNT DUE ON ANNEXATION	\$ 115,958.44 *Includes applicable interest
No further Recaptures shall be due.	

**SECTION FIVE: Storm Water Retention/  
Detention and Storm Sewers.**

Storm Water runoff emanating from Proposed Lot 1 and Lot 2 of the Subject Property shall be retained or detained in accordance with a master detention system for the Proposed Lot 1 and Lot 2 to be constructed and installed by the Developer. Such system shall include all storm water management facilities, including both on- site and off-site storm sewers, if required. The Subject Property is identified as part of the Village's Central Detention System as Pond G-1.

Thus, the Property shall include detention for lands upstream of the site that are tributary to the

low lying areas of the Subject Property. These upland parcels were developed in the Village as Tinley Downs Estates (20 acres) and Tinley Downs Estates First Addition (16.3 acres) (collectively the "Off-Site Areas"). These developments contributed monies to the Village in an escrow account held by the Village for their prorata share of the construction of the central detention system (the "Escrow Account"). Those parcels were required to provide compensatory storage independently and that volume is not part of the central detention system (the "Escrow Account"). Thus, the Developer's storm water detention plan will include provisions to include the detention volume required by the MWRDGC permits for these two developments. It is noted that these parcels have a total acreage of 36.3 acres with a volume of detention of 3.2 acre-feet and a release rate of 3.39 cfs. The Developer will be entitled to a reimbursement for oversizing from the ~~Village's eEscrow aAccount for the eOff-sSite aAreas in the amount of 67% of the detention and storm sewer costs due to such oversizing.~~ The ~~Village eEscrow aAccount has a current balance of approximately is currently at \$3370,000 for this work.~~ The reimbursement to the Developer shall not exceed the amount in the ~~Village's eEscrow aAccount.~~ Consideration for additional storage that may be provided that will enhance the drainage for the watershed beyond the permitted developments will be allowed to access such additional escrow funding up to ~~but not exceeding to the entire \$330,000 amount in the Escrow Account.~~ If the Developer, at the request of the Village, provides storage for areas in addition to the Off-Site Areas then Developer will be entitled to additional compensation at the rate set forth above, which compensation, along with the compensation for the storage for Proposed Lot 1, Proposed Lot 2 and the Off-Site Areas, shall not exceed the available amount in the Escrow Account. The Developer shall submit copies of the contractor's sworn statement and contractor and subcontractors (if any) lien waivers to the Village for reimbursement requests. The final

reimbursement shall be as determined by the Village Engineer pursuant to the terms of this Agreement and based on actual construction costs and the applicable percentage of the cost due to oversizing.

The design criteria, construction and maintenance of the storm sewers and detention system shall be in accordance with all standards of the Village in force on the date of installation of said improvements and also all standards of the Water Reclamation District of Chicago in effect at the time of installation of such improvements, and shall be completed by the Developer at its expense. Compensatory storage of any fill in the flood plain shall also be provided. It is noted that the Subject Property contains a depression and wetland and any such actions requiring permits from the U.S. Army Corps of Engineers are solely the responsibility of the Developer. Flood plain fill is required for all flood plain including both regulatory and non-regulatory. Such fill may be staged for the development of each Lot. Easements for the storm water facilities shall be provided in a form and substance satisfactory to the Village.

The Developer must prepare a storm water management plan for the development of the Proposed Lot 1, Proposed Lot 2 and the ~~Off-Site~~ Areas of Pond G-1 ("Phase 1") (if the storm water management is to be staged a separate storm water management plan ~~must~~ must be prepared for Proposed Lot 2 in the future) and such must be submitted to and approved by the Village prior to the approval of the development of Proposed Lot 1. Such plan must be in accordance with the standards set forth in the ordinances of the Village. The required storm water management facilities for each phase of development must be completed (except for final sodding) before any occupancy permits shall be issued for such phase. The Village recognizes that it may be most economical to build the detention system for both Phases during Phase 1.

Developer shall be required to construct such detention facilities at its expense at the location(s) approved by the Village, such facilities to be constructed in accordance with the final engineering plans approved by the Village. Upon completion of landscaping of such detention facilities, such shall remain owned by Developer and shall thereafter be maintained by the Developer. Developer shall have the same completed, except for landscaping, prior to the issuance of any occupancy permit for any buildings on the Subject Property.

**SECTION SIX: Streets and Sidewalks.**

The Developer shall provide vehicular, pedestrian and emergency vehicle access to Proposed Lot I by a private street/access drive and easement in accordance with EXHIBIT C. Developer shall be responsible for keeping 80<sup>th</sup> Avenue free from construction debris and for repair of damages to the street. For each day that the public street is not cleaned as required hereunder during construction, the Developer shall be subject to a fine of \$250.00 each day. If any such fine is not promptly paid, the Village shall have the right to stop any and all further construction until paid.

A public sidewalk must be installed along 80<sup>th</sup> Avenue for the full frontage of the Subject Property and shall be concrete and be a minimum of five (5) feet wide. It must connect with the existing sidewalks located to the north and south along 80<sup>th</sup> Avenue. All sidewalks must meet all crosswalk requirements and must comply with the Americans with Disabilities Act (ADA).

**SECTION SEVEN: Water Supply.**

Developer shall be required to construct and install at its expense all necessary on-site water mains to service the Subject Property. All such water mains shall be constructed and installed in accordance with the Subdivision and Development Regulations Ordinance of the Village and final engineering plans approved by the Village. The water main shall be extended

along the entire north boundary of the Subject Property and shall connect to the existing Village water main at the northeast corner of the Subject Property. Water tap fees required to be paid by Developer for Lot 1 shall be paid based upon the size of the water connection.

**SECTION EIGHT: Sanitary Sewers.**

Developer shall be required to construct and install at its expense all necessary sanitary sewers to service the Subject Property in accordance with the Subdivision and Development Regulations Ordinance of the Village and final engineering plans approved by the Village. Sewer tap fees required to be paid by Developer for Lot 1 shall be based on the size of the sewer connection.

**SECTION NINE: Street Dedications.**

No street dedications are required.

**SECTION TEN: Easements.**

The Developer agrees at the time of final subdivision plat approval, or earlier if requested by the Village and if necessary to serve either Proposed Lot 1 or Proposed Lot 2 of the Subject Property, ~~or other territory in the general area,~~ to grant to the Village, and/or obtain grants to the Village of, all necessary easements for the extension of sewer, water, street, or other utilities, including cable television, or for other improvements which may serve ~~not only~~ the Subject Property, ~~but other territories in the general area.~~ Also, Developer shall grant a blanket easement (or easement over a defined area acceptable to the Village Engineer) to the Village to have access to and the right, but not the duty, to maintain any storm water management facilities located on the Subject Property for storm water management purposes, even though the Developer is required to maintain such facilities for such purposes. Developer shall record an easement or other legally sufficient document in a form and substance approved by the Village

and providing for the care and maintenance of said storm water management facilities, including the right of the Village, in its sole discretion and not implying any duty whatsoever, after 30 days notice to Developer and the right to cure unless an emergency exists requiring more immediate reaction, to go in and perform such maintenance work if necessary and to charge the Developer, or any subsequent individual property owners for the costs for the same, including the right to record a lien against the Subject Property if such costs are not paid. Notwithstanding the foregoing, any such easements need not be by separate grant but instead may, in the discretion of the Developer, be placed on the final plat of subdivision for the Subject Property, as approved by the Village Engineer.

All such easements to be granted shall name the Village and/or other appropriate entities designated by the Village as grantee thereunder. It shall be the responsibility of the Developer to obtain all off-site easements necessary to serve the Subject Property; provided, however, the Village agrees to assist, to the extent possible, the Developer in obtaining any such required (if any) off-site easements.

**SECTION ELEVEN: Developmental Codes and Ordinances and General Matters.**

Except as otherwise expressly provided for herein, the development of Proposed Lot 1 and Proposed Lot 2 of the Subject Property shall be in accordance with the existing building, zoning, subdivision, storm water retention and other developmental codes and ordinances of the Village as they exist on the date each respective permit for development is issued. Planning and engineering designs and standards, and road construction and dedication of public improvements, shall be in accordance with the then existing ordinances of the Village or in accordance with the statutes and regulations of other governmental agencies having jurisdiction thereof if such standards are more stringent than those of the Village of Tinley Park at such time.

No occupancy permit shall be issued for any building prior to the completion and acceptance by the Village of the required public and private improvements, except for the final surface course for the private street. Provided, however, the construction and installation of the public and private improvements to be done by Developer may be commenced at any time after Developer has delivered to Village an irrevocable letter of credit (the "Letter of Credit"), in the form customarily used by the Village and from a financial institution approved by the Village (Wells Fargo Bank, National Association is, acceptable at the time of execution of this Agreement) in the amount of 125% of the Developer's Engineer's estimate of the cost of construction and installation of all such improvements as approved by the Village Engineer, or 110% of actual construction contract costs as approved by the Village Engineer, including all required lighting, streets and street lights, landscaping, sidewalks, street trees and sewer and water lines, as well as the cost of removing the concrete spills (as identified in Section 20 below). Said Letter of Credit may be drawn on by the Village in the event such construction and installation is not satisfactorily completed and approved by the Village, as provided herein and in said Letter of Credit. See also Section 20 regarding further provisions regarding the Letter of Credit.

#### **SECTION TWELVE: Utilities.**

All electricity, telephone, cable television and gas lines shall be installed underground, the location of which underground utilities shall be at the Developer's option.

#### **SECTION THIRTEEN: Impact Requirements.**

Developer agrees that any and all recaptures, contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the Village, including, but not limited to, providing its residents, and in particular the

future residents of Proposed Lot 1 and Proposed Lot 2 of the Subject Property with access to and use of public utilities, streets, libraries, schools, parks and recreational facilities, fire protection, and emergency services. Developer further agrees that the recaptures, contributions, dedications, donations and easements required by this Agreement are uniquely attributable to, reasonably related to and made necessary by the development of Proposed Lot 1 of the Subject Property.

**SECTION FOURTEEN: Disconnection.**

Developer and all subsequent owners and any subsequent developers, agree to take no action to disconnect, and to seek no petition for disconnection, of the Subject Property, or any portion thereof, from the Village for the entire term of this Agreement.

**SECTION FIFTEEN: Subordination of Mortgage(s).**

In the event there are any existing mortgages or other liens of record against the Subject Property, Developer shall obtain by appropriate document(s) a subordination of rights of such mortgagee and/or lienholder to the terms of this Agreement.

**SECTION SIXTEEN: Binding Effect and Term and Covenants Running with the Land.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto, successor owners of record of the Subject Property, assignees, lessees and upon any successor municipal authorities of said Village and successor municipalities, for a period of twenty (20) years from the date of execution hereof and any extended time that may be agreed to by amendment.

The terms and conditions of this Agreement relative to the payment of monies to the various Village recapture funds, contributions to the Village, construction and/or dedication of public improvements, granting of easements to the Village, dedication of rights-of-way to the

Village and the developmental standards established herein shall constitute covenants which shall run with the land, and any amendment to this Agreement formally approved and executed by all parties hereto (or any successors) shall constitute a modification of such covenants to the extent of the express terms of any such amendment. Village agrees, at the request and cost of Developer, to give an estoppel letter requested by a lender or purchaser regarding Developer's compliance with all obligations, including monetary obligations, hereunder.

**SECTION SEVENTEEN: Notices.**

Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be personally delivered to or mailed by United States Certified mail, postage prepaid and return receipt requested, as follows:

For the Village:

1. Village President  
Village Hall  
16250 South Oak Park Avenue  
Tinley Park, Illinois 60477
2. Village Clerk  
Village Hall  
16250 South Oak Park Avenue  
Tinley Park, Illinois 60477
3. Village Manager  
Village Hall  
16250 South Oak Park Avenue  
Tinley Park, Illinois 60477
4. Klein, Thorpe and Jenkins, Ltd.  
20 North Wacker Drive, Suite 1660  
Chicago, Illinois 60606  
Attention: Terrence M. Barnicle

For the Developer:

1. Eby Realty Group, LLC  
13795 S. Mur-Len Road  
Olathe, KS 66062

Attn: Richard Eby

2. H3GM  
333 Commerce St.  
Suite 1500  
Nashville, TN 37201  
Attn: John Brittingham

or such other addresses that any party hereto may designate in writing to the other parties pursuant to the provisions of this Section.

**SECTION EIGHTEEN: Sign/Sign Variations.**

After application is made to the Village's Zoning Administrator, and all required fees are paid, the Village will permit Developer to erect and maintain one sign for Proposed Lot 1, with such sign to be not more than six feet in height and no more than twenty-four square feet in sign face area, and Village shall grant by Ordinance, variations from the provisions of Section IX,D,4,a(1) of the Tinley Park Zoning Ordinance (maximum height) and Section IX,D,3,a (Sign Face Area) of the Tinley Park Zoning Ordinance to so allow such sign. The location of said sign upon Proposed Lot 1 shall be in accordance with the Village's Sign Ordinance and **EXHIBIT C** attached hereto and shall have such reasonable setback from streets and highways as the interest of safety may require.

**SECTION NINETEEN: Landscaping.**

Proposed Lot 1 shall be landscaped by Developer at its expense in full compliance with **EXHIBIT D** attached hereto and hereby made a part hereof. Thereafter Developer shall maintain such landscaping in order for it to remain in full compliance with the original landscape plan. Failure to do so by the Developer shall result in Developer being subject to such fines and other legal remedies provided for in the Village's ordinances including code compliance and property maintenance provisions of said ordinances.

**SECTION TWENTY: Permits and Letter of Credit.**

The Developer shall not be entitled to obtain any building permits, nor any sign permits, unless and until the proper Letter of Credit as required in Section Eleven, or cash deposit has been made to the Village in accordance with the Subdivision and Development Regulations Ordinance of the Village and this Agreement. The Letter of Credit or cash deposit shall specifically include an amount to cover the water mains, sewer mains, the cost of street trees, street lights and sidewalks and other improvements and facilities as required by the Subdivision and Development Regulations Ordinance and this Agreement.

Developer agrees that any dirt stock piles resulting from the development of the Subject Property shall be located in places as designated and approved by the Village, and for reasonable time periods approved by the Village. Also, Developer shall remove the concrete spill located near the existing horse barn. In addition, the Village, after providing Developer with 30 days advance written notice and right to cure, shall have the right to draw upon the Letter of Credit provided for in this Agreement to remove such concrete spill and/or to relocate or remove any dirt stock pile which results from the development should any such pile not be placed in an approved location or if the pile is causing a storm water drainage problem, or if it remains beyond the time period specified by the Village; provided, however, that the Village will not draw upon the Letter of Credit if Developer relocates or removes the concrete spill and/or stock piles as directed by the Village within 30 days notice after notice is given by the Village. The Village shall not draw on the Letter of Credit if any such removal is timely done by Developer to the reasonable satisfaction of the Village and the Village is immediately reimbursed by Developer for any costs and expenses incurred by the Village.

**SECTION TWENTY-ONE: Reimbursement of Village for Legal and Other Fees and Expenses.**

**A. To Effective Date of Agreement.**

The Developer, concurrently with annexation and zoning of the property or so much thereof as required, shall reimburse the Village for the following expenses incurred in the preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the Subject Property:

- (1) the fees and costs incurred by the Village for engineering services; and
- (2) all attorneys' fees and costs incurred by the Village;
- (3) all landscape architect fees and costs incurred by the Village; and
- (4) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expense.

**B. From and After Effective Date of Agreement.**

Except as provided in the paragraph immediately following this paragraph, upon demand by Village made by and through its Manager, Developer from time to time shall promptly reimburse Village for all enumerated reasonable expenses and costs incurred by Village in the administration of the Agreement, including and limited to engineering fees, attorneys' fees and out of pocket expenses involving various and sundry matters such as, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required hereunder, and the negotiation and preparation of letters of credit and escrow agreements to be entered into as security for the completion of land improvements.

Such costs and expenses incurred by Village in the administration of the Agreement shall be evidenced to the Developer upon its request, by a sworn statement of the Village; and such costs and expenses may be further confirmed by the Developer at its option from additional

documents relevant to determining such costs and expenses as designated from time to time by the Developer.

Notwithstanding the immediately preceding paragraph, Developer shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

In the event that any third party or parties institute any legal proceedings against the Developer and/or the Village, which relate to the terms of this Agreement, then, in that event, the Developer, on notice from Village shall assume, fully and vigorously, the entire defense of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

1. Developer shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the Village.

2. If the Village, in its sole discretion, determines there is, or may probably be, a conflict of interest between Village and Developer, on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event the Village exercises such option, then Developer shall reimburse the Village from time to time on written demand from the President of Village and notice of the amount due for any expenses, including but not limited to court costs, reasonable attorneys' fees and witnesses' fees, and other expenses of litigation, incurred by the Village in connection therewith.

In the event the Village institutes legal proceedings against Developer for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall

determine and include in its judgment against Developer all expenses of such legal proceedings incurred by Village, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc., incurred by the Village in connection therewith. Developer may, in its sole discretion, appeal any such judgment rendered in favor of the Village against Developer.

**SECTION TWENTY-TWO: Warranties and Representations.**

The Developer represents and warrants to the Village as follows:

1. That the Developer shall become the legal title holder and the owner of record of the Subject Property prior to Developer's execution of this Agreement.
2. That the Developer proposes to develop Proposed Lot 1 of the Subject Property in the manner contemplated under this Agreement. That the Developer has no current plans for the development of Proposed Lot 2 of the Subject Property.
3. Other than the Developer, no other entity or person has any interest in the Subject Property or its development as herein proposed.
4. That Developer has provided the legal descriptions of the Subject Property set forth in this Agreement and the attached Exhibits and that said legal descriptions are accurate and correct.

**SECTION TWENTY-THREE: Continuity of Obligations.**

Notwithstanding any provision of this Agreement to the contrary, including but not limited to the sale or conveyance of all or any part of Proposed Lot 1 ~~the Subject Property~~ by Developer, Developer shall at all times during the term of this Agreement remain liable to Village for the faithful performance of all obligations imposed upon Developer by this Agreement until such obligations have been fully performed or until Village, at its sole option, has otherwise released Developer from any or all of such obligations. As to Proposed Lot 2,

Developer shall be released from all obligations relating to Proposed Lot 2 upon the sale of Proposed Lot 2 provided such obligations do not arise until after the sale of Proposed Lot 2, and also Developer shall not be released for all obligations arising as a result of the storm water requirements set forth in Section Five above.

**SECTION TWENTY-FOUR: Developer's Risk.**

It is understood and agreed that Developer is an experienced developer and is proceeding with the development of the Subject Property at its sole risk and is assuming all responsibility and liability in connection therewith. Even though the Village may issue certain permits and make certain plan reviews and inspections, Developer agrees that Village is in no way assuming any liability or risk in connection with the development including, but not limited to, any structural defects caused either directly or indirectly and in whole or in part by the condition of the soils on the Subject Property. Developer is relying solely on its own due diligence, including engineering studies and reviews, soil borings (including the adequacy of the number of such borings and their locations) and their experience in developing multiple such facilities in other locations. Developer does hereby waive any rights or claims it may have against the Village in relation to the development (including but not limited to any future sinking of the structures on the Subject Property) and Developer does hereby covenant not to sue the Village for any such possible claims or damages resulting therefrom.

**SECTION TWENTY-FIVE: No Waiver or Relinquishment of Right to Enforce Agreement.**

Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any

party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

**SECTION TWENTY-SIX: Village Approval or Direction.**

Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

**SECTION TWENTY-SEVEN: Singular and Plural.**

Wherever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.

**SECTION TWENTY-EIGHT: Section Headings and Subheadings.**

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions thereunder whether covered or relevant to such heading or not.

**SECTION TWENTY-NINE: Recording.**

A Memorandum of this Agreement and any amendment thereto shall be recorded by the Village at the expense of the Developer.

**SECTION THIRTY: Authorization to Execute.**

The Developer and the officers and members of Developer executing this Agreement warrant that they have been lawfully authorized to execute this Agreement on behalf of said Developer. The President and Clerk of the Village hereby warrant that they have been lawfully authorized by the Village Board of the Village to execute this Agreement. The Developer and

Village shall, upon request, deliver to each other at the respective time such entities cause their authorized agents to affix their signatures hereto copies of all bylaws, resolutions, ordinances or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.

**SECTION THIRTY-ONE: Amendment.**

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the parties hereto relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

**SECTION THIRTY-TWO: Counterparts.**

This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

**SECTION THIRTY-THREE: Curing Default.**

The parties to this Agreement shall at all times have a right to cure any default hereunder (which does not already contain an enumerated cure period) within thirty (30) days from written notice of such default.

**SECTION THIRTY-FOUR: Conflict Between the Text and Exhibits.**

In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

**SECTION THIRTY-FIVE: Severability.**

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Village does not have the power to perform any such provision, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve Village from performance under such invalid provision of this Agreement.

**SECTION THIRTY-SIX: Definition of Village.**

When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.

**SECTION THIRTY-SEVEN: Assignments as to Proposed Lot 1.**

As to its obligations and the provisions set forth herein relating to Proposed Lot 1, The Developer shall not assign this Agreement (an "Assignment") to any person or entity without the prior written consent of the Village, said consent not to be unreasonably withheld; provided, however, that the Developer may, without the requirement of any approval or consent by the Village, assign this Agreement and any rights to payment hereunder to a party which is a trustee or nominee for, or a parent or subsidiary of, or has common ownership with, the Developer. However, any such aAssignment that is not subject to the prior consent of the Village may be made only after the Developer gives the Village written notice thereof. No such aAssignment shall be effective, even if consented to by the Village, unless and until the Assignee acknowledges in writing to the Village that the obligations of the Village to the Developer or any Assignee hereunder are contingent upon certain conditions, covenants and/or the performance of certain obligations on the part of the Developer which such Assignee is willing to assume. Notwithstanding any such aAssignment and/or assumption of responsibility, the Developer shall

remain liable for all of its agreements, covenants and obligations and the performance thereof pursuant to this Agreement.

**SECTION THIRTY-EIGHT: Execution of Agreement.**

This Agreement shall be signed last by the Village and the President (Mayor) of the Village shall affix the date on which he signs this Agreement on page 1 hereof which date shall be the effective date of this Agreement.

ATTEST:

VILLAGE OF TINLEY PARK, an  
Illinois municipal corporation

By: \_\_\_\_\_  
Village Clerk

By: \_\_\_\_\_  
Village President

NHI-BICKFORD RE, LLC, a Delaware  
limited liability company

By: \_\_\_\_\_  
Its \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Its \_\_\_\_\_



STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF C O O K     )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Edward J. Zabrocki, personally known to me to be the President of the Village of Tinley Park, and Patrick Rea, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Commission expires \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public







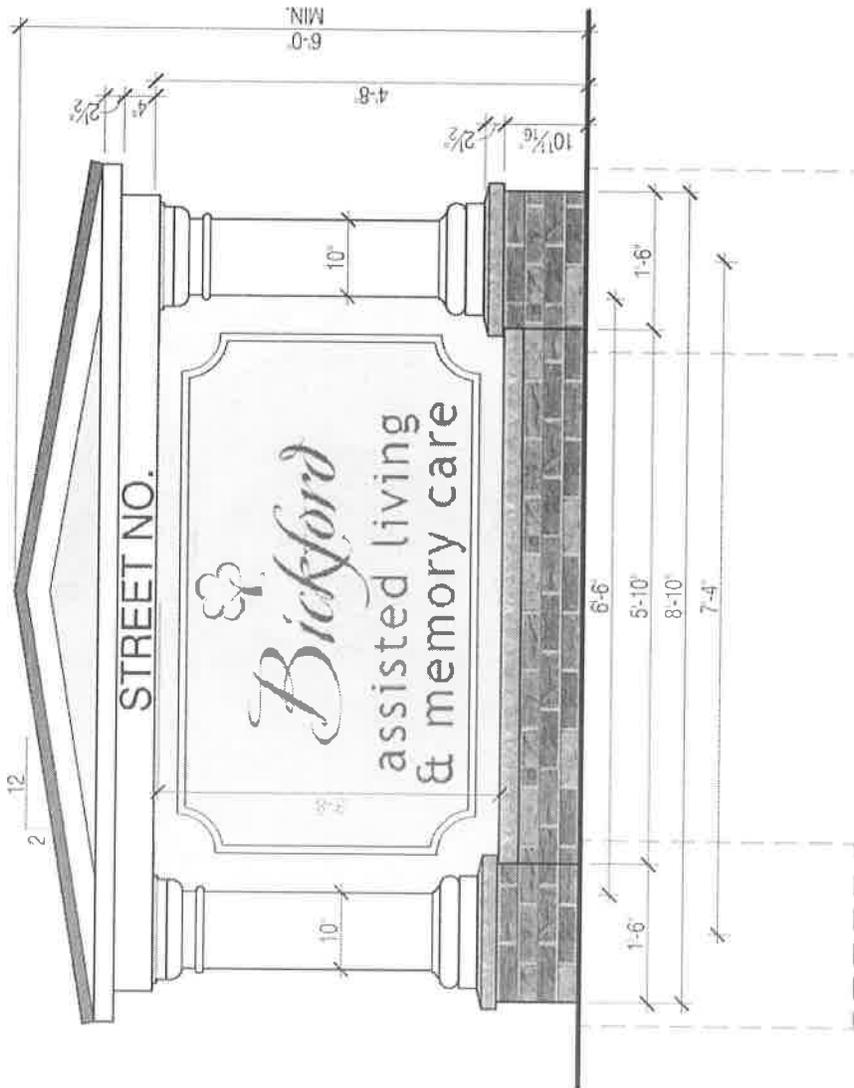
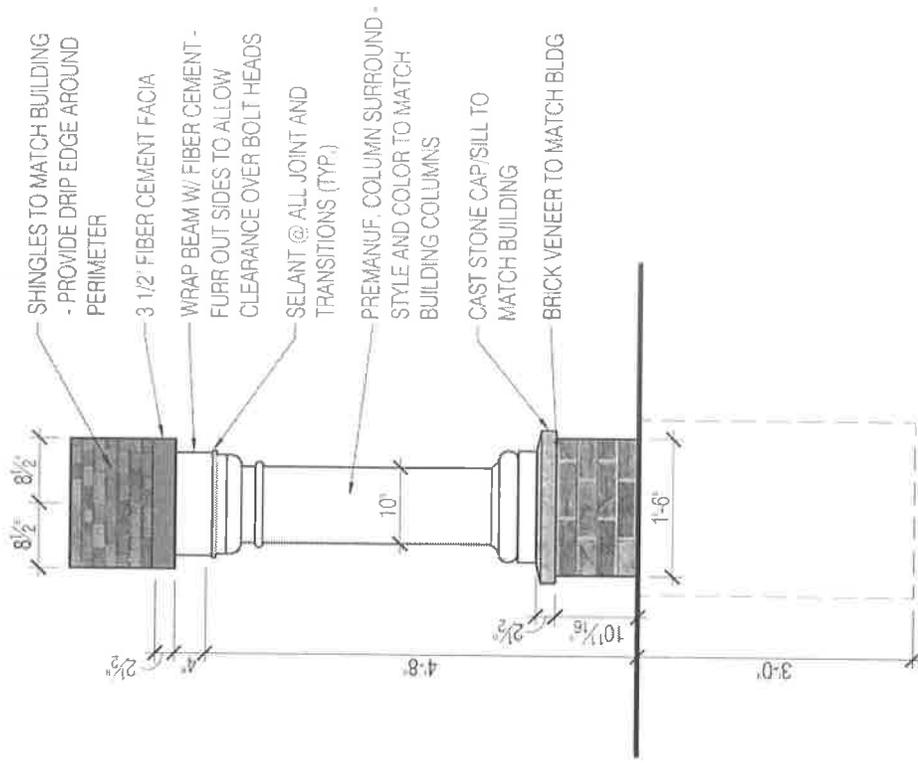








FINAL APPROVED 1/15/2015



TOTAL SIGNAGE AREA: 20 SF  
 TOTAL MONUMENT SIGN AREA: 54 SF



## **MINUTES OF THE PLAN COMMISSION**

### **VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS**

**JANUARY 15, 2015**

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on January 15, 2015 at 7:30p.m.

#### **ROLL CALL**

**Plan Commissioners:**

Bob McClellan  
Maureen McLeod  
Mark Moylan  
Art Pierce  
Bill Reidy  
Rita Walker, Chairman

**Absent Plan Commissioners:**

Jeff Ficaro  
Tom Mahoney

**Village Staff:**

Amy Connolly, Planning Director  
Stephanie Kisler, Planner  
Debra Kotas, Commission Secretary

#### **CALL TO ORDER**

Plan Commission Chairman Walker called to the meeting to order at 7:32 p.m.

#### **APPROVAL OF MINUTES**

Minutes of the December 18, 2014 and December 30, 2014 Plan Commission Meetings were presented for approval. A motion was made by COMMISSIONER REIDY seconded by COMMISSIONER PIERCE to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JANUARY 15, 2015 MEETING**

**PUBLIC**

**HEARING #1: EAGLE BUFFET (JOYCE LEE, PETITIONER) – 18305 LA GRANGE ROAD – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE MIDCONTINENT PLANNED UNIT DEVELOPMENT FOR AN INCREASE IN THE NUMBER OF WALL SIGNS**

Consider a petition from Joyce Lee of Eagle Buffet (formerly Hope Buffet and Grand Buffet) for a Special Use Permit for a Substantial Deviation from the Midcontinent Planned Unit Development/B-3 PD (General Business and Commercial, Planned Unit Development) Zoning District for one (1) additional wall-mounted sign to allow for a total of three (3) wall-mounted signs at Eagle Buffet located at 18305 La Grange Road.

Present were the following:

Plan Commissioners: Bob McClellan  
Maureen McLeod  
Mark Moylan  
Art Pierce  
Bill Reidy  
Rita Walker, Chairman

Absent Plan Commissioners: Jeff Ficaro  
Tom Mahoney

Village Staff: Amy Connolly, Planning Director  
Stephanie Kisler, Planner  
Debra Kotas, Commission Secretary

CHAIRMAN WALKER opened the Public Hearing at 7:33 p.m. Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements. She requested anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in. The record reflects no one presented.

CHAIRMAN WALKER reported that Village Staff received a telephone call yesterday indicating that the Petitioner intended to withdraw the petition; however, Staff had not yet received this withdrawal in writing. She further explained that due to the fact that no one is here to represent the Petitioner, the Plan Commission cannot hear evidence, take testimony or cross examine the Petitioner on the variation petition. Therefore, the Public Hearing must be closed and no action taken.

A Motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER PIERCE to close the Public Hearing at 7:35 p.m.

AYE: Plan Commissioners Bob McClellan, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioners Jeff Ficaró and Tom Mahoney

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved. CHAIRMAN WALKER further explained that if the Petitioner wishes to appear before the Plan Commission again, they will require a new petition and must go through the review and public notice process all over again.

DRAFT

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JANUARY 15, 2015 MEETING**

**PUBLIC**

**HEARING #2: BICKFORD SENIOR LIVING (RICHARD EBY, EBY REALTY GROUP, PETITIONER) – 17301 S. 80<sup>TH</sup> AVENUE – MAP AMENDMENT/REZONING, SPECIAL USE PERMIT, PRELIMINARY PLAT OF SUBDIVISION, VARIATIONS, AND SITE PLAN APPROVAL FOR A 60-UNIT CONGREGATE ELDERLY HOUSING FACILITY**

Consider a proposal from Richard Eby of Eby Realty Group for a new, single-story, sixty (60) bed congregate elderly housing facility providing both assisted living and memory care comprising 37,000 square feet and related site improvements within 6.8 acres of a 19 acre site. The subject site is generally located east of 80<sup>th</sup> Avenue and south of Dooneen Avenue and is comprised of approximately nineteen (19) acres and is currently unincorporated.

This proposal requires the Plan Commission recommending to the Village Board the granting of the following:

1. Map Amendment/Rezoning from R-1 (Single-Family Residential) Zoning District to R-6 (Medium Density Residential) Zoning District, subsequent to annexation;
2. Special Use Permit for a congregate elderly housing facility within the R-6 Zoning District;
3. Preliminary Plat of Subdivision for approximately nineteen (19) acres;
4. Variations for a monument sign:
  - a. A two foot (2') variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six foot (6') high sign where four feet (4') is the maximum allowed; and,
  - b. A nineteen (19) square foot variation from Section IX.D.3.a (Sign Face Area) to allow an approximate twenty-four (24) square foot sign face area where five (5) square feet is the maximum allowed.

Present were the following:

Plan Commissioners: Bob McClellan  
Maureen McLeod  
Mark Moylan  
Art Pierce  
Bill Reidy  
Rita Walker, Chairman

Absent Plan Commissioners: Jeff Ficaro  
Tom Mahoney

Village Staff: Amy Connolly, Planning Director  
Stephanie Kisler, Planner  
Debra Kotas, Commission Secretary

Guest(s): Richard Eby, Petitioner  
Eric Mancke, Sr. Project Manager, Manhard Consulting  
David Silverman, Attorney  
Bill Crandall, Managing Principal, Carr Baier Crandall, LLC

CHAIRMAN WALKER opened the Public Hearing at 7:35 p.m. Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements and notices were also sent to residents within 250' of the proposed site. She requested anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

DAVID SILVERMAN, Attorney representing Bickford Senior Living, stated the Petitioner is seeking Site Plan Approval, Preliminary Plat of Subdivision, Variations, and Rezoning of approximately six (6) acres of the site from R-1 to R-6 to construct a congregate elderly care facility. He introduced the Petitioner, RICHARD EBY, and ERIC MANCKE, Sr. Project Manager for Manhard Consulting Ltd. He requested the Village Staff Report and Petitioner's Findings of Fact be submitted for public record.

RICHARD EBY, Director of Development for Bickford Senior Living, reviewed the request to construct a 60-unit elderly housing facility at 17301 80<sup>th</sup> Avenue whose focus will be to provide assisted living and memory care. He stated Bickford Senior Living is a family-owned business based out of Olathe, Kansas that currently owns and operates fifty (50) assisted living facilities. Locations in the Chicagoland area include: Rockford, Crystal Lake, St. Charles, Oswego and Crown Point, Indiana. He explained the proposed Tinley Park facility will be very similar to the Crown Point location. He proceeded to review photographs of the Crown Point facility, noting its single-story, residential appearance. He showed the front façade consisting almost 100% of brick/stone and also noted the many architectural features including asphalt shingles, copper eyebrow panels over the windows, shutters, a significant amount of landscaping surrounding the building, and two (2) outside courtyards.

MR. EBY reported that their typical assisted living resident is eighty-five (85) years or older and requires assistance with daily living including meals, cleaning, and medication supervision with the remainder of the residents being memory care patients who require much more specialized care.

MR. EBY proceeded to review photographs of the inside of the facility including common areas consisting of living room/sitting areas, dining rooms, a bistro, salon, remembrance stations, and individual resident rooms. He stressed the facility will have a residential feel, stating the goal is to keep patients engaged and out of their individual rooms. He also stressed the importance of safety at the facility. He reported the building will have 24-hour security and those patients with a tendency to wander will have a watch/bracelet with a transmitter that will notify staff if they leave the premises.

MR. EBY reviewed an aerial view of the proposed site explaining the 19-acre parcel will be subdivided into separate parcels that will include the Bickford residential building that is being constructed approximately 160 feet back from 80<sup>th</sup> Avenue where there is more stable soil, an access road, and stormwater detention area with the remaining 13-14 acres of the site being left zoned R-1 for any future use. He stated the Bickford organization is not interested in further developing that area.

MR. EBY reviewed architectural renderings of the site noting the service area of the building will be located on the south side of the facility that will house a screened-in dumpster and generator, where there is no residential housing. He reviewed the landscape plan noting the significant amount of trees and landscaping that will be added, in addition to the existing large evergreen tree, on the north side of the facility that will help shield the facility from nearby residential homes.

Concluding the Petitioner's report, MR. EBY highlighted the following:

1. The Bickford residential facility is a one-story building with a residential appearance and low impact use;
2. Traffic impact on the area is low, noting that traffic flow will consist mostly of employees during shift changes and service deliveries including dumpster pickup and food deliveries, each only twice weekly; He reviewed ITE (Institute of Transportation Engineers) and American Senior Housing Association traffic studies and parking ratios from other Bickford locations;

3. Bickford Senior Living will be a quiet neighbor since their residents typically do not leave the facility and the only noise will be from traffic generated during daytime hours only (approximately 13 vehicles per peak hour); He further noted the parking areas will be on the south side of the facility, away from the neighboring residential areas;
4. No impact on public safety stating all employees will have criminal background checks, elder abuse checks, and ongoing drug screenings;
5. Neighborhood privacy with residents typically not leaving the facility and a secured building;
6. Minimal drainage/stormwater output by decreasing the rate of run-off and providing additional compensatory storage;
7. High quality landscaping; and
8. A photometric study was conducted and the facility will have fourteen foot (14') residential pole lights with shields to ensure no light spillage onto the residential neighbors.

AMY CONNOLLY, Planning Director, presented the Staff report. She explained the Petitioners request includes:

1. Annexation of the site to the Village since the site is currently unincorporated;
2. Rezoning following annexation from R-1 (Single-Family Residential) to R-6 (Medium Density Residential) since this is a congregate elderly housing facility that is only allowed in R-6 zoning;
3. Obtaining a Special Use Permit for congregate elderly housing since the facility will provide both assisted living and memory care;
4. A Preliminary Plat of Subdivision to subdivide the property into parcels;
5. Site Plan Approval for the building, stormwater detention area, elevations and landscaping; and
6. Two variations for a monument sign.

MS. CONNOLLY explained this has been a lengthy process, originating in Summer 2014 when pre-application meetings were held with various Village departments to discuss general requirements including stormwater, building requirements, etc. She reported plans were then submitted at the end of October 2014. These plans were reviewed by all Village departments and initially presented to the Plan Commission in December 2014. She complimented the Petitioner on being very cooperative and receptive to Staff comments and recommendations. She further explained this site was marked as a potential site for senior housing use according to the Village's Comprehensive Plan from 2000.

MS. CONNOLLY explained this Public Hearing by the Plan Commission will be followed by another Public Hearing at the Village Board level regarding annexation, which is a 20-year agreement between the Village and the Petitioner. She further explained the Plan Commission is a recommending body only and that final decisions are made by the Village Board.

MS. CONNOLLY reviewed the subject property, which is the location of the former Jones Farm, explaining the site is burdened with low quality soil conditions and drainage issues. She reported both Staff and Petitioner are working diligently with both the Village Engineer and the Petitioner's Engineer to ensure there will be no adverse impact on the neighborhood regarding flooding. She reported the Petitioner will not only be retaining stormwater from their own site but also providing compensatory water storage since it is in the floodplain. She proceeded to review Village floodplain maps, topography, and elevations of properties. She confirmed that the Bickford building will be elevated so it will not be in the floodplain elevation.

MS. CONNOLLY reviewed the zoning of the surrounding areas that includes a mix of R-1, R-2, R-4 and R-5. She stated the requested rezoning to R-6 is appropriate since the facilities anticipated use will be residential in nature. She proceeded to review the proposed Plat of Subdivision that includes Lot #1 zoned R-6, that will contain the Bickford building, access road and stormwater area; and, Lot #2 zoned R-1, whose use has not yet been determined, that will contain the compensatory water storage with easements.

MS. CONNOLLY reviewed the Site Plan that includes the Bickford building, parking areas on the west and south side, two (2) detention sites and proposed fire lanes already reviewed by the Fire Department.

MS. CONNOLLY reviewed the landscape plan noting that Village Staff requested additional landscaping and trees on the north side of the site near the residential area that would provide year-round coverage. She confirmed the Petitioner agreed to be responsible for care of the existing 30-40 foot evergreen tree currently on the site. She reported a sidewalk would be installed along the east side of 80<sup>th</sup> Avenue and around the Bickford building.

MS. CONNOLLY showed photographs of the Bickford building complimenting the architectural features of the facility including unique roof peaks and the building's residential appearance. She confirmed the building meets all building material requirements.

MS. CONNOLLY showed a photograph of the proposed monument sign explaining a six foot (6') monument sign is appropriate for the location due to the speed of traffic along 80<sup>th</sup> Avenue, setback of the Bickford building and setback of the sign (10' from 80<sup>th</sup> Avenue). She stated that Staff is supportive of the sign variations.

Upon conclusion of the Staff report, CHAIRMAN WALKER opened the Hearing to questions or comments from the Public Body who were previously sworn in.

BILL MACYAUSKI, 7913 W. 172<sup>nd</sup> Street, claimed the road on 80<sup>th</sup> Avenue is sinking. He expressed concerns regarding soils on the site and questioned the type of fill that will be used. MR. MANCKE agreed that soils on the site are not favorable for construction; however, the building will be placed out of the soils. Based on the soils that were sampled by a geotechnical consultant, the soils will be undercut to an allowable bearing strength and then backfill used to construct the road and keep it from moving. Once construction takes place, he confirmed the proper materials will be used to ensure proper compaction. He reported that soil boring reports indicate the soil on the east side of the site is suitable for this type of fill and it is the plan to move as much of this good soil to the other areas.

MS. CONNOLLY confirmed Village Engineers have reviewed the soil boring reports. She stated the access road being installed will be a private street and not owned by the Village, therefore, the developer has the risk of building something without suitable soil without liability to the Village. She clarified the Village will ensure there will be no negative impact on drainage, public utilities, stormwater or wetlands.

THERESA SAURIOL, 17330 Ozark Avenue, expressed concerns regarding the impact that digging on the site will have on nearby homes, specifically foundation cracks or eroding soils. She also expressed concerns regarding noise from service vehicles and lighting levels from the facility. MR. MANCKE again explained undercutting is planned for the entire bad area underneath the building and no pilings are mentioned in the soils report. He reported a lighting study was submitted and there will be no light spillover from the site.

DAVID ROMPOLA, 7912 W. 172<sup>nd</sup> Place, reported several questions have arisen and requested answers to these questions in writing from the Plan Commission. He suggested broadening the area of notification for proposed projects. He inquired if his home and surrounding properties could be classified as a flood area.

MS. CONNOLLY explained determination of a floodplain is done by elevation models at FEMA and unless there is a change in elevation of a property, a property cannot be placed in a floodplain. She confirmed the surrounding properties are not in the floodplain and the proposed project is not changing the elevation of these properties. She also reported the Village has several brochures on the website relative to floodplain information and agreed to provide answers to those questions submitted.

SUSAN KISCHLIEL, 17709 Dooneen Avenue, expressed concerns regarding easement flooding and the affect this facility will have on the value of her home.

CHAIRMAN WALKER explained the facility will be properly screened from neighboring residential properties, the project is a low impact use and is actually improving the area of property within the Village, therefore, adding value to

the area. Agreeing there is a lack of drainage, MR. MANCKE again explained an underground storm sewer is being installed along the edge of the building that will collect the water and taken to the detention areas.

MICHAEL ROCHE, 7934 Dooneen Avenue, inquired if anything was planned for the remainder of the parcel of Lot #2. MR. EBY again stated the Bickford organization is not interested in further expansion on this site reporting that less than half of that parcel is developable due to bad soils and flooding but explained the entire parcel needed to be purchased and subsequently annexed in order to proceed with their project.

MR. ROCHE expressed concerns regarding the amount of parking spaces available during holidays or special events. MR. EBY stated that the new private access road can be used for additional parking and if necessary, an off-site facility such as a church or school can be used with busses being used to transport visitors.

MR. ROCHE also requested clarification regarding the monument sign. MR. EBY showed a photograph of the monument sign at the Carmel, Indiana location that will be the same as the Tinley Park location. He confirmed the sign will be set back ten feet (10') from the new sidewalk on 80<sup>th</sup> Avenue and will be surrounded by significant landscaping and will be lit via a flood light.

BRIAN KROTSEK, 7931 W. 172<sup>nd</sup> Place, believes there was a lack of communication with residents. He submitted a petition from surrounding residents that opposes construction of the facility on this site. He presented a list of questions from residents and requested answers in writing. He also expressed concerns regarding flooding on the site.

MR. MANCKE again stated the Petitioner is fully aware of flooding on the site and will compensate for any fill done in the area of the floodplain, and is actually providing more water storage than at present, therefore, providing a benefit to the area. He stated construction drawings, studies, calculations, computer models and analyses will be submitted to the Village and the Metropolitan Water Reclamation District (MWRD) for review and any necessary changes will be made.

MR. KROTSEK requested all information being presented during this Hearing by Staff and the Petitioner become available for the public. MS. CONNOLLY reported that all packet information including the Staff Report and drawings are included on the Village's website. She added that she will ensure the Power Point presentations from this evening will also become available.

CHAIRMAN WALKER read the questions submitted by MR. KROTSEK repeating the answers already given during the Hearing. She stated the answers will also be provided in writing and posted on the Village website.

MR. EBY suggested also visiting the Bickford Senior Living organization website, [www.enrichinghappiness.com](http://www.enrichinghappiness.com) or [www.BickfordSeniorLiving.com](http://www.BickfordSeniorLiving.com).

MR. SILVERMAN added that the project has not been finally engineered and this Public Hearing is intended for Site Plan Approval, Preliminary Plat of Consolidation and Rezoning purposes only. MS. CONNOLLY added that there will be another opportunity for public comment when the Public Hearing is held at the Village Board level.

There being no further questions or comments from the Public Body, CHAIRMAN WALKER opened the Hearing to discussion by the Plan Commissioners.

COMMISSIONER REIDY requested clarification regarding water tie in on Lot #1. In order to ensure proper water pressure, MS. CONNOLLY explained there will be a looped water main to serve the site which means there will be two different connections into the water main at two different locations. She reported the Petitioner is spending a significant amount of money installing this water system that will be located on the northwest corner of the site on Lot #2 noting this will improve the value of the building in addition to improving the water pressure that she stated pleased the Fire Department greatly.

COMMISSIONER MCCLELLAN agreed that flooding seems to be the main concern; however, final engineering has not yet been completed. He believes this is an aesthetically pleasing project and is the best use for this unincorporated parcel of land on such a challenging site, noting that much of the land will remain undeveloped. He commented the Petitioner has been very cooperative throughout the entire process and recommends moving forward with the project stressing the Plan Commission is only a recommending body with final decisions made by the Village Board.

COMMISSIONER PIERCE stated he resides in this area. He agreed that the area initially had flooding issues that were subsequently addressed. He noted it is the primary goal of the Village when it relates to development is to increase value. He believes this project accomplishes that noting the addition of sidewalks and intense landscaping, therefore, has no objections to the project.

COMMISSIONER MOYLAN confirmed that the sewers on this particular site will be separate from the surrounding residential properties. He stressed the importance of addressing any additional questions or concerns from residents.

COMMISSIONER REIDY proceeded to review the following Findings of Fact and respective responses with regards to the Rezoning and Special Use Permit:

**Rezoning (Map Amendment) from R-1 Single-Family Residential to R-6 Multiple-Family Residential**

1. The proposed zoning is consistent with the existing uses in the area.  
*The predominant land uses in the area are both single-family residential (to the north and east) and multiple-family residential to the south. The Bettenhausen Recreation Center is located to the west of the subject site. Based upon this mix of uses, the proposed zoning (R-6) is consistent with existing uses in the area.*
2. The proposed zoning is compatible with present zoning in the area.  
*The proposed site is currently zoned R-4 Single-Family Residential within Cook County because the site is currently un-annexed to the Village of Tinley Park. The property is surrounded by R-2 Zoning to the North, R-4 Zoning to the east, R-5 Zoning to the south and R-1/R-2 zoning across 80th Avenue to the west. Note that while the proposed zoning is not the same zoning as neighboring areas, the proposed zoning (R-6) is not incompatible with the surrounding zoning. The site is large and significant portions of the subject site are undevelopable because of soil conditions. As a result, it is unlikely that any use of the land would resemble a single-family residential subdivision.*
3. The existing zoning is not suitable for the property or its surrounding area.  
*Once the subject parcel is annexed into the Village by the Village Board, it will automatically be zoned R-1 Single-Family Residential. In order to fulfill any development of the site beyond its existing use as one single-family residence and a family farm, the zoning must change to a multiple-family residential district. The site cannot be developed as a cohesive single-family residential neighborhood due to bad soil conditions. The development of the property is more likely to occur in higher densities in the small areas of the site with acceptable soil conditions, as opposed to low density in all areas of the subject property.*
4. The proposed zoning is consistent with the trend of development in the area.  
*This parcel of land is among the last parcels to be developed in the area. Surrounding developments are relatively recent and are not likely to be redeveloped. The subject site has been minimally use/vacant for many years due to unfavorable soil conditions.*
5. There is a need for the proposed rezoning.  
*The subject site is not likely to be redeveloped or used for anything other than its existing use if the property is not annexed into the Village and rezoned. The proposed zoning to R-6 was selected by the Applicant because that is the only zoning district where Congregate Elderly Care is allowed and is a Special Use. In order to*

*develop into a low-impact, residential development for the elderly, the site must be rezoned to R-6. There are no other zoning districts in town that allow Congregate Elderly Care.*

**Special Use Permit (Special Use for a Congregate Elderly Care Facility in the R-6 Zoning District)**

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- *The Applicant has met all dimensional standards set forth in the Zoning Ordinance (except the variation for sign height and sign face area);*
  - *The Applicant is proposing to construct a new private access drive and new fire lanes in order to ensure safe access to the site;*
  - *The Applicant is providing a new detention pond to hold stormwater and, because the community is aware of significant flooding issues on the property, the Applicant is providing additional compensatory storage areas that will be necessary during heavy rainfalls;*
  - *The Applicant's use is residential in nature and provides a service to the Tinley Park community by housing elderly residents in need of different levels of care;*
  - *The Applicant has represented that they will provide security and safety for their patients; and*
  - *The proposed use is residential in nature and is complimentary to the residential uses that surround the subject property.*
- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- *The Applicant and the Village are taking care to ensure that this development will not impact the existing drainage patterns established by existing development and that the site will contain and detain all the stormwater it will create from the development;*
  - *The Village and the Applicant understand that this site has troublesome soils and the development proposed will be engineered to take soils into account and will not create a negative impact to the existing developments in the area;*
  - *The proposed use has minimal impact to the surrounding neighborhood as most of the residents of the facility will not be driving and will be safely housed within a secure facility;*
  - *The Applicant proposes to dramatically improve the value of the site through the development and, thus, will add value to the surrounding neighborhoods and improve property values.*
- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- *The proposed site plan indicates that the site is self-sufficient, with its own driveway/access, its own stormwater facilities, new water and sewer lines (water line is proposed to be looped), and fire lanes to ensure access for emergency vehicles.*
  - *The subject site is surrounded by previously developed property and, therefore, is the last property in the area to be developed. As such, it does not impede any future development.*

- *The project is divided into two phases: 1.) the first phase is the development of the Bickford facility and related improvements and 2.) a second phase would be the development of the properties within the eastern half of the site. The development of the first phase has been designed to accommodate a future residential development within the eastern half of the site. The accommodations include a central driveway going through the middle of the site (that could be extended east), compensatory storage that will benefit the eastern half of the property, utility planning that incorporates the ability for future access for the eastern half of the property, and a site design/layout that does not prohibit a future development on the eastern half of the property.*
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
- *The Applicant proposes to meet all Village engineering requirements, particularly for the provision of utilities, access driveways and streets, and stormwater facilities;*
  - *The Applicant is proposing to add an access road, new utilities (including a looped water system to ensure adequate water pressures), stormwater detention facilities, stormwater compensatory storage facilities, fire lanes, and areas designed to accommodate public safety vehicles, such as ambulances and fire trucks.*
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- *The Applicant will be working with the Cook County Department of Transportation to achieve one single access point to the site. This is preferable for access management along 80th Avenue. The Applicant will apply for a full access point along 80th Avenue; however, we are unsure at this point if the Cook County Department of Transportation will allow a full access or restricted access driveway.*
  - *The proposed use does not create a significant amount of traffic because very few of the residents drive.*
  - *The Applicant will install street lights that meet Village standards along the east side of 80th Avenue to add to the safety of traveling along 80th Avenue.*
  - *The Applicant proposes to install sidewalks along the 80th Avenue frontage, as well as sidewalks going from the 80th Avenue sidewalks to the main entrance of the facility.*
- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.
- The Applicant is requesting a variation from the Village's sign ordinance. However, the Applicant does meet all of the remaining Village codes and regulations, as relating to the development of the site.*
- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- This project contributes directly to the economic development of the community as a whole by developing property that has been minimally used as a single-family residence and family farm for many years. The proposed project improves the assessed value of the property and, thus, creates economic improvement for the Village as a whole.*

### **Variations**

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

*The Applicant has asked for two sign variations – one for sign face area and one for sign height. These variations are being considered due to the following issues:*

- a. *The subject site is located adjacent to 80th Avenue, which is an arterial street with a posted speed of 40 miles per hour.*
- b. *There are currently no stop lights or traffic control devices this portion of 80th Avenue that encouraging the slowing or stopping or traffic adjacent to the subject site.*
- c. *The result of this arrangement is that vehicles will be traveling at a high rate of speed.*
- d. *This high rate of speed will require that a sign be designed at a height and with letters of a certain size as to be visible from the roadway at traveling speeds between 40 and 50 miles per hour.*
- e. *The proposed Bickford building will be set back from the roadway and will not contain signage on the walls of the proposed building. Therefore, the Applicant is asking for a larger monument sign than is allowed by current codes.*

2. The plight of the owner is due to unique circumstances.

*The unique circumstance is that the Applicant is a residential use that will require visitors from the medical community, family visitors from out of town, and certain staff members. So, thus, while it is a compatible use for a residential district, the use is somewhat commercial in nature. As a result, there is a unique need for a larger sign than is allowed in the Village's residentially-zoned districts. This is a unique circumstance that was not anticipated in the Village's Zoning Ordinance.*

3. The variation, if granted, will not alter the essential character of the locality.

*We do not believe that essential character of the area will be changed with a larger sign height and sign face. This is due to the amount of commercial development along 80th Avenue and the distance the proposed sign will be set back from 80th Avenue, creating good line of sight and an additional landscaped feature on the site.*

4. Where there are practical difficulties or particular hardships, taking into consideration the extent to which the following facts favorable to the Applicant have been established by evidence. The particular physical surroundings, shape or topographical condition of the specific property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of law was carried out;

*The subject site is located along an arterial street (80th Avenue). Due to significant soil issues and stormwater detention needs, the proposed building is set back well beyond the traditional front yard setback requirement. As a result, there is a need for a larger monument sign to provide way finding and branding to the subject site. The Applicant is not asking for the maximum sign height allowed in Tinley Park, but an amount well below the maximum allowed in commercial zoning districts (10' is the maximum allowed).*

5. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;

*Other properties zoned R-6 and used as single- or multiple-family residential would have no need for a similar petition with a similar height for a sign. However, the proposed congregate elderly care use is an allowable Special Use within the R-6 Zoning District and should be allowed a larger sign due to the more commercial nature of the use and the travel conditions along 80th Avenue.*

6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property;

*The purpose of the variation is for effective sign visibility. The Applicant does not plan wall signage on the building. The monument sign will be the primary signage for the site. This particular sign is used at all locations of the same company, Bickford Senior Living.*

7. The alleged hardship was not created by the owner of the property, or by a previous owner;  
*The owner is developing the property, as allowed by the Village of Tinley Park Zoning Ordinance.*
8. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood upon which the property is located;  
*The sign height variation will not be detrimental to the public welfare or neighboring properties. Line of sight will be properly maintained, the sign base will be landscaped, and the sign will be aesthetically pleasing and will improve the site.*
9. The proposed variation will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood.  
*Line of sight will be properly maintained so that vehicles will not have any danger at the intersection of the proposed private street and 80th Avenue. The sign will not contain a changeable message so there will be no distractions with the sign. The sign base will be landscaped. The sign will be aesthetically pleasing and will improve the site and the value of the neighboring properties.*

There being no further questions or comments regarding the Findings of Fact, COMMISSIONER REIDY made a motion to grant Site Plan Approval for the proposed redevelopment of approximately 6.8 acres at 17301 80<sup>th</sup> Avenue, including a new approximately 37,000 square foot Congregate Elderly Care facility and related site improvements for use by Bickford Senior Living.

Additionally, we recommend that the Village Board grant, to Bickford Senior Living at 17301 80<sup>th</sup> Avenue, the following approvals and adopt Findings of Fact submitted by the Applicant and Findings of Fact made by Village Staff and the Plan Commission at this meeting, specifically:

1. A rezoning (map amendment) for 6.8 acres of the 19 acre site, after annexation, from R-1 Single-Family Residential to R-6 Multiple-Family Residential;
2. Special Use Permit for a Congregate Elderly Care Facility within the R-6 Multiple-Family Residential District;
3. A two (2) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) feet high sign where four (4) feet is the maximum height allowed in residential zoning districts;
4. A nineteen (19) square foot Variation from Section IX.D.3.a. (Sign Face Area) to allow an approximately twenty-four (24) square foot sign face area where five (5) square feet is the maximum sign face area allowed in residential zoning districts; and
5. Preliminary Plat of Subdivision.

The Plan Commission recommends these approvals with the following conditions, which can be satisfied prior to appearance at the Village Board:

1. The Fire Department provides final approval of the proposed fire lane along the south and east side of the building, ensuring a design that accommodates fire trucks and materials agreed to by both the Applicant and Village;
2. Street lights along 80th Avenue will be added to the plans, consistent with Village standards; and
3. Village Engineer reviews and approves the Preliminary Plat of Subdivision, particularly related to the wording of the access easements and any easements required for stormwater.

The Motion was seconded by COMMISSIONER PIERCE.

AYE: Plan Commissioners Bob McClellan, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioners Jeff Ficaro and Tom Mahoney

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

A motion was made by COMMISSIONER PIERCE, seconded by COMMISSIONER MCLEOD to close the Public Hearing at 10:11 p.m. THE MOTION WAS APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

**ADJOURNMENT**

There being no further business, a motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER MCLEOD to adjourn the regular meeting of the Plan Commission of December 18, 2014 at 10:12 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.

# PLAN COMMISSION

**JANUARY 15, 2015**

**Applicant**

Richard Eby  
(Eby Realty Group)

**Property Location**

17301 80<sup>th</sup> Avenue  
(Jones Farm property)

**Parcel Size**

Approximately 19.2 acres;  
subject parcel is approximately  
6.8 acres

**Building Size**

Approximately 37,000 s.f.  
(60 Beds)

**Requested Zoning**

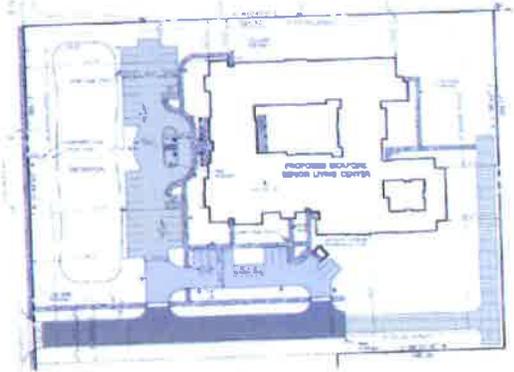
R-6 (Medium-Density  
Residential)

**Approvals Sought**

Rezoning (after annexation),  
Preliminary Plat of Subdivision,  
Special Use Permit, Variations,  
and Site Plan Approval

**Requested Action**

Grant Site Plan approval and  
recommend Rezoning,  
Preliminary Plat, Special Use,  
& Variations to the Village  
Board



**PROJECT DESCRIPTION**

The Applicant, Richard Eby of Eby Realty Group, seeks approvals for Annexation, Map Amendment (Rezoning), Preliminary Plat of Subdivision, Special Use Permit, Variations, and Site Plan to construct Bickford of Tinley Park, a senior living facility. The project involves the demolition of a single-family home and adjacent agricultural structures, followed by the construction of a new single-story assisted living/memory care facility of approximately 37,000 square feet and related site improvements at 17301 80th Avenue.

The Bickford Senior Living project will have sixty (60) total beds, forty-four (44) will be assisted living and sixteen (16) will be within a secured memory care wing. There are common areas for dining, activities, a salon, and courtyards.

**EXISTING SITE**

*Summary*

The proposed development site is a single parcel containing a single-family home, a barn, and agricultural uses on the land. The property is approximately nineteen (19) acres total. This site is the former Jones Farm, which was used for many years as a family farm. The proposed Bickford Senior Living project will utilize approximately seven (6.8) acres (assisted living center, access easement, stormwater management area) generally located at the western half of the parcel. The Applicant estimates that there are eight (8) buildable acres remaining on the eastern half of the property that may be developed in the future. The site is known for having troublesome soils that could prevent building structures; therefore, some of the remaining property will not be able to be developed.

The property is not within the corporate boundaries of the Village of Tinley Park, but has applied for annexation to the Village. The site is also within the FEMA 500-year flood area.

The property is bounded by single-family residences to the north, single-family attached residences with a detention pond to the south, 80th Avenue to the west (Park District property across 80th Avenue), and a single-family residential subdivision, Sundale Ridge, to the east.

**ZONING & USE**

*General Requirements of the R-6 Zoning District*

VILLAGE REGULATION	DIMENSION REQUIRED	APPLICANT'S DIMENSION
Front Yard Setback	25 feet minimum	197.2 feet
Side Yard(s) Setback	10' one side; 30' total of two	46.75 feet (north), 135 feet (south)
Rear Yard Setback	40 feet minimum	60.67 feet
Maximum Building Height	40 feet	31 feet, 4 inches
Maximum F.A.R.	0.6	0.12
Lot Area Minimum	15,000 square feet	298,205 square feet (6.85 acres)
Lot Width Minimum	100 feet	654.25 feet
Maximum Lot Coverage	35% (residential district)	29.8%
<u>Gross Density</u>	12 du/acre	Approximately 8.75 du/acre

*Summary*

The property is currently un-annexed and is zoned R-4 by Cook County. According to the Cook County website, “The R-4 Single-Family Residence District is intended to provide an urban environment of single-family homes on a lot size that may not accommodate individual sewage disposal systems. Uses compatible to the residential character of the district are allowed. All commercial activities are prohibited, except for selected recreation and sanitary uses.”

The Applicant is seeking annexation to the Village of Tinley Park and a map amendment (rezoning) from the default zoning, after annexation, of R-1 (Single-Family Residential) to R-6 (Medium Density Residential) for the 6.8 acre lot (Lot 1) created by the preliminary plat. The remaining 12 acres will remain zoned R-1 (Single Family Residential), which is the default zoning after annexation. The rezoning is necessary because the use proposed by the Applicant most closely meets the definition of “Congregate Elderly Housing”, as defined by the Zoning Ordinance. “Congregate Elderly Housing” is only allowed as a Special Use in the R-6 Zoning District. Thus, the Applicant requires a Special Use Permit to operate an assisted living/memory care facility at this site. The proposed use is not exclusively a skilled care/nursing home use and has a range of services for the elderly.

“Congregate Elderly Housing” is defined in the Village Zoning Ordinance as: “...a building or use housing more than one person or family, with or without separate dwelling units for each, the occupancy of which is limited to persons who are at least fifty-

five (55) years of age (or if two (2) or more persons occupy a single unit, one of whom is at least fifty-five (55) years of age) and which provides coordinated social and support services to residents such as some or all meals, housekeeping, laundry, recreation, education, and transportation. Congregate Elderly Housing may include a range of care levels from Independent to Assisted to Skilled Care. However, a Skilled Care institution alone, not adjacent to or associated with one or more other levels of Congregate Elderly Housing, shall be considered a Nursing Home, not Congregate Elderly Housing.”

#### *Services and Care*

Bickford provides their assisted living residents with an individual living unit, three meals per day, weekly laundry, housekeeping, group activities, and social events all within a safe environment. Many residents need individual personal care services which may include medication reminders, cueing, and help with bathing and dressing. Resident care is provided and monitored by a staff of Certified Nursing Assistants (CNAs) under the supervision of a Registered Nurse (RN).

#### *Employees*

The Bickford of Tinley Park will employ 45-50 people. All employees will be certified or licensed in their respective fields. The employees will work in three shifts:

1. 7:00am – 3:00pm: Maximum of 15 employees
2. 3:00pm – 11:00pm: 6 employees
3. 11:00pm – 7:00am: 5 employees

#### *Security*

Bickford will provide multiple layers of security which are designed to prevent residents from wandering. These measures include:

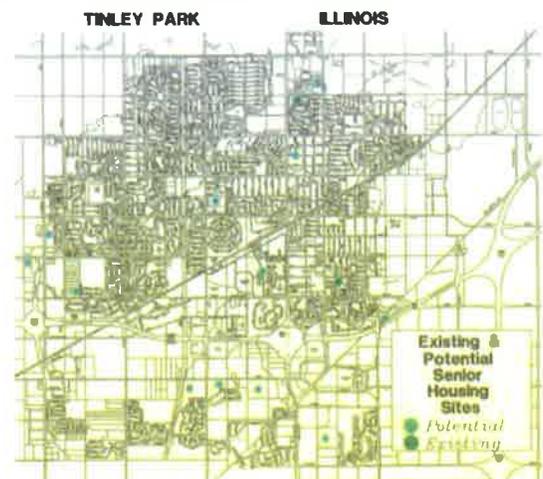
- The building is secured, which means the only way to enter or exit the building (without sounding the alarm) is to enter a security code at the door or use the intercom to request entry from one of the staff members.
- Residents who have a tendency to wander are provided with a watch or device which will notify staff when that person is near an open door. This same system monitors the residents' location every two minutes and is transmitted to a dedicated computer monitor.

Bickford Residents who want to be outdoors are encouraged to use secured interior courtyards that include sitting areas, walking paths, and vegetable gardens.

## COMPREHENSIVE PLAN

#### *Summary*

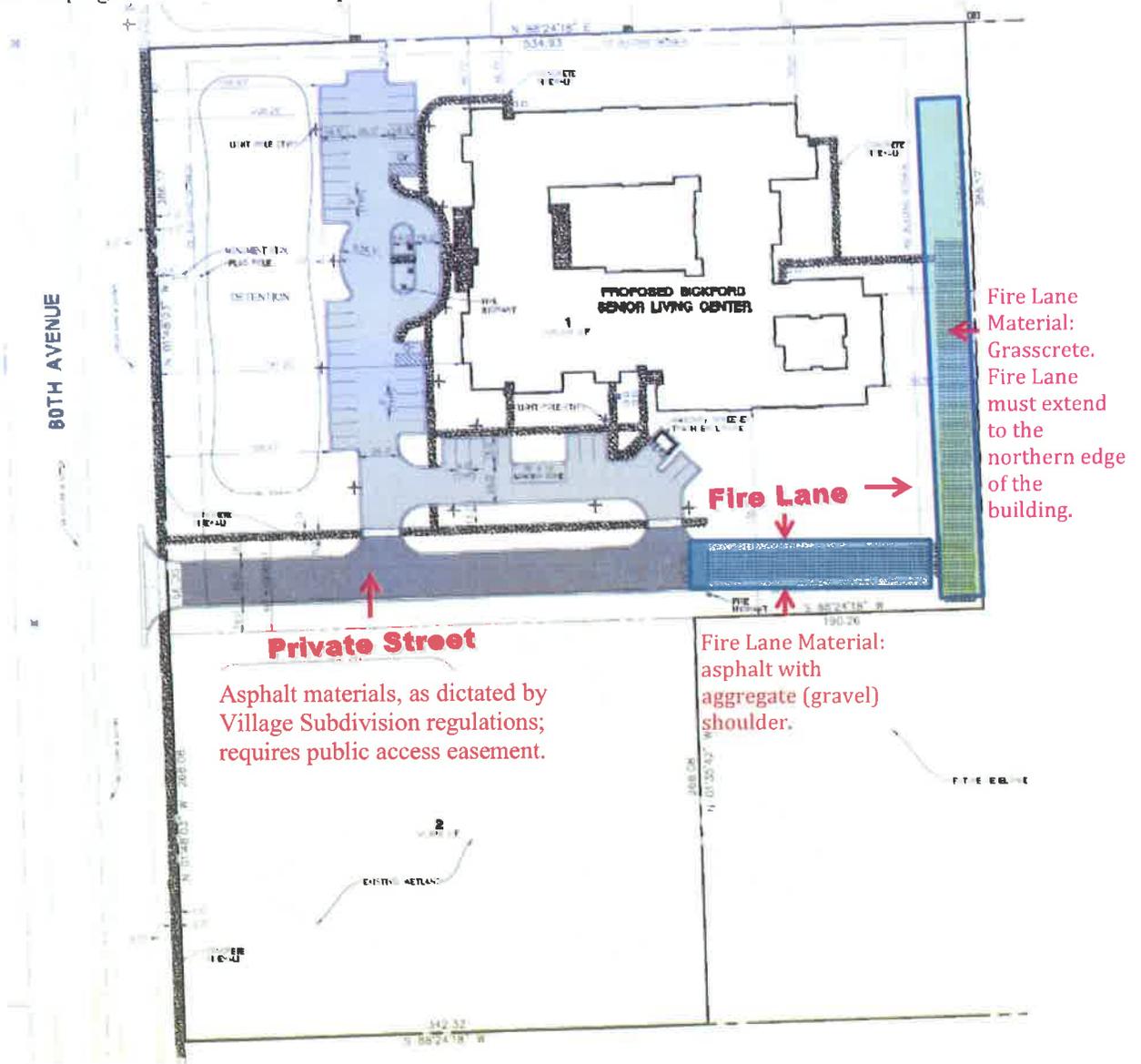
According to the Village of Tinley Park Comprehensive Plan (2000), this site was marked as a potential site for a Senior Housing use. The Comprehensive Plan also calls for residential uses in this area. Therefore, the proposed development is in accord with the Village's Comprehensive Plan. A scan of a map indicating existing and potential senior housing sites is pictured (to the right) with the Bickford project outlined in red.



## SITE PLAN

### Summary

The Preliminary Site Plan generally consists of constructing the senior living facility, detention ponds, a parking lot, various landscaping, and construction of a private street and adjacent fire access lane. The Site Plan is pictured below.



### Phasing/Later Development

The Applicant has indicated the potential development of the eastern portion of the property at a later date. Some ideas that have been talked about include senior housing, but there are no conceptual plans at this point. The Applicant is not proposing development for this portion of the property with this application.

## LANDSCAPE PLAN

According to the site plan, the overall green space accounts for 70.2% of the site. The landscape plan submitted by the Applicant depicts a variety of plant species that are shown on all sides of the Bickford site. Foundation plantings are utilized on the west and south sides of the building. During the staff review of the landscape, denser landscape was requested between the building and the single-family residences to the north of the property to ensure better buffering between the site and the homes. Additional parkway trees were requested along the 80<sup>th</sup> Avenue frontage.

The applicant complied with Village requests, but staff has held off on a final landscape plan review by the Village's Landscape Architect because some of the landscaping at the east side of the building may need to be altered based upon a request from the Fire Department to lengthen the fire access lane. Staff suggests waiting until final fire lane decisions have been made before a final review from the Village Landscape Architect. We do not anticipate a significant change from the plans currently under review as the Applicant has been very responsive to our requests.

*UPDATE FOR 1/15/15 MEETING: The applicant's final landscape plans will be reviewed and approved by the Village's landscape architect. Based upon comments made at the Assigned Commissioner workshop and feedback that will be received at the Public Hearing, the applicant may wish to revise the landscape plans slightly. Overall, the proposed landscape plan meets and exceeds Village standards. However, because of the project's proximity to single family neighborhoods, staff recommends that we wait until after the public hearing to give a final blessing to the landscape plan.*

## PARKING & CIRCULATION

### *Parking*

The Applicant has provided 43 total parking spaces, including two handicap spaces, where 30 spaces were required. Based on the Applicant's familiarity with the operation of similar senior living facilities and the Applicant exceeding the required parking count, the Village deems the amount of spaces proposed on the site as acceptable.

### *How many residents will have a vehicle?*

The Applicant notes: "Based on Bickford's 23 years of experience of operating assisted living residence including observation of the 49 facilities we now operate, we anticipate less than 1% of the residents will have vehicles. The proposed 60 unit Bickford Residence will contain 44 units of assisted living and 16 memory care. Memory Care residence are in a secured section of the building and not allowed to leave the building without supervision of a loved one. Our typical assisted living resident is an elderly person age 84+ with many having mobility issues and typically physically unable to drive."

### *How will employees impact the available parking?*

The Applicant notes: "The employees will be on three different shifts with a maximum shift size of 15. This will leave about 28 parking stalls available for guests and visitors."

### *Sidewalks*

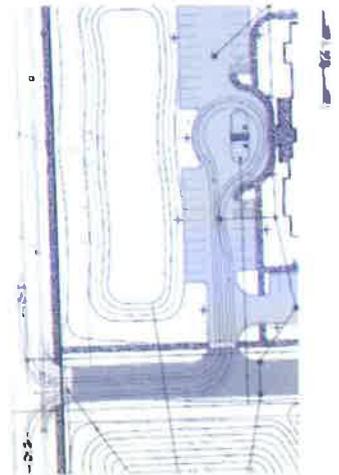
The Applicant will be installing five foot (5') wide sidewalks along the east side of 80<sup>th</sup> Avenue that match up with existing sidewalks to the north and south of the site (the requirement for commercial development is six feet, but five feet is appropriate in this case). There are also sidewalks planned along the north edge of the private street. These sidewalks provide connection to the sidewalks around the outside edges of the building. There are additional sidewalks planned, as requested by the Fire Department, between the rear doorways of the building and the proposed fire lane.

### *Vehicular Circulation*

Staff feels that the site circulation is well-designed and will serve the residents and their families well. The site plan proposes a full access driveway at 80<sup>th</sup> Avenue positioned roughly in the middle of the site frontage. The site is served with the private street that leads from the driveway to the parking areas of the site and terminates into a fire lane. The fire lane is intended to provide access by Fire Department vehicles to the rear of the building and any necessary fire

hydrants that may be necessary to serve the north and eastern portions of the proposed building. This fire lane is consistent with other developments that are required to be set back from the public street - in this case, the Applicant cannot locate the building adjacent to 80<sup>th</sup> Avenue because of soil conditions. Therefore, the building is proposed to be set back on the site and a fire lane will be necessary so that three sides of the building are accessible by the Fire Department. UPDATE FOR THE 1/15/15 MEETING: The Applicant and the Fire Department have agreed that the proposed fire lane be constructed of asphalt for the southern portion of the fire lane and Grasscrete for the northern portion of the fire lane. The Fire Department has also asked that the fire lane extend to the northern building line and Brickford has agreed. The applicant will provide a final design of the fire lane to ensure that the design accommodates Village Fire Trucks. This design may be presented at the meeting, so we will make this a condition of approval.

There was much discussion in the earlier stages of this project about the ownership of the proposed street. In ideal conditions, the Village staff would recommend a public street that would link 80<sup>th</sup> Avenue to 173<sup>rd</sup> Place to the east (Sundale Ridge subdivision). However, a public street was not recommended by Village staff for the following reasons: 1.) soil conditions are very concerning and the Village does not want to maintain a public street with potentially problematic soils underneath; 2.) We are unsure of the soil conditions of the vacant property to the east of the Senior living facility proposed, therefore, we were unsure if a street connection to the neighboring subdivision was even possible; 3.) Without a full development plan for the entire 19 acres, we were uncomfortable recommending a public street connection, and 4.) We were unsure of the need, from a traffic demand perspective, for a public east/west connection. We note that constructing a street to meet Village standard is more expensive than constructing a private street.



The Applicant has been willing to make site plan changes to address circulation issues. Note the arrangements around the “port cochere” in the front of the building (facing 80<sup>th</sup> Avenue) have been improved so that Village Ambulances can maneuver around the parking lot easier.

## SIGNAGE

### Summary

The Applicant's plans indicate that they propose to have a monument sign near 80<sup>th</sup> Avenue in the west bufferyard. Wall signage and directional signage are not proposed at this time.



### Sign Variations

The Applicant is requesting two variations in order to allow a monument sign on the site that exceeds the Zoning Ordinance regulations for ground signs in residential zoning districts. The requested variations are:

1. A two (2) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) feet high sign where four (4) feet is the maximum height allowed in residential zoning districts; and
2. A nineteen (19) square foot Variation from Section IX.D.3.a. (Sign Face Area) to allow an approximately twenty-four (24) square foot sign face area where five (5) square feet is the maximum sign face area allowed in residential zoning districts.

**UPDATE FOR THE 1/15/15 MEETING:** The Applicant has provided the Village with new color sign designs and confirmed sign height. An application for variation attached. These plans will be available at the Plan Commission meeting and are consistent with the dimensions listed in the sign variations proposed.

## PHOTOMETRICS

### Streetlights

The Applicant will install street lights that meet Village standards along 80<sup>th</sup> Avenue, which will likely include cobra-head lights on larger poles, matching what currently exists along 80<sup>th</sup> Avenue. **UPDATE FOR THE 1/15/15 MEETING:** The applicant will provide a conceptual plan for the location of 80<sup>th</sup> Avenue Streetlights during the Building Permit phase of their project. At this time, Bickford has agreed to provide the streetlights and will use the Village Engineering Standards to properly locate the streetlights.

### Photometric Study

The applicant also proposes to install private street lights along their entrance drive and within their parking lots. The photometric study shows that there is very minimal light spillage across the property line (.1 footcandles in just a few spots at the property line). This is extremely small amount of light and is consistent with the residential use proposed.

## BUILDING ARCHITECTURE

The applicant proposes a one-story, primarily masonry building with varied rooflines, dormers on the roof, and a significant amount of windows along all elevations of the building. The elevation facing west features a “port cochere” canopy area that allows for residents and visitors to be picked up and dropped off with close access to a canopy.

The proposed building is truly a four-sided building and is attractive from all sides. Staff believes that the proposed architecture is complimentary to the architecture of the surrounding neighborhoods.

The materials proposed for the exterior of the building comply with the Village’s requirement for a minimum of 75% of the exterior materials being face brick or equivalent. The Applicant provided a table depicting the quantity of the materials used on exterior walls of the building, both in square feet and percentages and by each elevation. The Applicant’s building is 76% masonry with the remaining 24% of materials proposed as lap siding, which is proposed predominately along the east (rear) elevation of the building.

The roof materials are composition shingles with a small amount of metal roof in locations that will not be visible from the street.

There are a few small mechanicals that will be located on the roof, but will be placed on the interior side of the roof so as not to be visible from the street. There are transformers and other utilities/mechanicals on the site that we would like the Applicant to identify on the site plan and indicate the screening for each, particularly any ground mounted transformers, condensers, and generators. **UPDATE FOR THE 1/15/15 MEETING:** The applicant has agreed to screen, with landscape, the ground utilities that are located to the north and south of the building and will update the landscape plans accordingly. These plans will be approved by the Village’s Landscape Architect.



The Applicant proposes terminal air conditioner units for each residential unit within the building and there will be a small grille that is colored to match the brick color and will be flush to the exterior of the wall.

### PRELIMINARY PLAT OF SUBDIVISION

This project requires the Applicant to submit a preliminary plat of subdivision, which is reviewed by the Plan Commission, but ultimately approved by the Village Board. *UPDATE FOR THE 1/15/15 MEETING:* The applicant has updated the preliminary plat of subdivision to show that Lot 1 will now contain the building property (previously shown as Lot 1) and the stormwater detention area (previously shown as Lot 2). Lot 2 will become the undeveloped land and compensatory storage area to the east of the Lot 1. This was done because the stormwater provided to the south of the building will benefit this building/site only and not the property to the east. Therefore, our Village Attorneys felt that it was best for the property to be one lot, as opposed to two lots and with easements running between the lots. A revised Plat is attached to the Plan Commission packet.



Note that the preliminary plat shows a public utility and drainage easement where the proposed private road will be. The Village Attorney recommends that the Applicant include a “public access easement” for the private street in order to meet County requirements and best position the title. *NEW:* The applicant will revise the preliminary plat to show a “Public access easement.” Another easement may be shown indicating an easement between Lot 1 and a new compensatory storage area to the east of the proposed detention pond. This compensatory storage area will be maintained within the new “Lot 2” to the east of the subject site.

The site is split between the parcels necessary for the assisted living facility and related improvements (building, detention areas, street, etc.). The remaining portions of the 19 acres, approximately half of the site, will be left unsubdivided until a site plan can be developed.

### ENGINEERING AND PUBLIC WORKS

Village staff and the applicant's team are continuing to work on the provision of facilities for stormwater on the site. This site is burdened with low quality soil conditions, a floodplain designation, and wetlands. Note that the Applicant is in conceptual engineering at the Plan Commission stage of entitlement, so these issues do not have to be finalized, but we need to ensure that there are no site plan impacts to any changes in engineering plans.

There may be a need to establish more stormwater detention areas for compensatory storage, if required by the Village Engineer. The impact to the site plan may be to expand the detention areas to the south of the proposed assisted living facility. It is unlikely that the location of the assisted living facility building or the location of the stormwater facility to the west of the building will be impacted. Therefore, staff is comfortable moving this project forward and continuing to work with the Applicant to finalize the stormwater requirements over the next few weeks. *UPDATE FOR THE 1/15/15 MEETING:* The applicant has provided additional compensatory storage, located on the remainder lot within the preliminary plat. Lot 1 will benefit from the compensatory storage, as well the remainder of the parcel at a future date. Lot 1 may maintain a drainage easement to the compensatory storage area so that it will be forever linked. This could be reflected on the preliminary plat.

The Village continues to work with the Applicant on the provision of water to the site. Currently, the applicant is considering a looped water main to serve the site, which will ensure a quality water supply to the building. *UPDATE FOR THE 1/15/15 MEETING:* The applicant has agreed to provide a looped water main system. They are proposing to connect to the existing water system at the NW corner of the site and the NE corner of the site, running a new water line between these two connection

points. This arrangement will provide better water pressure to the site and insure fire hydrants function as required. Details on this system will be worked out between the applicant and the Village Engineer at the time of final engineering design.

## WORKSESSION MINUTES

Assigned Commissioners Reidy and Mahoney met with the applicant on January 7<sup>th</sup> at Village Hall and also via conference call. The Assigned Commissioners went through the list of open items that staff identified in the previous staff report and received updates from the applicant on these issues. Below is a summary of the open items and the resolution through the Assigned Commissioner Meeting.

### *Planning Department*

1. The Planning Department noted that the plan for the monument sign lists the height as a “minimum” measurement. Please clarify is this is the proposed height or if the height will be increased to be taller than the current measurement of six feet (6’). **UPDATE: This item has been resolved. The applicant has agreed to provide staff with new sign drawings indicating specific dimensions, consistent with the variations proposed. These drawings will be shown at the January 15 meeting.**
2. Staff would like to see a colored sign plan reflecting the finalized design and dimensions for the sign. **UPDATE: This item has been resolved. The applicant will show these plans/drawings at the January 15 meeting.**
3. The Applicant must submit formal applications and findings of fact for the requested sign variations prior to the public hearing for the sign. **UPDATE: This item has been resolved. Staff received a complete application and findings of fact from the applicant in December. This will be provided in the packet to the Plan Commission.**
4. The Applicant should indicate the location of any ground mounted equipment, such as generators, condensers, etc. and show screening for those units on the site plan. **UPDATE: This item has been resolved. The applicant plans to revise the landscape plan to properly screen ground equipment and will show those plans at the January 15 Plan Commission meeting.**
5. Final landscape review should be completed prior to the public hearing and the granting of site plan approval. **UPDATE: This item has been resolved. The Village landscape architect will review the plans prior to the Plan Commission meeting. If that does not occur due to timing, staff will recommend that landscape review by the Village consultant be a condition of approval.**

### *Engineering/Public Works Department*

1. Various engineering items must be worked out to the satisfaction of the Village Engineer. The Village has requested that conceptual engineering be completed in early January 2015 so that any stormwater or floodplain questions can be properly addressed at the Public Hearing at the Plan Commission (Scheduled for January 15). **UPDATE: This item has been resolved. The applicant has indicated that they are providing additional compensatory storage on the site and the Village Engineer has indicated the plans meet the standard for conceptual engineering approval.**
2. Any changes to the location of stormwater facilities may require changes to the preliminary plat of subdivision. **UPDATE: This item has been resolved. The applicant has indicated that they are updating the Preliminary Plat of Subdivision to include a different arrangement for stormwater and therefore, also, a different arrangement of parcels. These plans will be presented for approval at the January 15 Plan Commission meeting.**
3. Plat of subdivision may need to include “public access easement” along the proposed private street. **UPDATE: This item has been resolved and added to the preliminary plat.**

4. Determinations about water main connections and looped systems should be finalized in early January in time for the Public Hearing. **UPDATE: This item has been resolved. The applicant indicates that the revised conceptual engineering plans indicated a looped water system.**

*Fire Department*

1. The Applicant must supply a turning radius study that shows the ability for Fire Department vehicles to maneuver the fire access lane. **UPDATE: This item has been resolved. The applicant has indicated that they will provide a turning radius study to show how fire trucks will maneuver the fire lane.**
2. The fire access lane must be extended north to the furthest extent of the building. **UPDATE: This item has been resolved. The applicant has indicated that they will provide a new site plan showing the fire lane extended to the north building line. These plans will be shown at the January 15 Plan Commission meeting.**
3. An additional fire hydrant may need to be added to the east side of the building. **UPDATE: This item has not been resolved, but will be reviewed during Building Permit reviews and final engineering. It will not affect the site plan and, therefore, the Plan Commission can rely on the Fire Department and Engineering to catch this during Building Permit review. Staff is comfortable with not making this a condition of approval because it is an engineering issue.**
4. Final fire lane materials, final width, and provision of curbs or gravel side paths must be agreed upon prior to site plan approval by Plan Commission. **UPDATE: This item has been resolved. The Village and the applicant have agreed to a particular arrangement of location and materials for the fire lane.**

While we are awaiting final revised plans from the applicant, assigned commissioners and staff feel that the applicant is very close to achieving a clean review and approval without conditions at the January 15<sup>th</sup> meeting. We are unsure if staff will receive revised plans to send out to the Plan Commission with their packets or if these plans will arrive for review at the meeting, but staff will make sure all of these open items are covered with the revised plans and may provide a revised motion for the Plan Commission to consider on January 15<sup>th</sup>.

## FINDINGS OF FACT

The applicant's findings of fact are attached to the staff report for both the Special Use Permit and the Variations and should be reviewed and made part of the official minutes, if the Plan Commission agrees with those facts. If the Plan Commission wishes to make their own findings of fact, the following information is relevant to the applications.

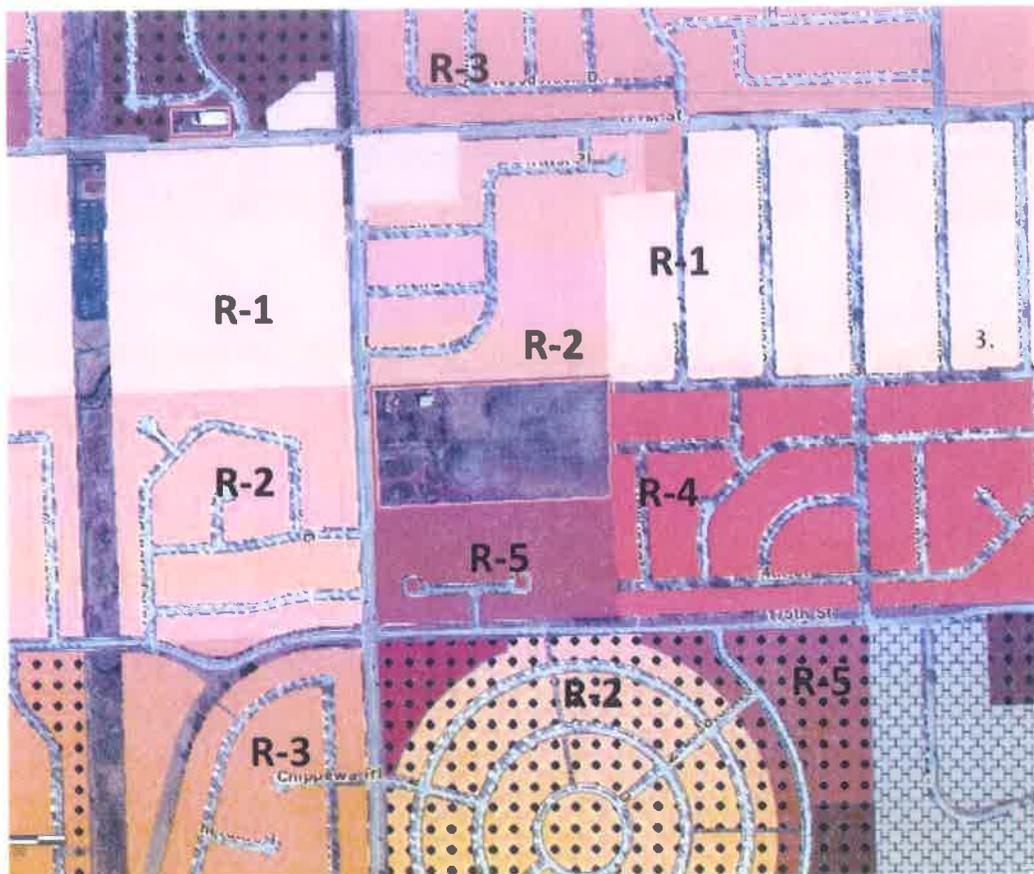
### Rezoning (Map Amendment) from R-1 Single Family Residential to R-6 Multiple Family Residential

1. **The proposed zoning is consistent with the existing uses in the area.**

The predominant land uses in the area are both single-family residential (to the north and east) and multiple-family residential to the south. The Bettenhausen Recreation Center is located to the west of the subject site. Based upon this mix of uses, the proposed zoning (R-6) is consistent with existing uses in the area.

2. **The proposed zoning is compatible with present zoning in the area.**

The proposed site is currently zoned R-4 Single Family Residential within Cook County because the site is currently un-annexed to the Village of Tinley Park. As shown in the graphic on the next page, the property is surrounded by R-2 Zoning to the North, R-4 Zoning to the east, R-5 Zoning to the south and R-1/R-2 zoning across 80<sup>th</sup> Avenue to the west. Note that while the proposed zoning is not the same zoning as neighboring areas, however, the proposed zoning (R-6) is not incompatible with the surrounding zoning. The site is large and



significant portions of the subject site are undevelopable because of soil conditions. As a result, it is unlikely that any use of the land would resemble a single-family residential subdivision.

**3. The existing zoning is not suitable for the property or its surrounding area.**

Once the subject parcel is annexed into the Village by the Village Board, it will be zoned R-1 Single Family residential. In order to fulfill any development of the site beyond its existing use as one single-family residence and a family farm, the zoning must change to a

multiple family residential district. The site cannot be developed as a cohesive single-family residential neighborhood due to bad soil conditions. The development of the property is more likely to occur in higher densities in the small areas of the site with acceptable soil conditions, as opposed to low density in all areas of the subject property.

**4. The proposed zoning is consistent with the trend of development in the area.**

This parcel of land is among the last parcels to be developed in the area. Surrounding developments are relatively recent and are not likely to be redeveloped. The subject site has been minimally use/vacant for many years due to unfavorable soil conditions.

**5. There is a need for the proposed rezoning.**

The subject site is not likely to be redeveloped or used for anything other than its exiting use if the property is not annexed into the Village and rezoned. The proposed zoning to R-6 was selected by the applicant because that is the only zoning district where Congregate Elderly Care is allowed as a special use. In order to develop into a low-impact, residential development for the elderly, the site must be rezoned to R-6. There are no other zoning districts in town that allow elderly congregate care.

**Special Use Permit (Special Use for a Congregate Elderly Care Facility in the R6 Zoning District)**

**A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

- The applicant has met all dimensional standards set forth in the Zoning Ordinance (except the variation for sign height and sign face area);
- The applicant is proposing to construct a new private access drive and new fire lanes in order to ensure safe access to the site;
- The applicant is providing a new detention pond to hold storm water and because the community is aware of significant flooding issues on the property, the applicant is providing additional compensatory storage areas that will be necessary during heavy rainfalls;
- The applicant's use is residential in nature and provides a service to the Tinley Park community by housing elderly residents in need of different levels of care;
- The applicant has represented that they will provide security and safety for their patients; and
- The proposed use is residential in nature and is complimentary to the residential uses that surround the subject property.

**B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

- The applicant and the Village are taking care to ensure that this development will not impact the existing drainage patterns established by existing development and that the site will contain and detain all the storm water it will create from the development;
- The Village and the applicant understand that this site has troublesome soils and the development proposed will be engineered to take soils into account and will not create an impact to the existing developed in the area;
- The proposed use has minimal impact to the surrounding neighborhood as most of the residents of the facility will not be driving and will be safe, in a secure facility;
- The applicant proposes to dramatically improve the value of the site through the development and, thus, will add value to the surrounding neighborhoods and improve property values.

**C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

- The proposed site plan indicates that the site is self-sufficient, with its own driveway/access, its own storm water facilities, new water and sewer lines (water line is proposed to be looped), and fire lanes to ensure access for emergency vehicles.
- The subject site is surrounded by previously developed property and, therefore, is the last property in the area to be developed. As such, it does not impede any future development.
- The project is divided into two phases: 1.) the first phase is the development of the Bickford facility and related improvements and 2.) a second phase would be the development of the properties within the eastern half of the site. The development of the first phase has been designed to accommodate a future residential development within the eastern half of the site. The accommodations include a central driveway going through the middle of the site (that could be extended east), compensatory storage that will benefit the eastern half of the property, utility planning that incorporates the ability for future access for the eastern

half of the property, and a site design/layout that does not prohibit a future development on the eastern half of the property.

**D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

- The applicant proposes to meet all Village engineering requirements, particularly for the provision of utilities, access driveways and streets, and storm water facilities;
- The applicant is proposing to add an access road, new utilities (including a looped water system to ensure adequate water pressures), storm water detention facilities, storm water compensatory storage facilities, fire lanes, and areas designed to accommodate public safety vehicles, such as ambulances and fire trucks.

**E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

- The applicant will be working with the Cook County Department of Transportation to achieve one single access point to the site. This is preferable for access management along 80<sup>th</sup> Avenue. The applicant will apply for a full access point along 80<sup>th</sup> Avenue, however, we are unsure at this point what the County Department of Transportation will provide a full access or restricted access driveway.
- The proposed use does not create a significant amount of traffic because very few of the residents drive.
- The applicant will install street lights along 80<sup>th</sup> Avenue to add to the safety of traveling along 80<sup>th</sup> Avenue.
- The applicant proposes to install sidewalks along the 80<sup>th</sup> Avenue frontage, as well as sidewalks from 80<sup>th</sup> Avenue sidewalks to the front door of the site.

**F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

The applicant is requesting a variation from the Village's sign ordinance. However, the applicant does meet all of the remaining Village codes and regulations, as relating to the development of the site.

**G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**

This project contributes directly to the economic development of the community as a whole by developing property that has been minimally used as a single-family residence and family farm for many years. The proposed project improves the assessed value of the property and, thus, creates economic improvement for the Village as a whole.

## Variations

1. **That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.**

The applicant has asked for two sign variations – one for sign face area and one for sign height. These variations are being considered due to the following issues:

- a. The subject site is located adjacent to 80<sup>th</sup> Avenue, which is an arterial street with a posted speed of 40 miles per hour.
- b. There are currently no stop lights or traffic control devices this portion of 80<sup>th</sup> Avenue that encouraging the slowing or stopping or traffic adjacent to the subject site.
- c. The result of this arrangement is that vehicles will be traveling at a high rate of speed.
- d. This high rate of speed will require that a sign be designed at a height and with letters of a certain size as to be visible from the roadway at traveling speeds between 40 and 50 miles per hour.
- e. The proposed Bickford building will be set back from the roadway and will not contain signage on the walls of the proposed building. Therefore, the applicant is asking for a larger monument sign.

2. **The plight of the owner is due to unique circumstances.**

The unique circumstance is that the applicant is a residential use that will require visitors from the medical community, family visitors from out of town, and certain staff members. So, thus, while it is a compatible use for a residential district, the use is somewhat commercial in nature. As a result, there is a unique need for a larger sign than is allowed in the Village's residentially zoned districts. This is a unique circumstance that was not anticipated in the Village's zoning ordinance.

3. **The variation, if granted, will not alter the essential character of the locality.**

We do not believe that essential character of the area will be changed with a larger sign and sign face. This is due to the amount of commercial development along 80<sup>th</sup> Avenue and the distance the proposed sign will be set back from 80<sup>th</sup> Avenue, creating good line of sight and an additional landscaped feature on the site.

4. **Where there are practical difficulties or particular hardships, taking into consideration the extent to which the following facts favorable to the applicant have been established by evidence. a. The particular physical surroundings, shape or topographical condition of the specific property would result in a particular hardship up on the owner, as distinguished from a mere inconvenience, if the strict letter of law was carried out;**

The subject site is located along an arterial street (80<sup>th</sup> Avenue). Due to significant soil issues and storm water detention needs, the proposed building is set back well beyond the traditional front yard setback. As a result, there is a need for a larger monument sign to signify to provide wayfinding and branding to the subject site. The applicant is not asking for the maximum sign height, but an amount well below the maximum allowed in commercial zoning districts.

5. **The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;**

Other properties zoned R-6 and used as single or multiple family residential would have no need for a similar petition with a similar height for a sign. However, the proposed nursing home use is an allowable Special Use within the R-6 Zoning District and should be allowed a larger sign due to the more commercial nature of the use and the conditions along 80<sup>th</sup> Avenue.

**6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property;**

The purpose of the variation is for effective sign visibility. The applicant does not plan wall signage on the building. The monument sign will be the primary signage for the site.

This particular sign is used at all locations of the same company, Bickford Senior Living.

**7. The alleged hardship was not created by the owner of the property, or by a previous owner;**

The owner is developing the property, as allowed by the Village of Tinley Park Zoning Ordinance.

**8. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood upon which the property is located;**

The sign height variation will not be detrimental to the public welfare or neighboring properties. Line of sight will be properly maintained, the sign base will be landscaped, and the sign will be aesthetically pleasing and will improve the site.

**9. The proposed variation will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood.**

Line of sight will be properly maintained so that vehicles will not have any danger at the intersection of the proposed private street and 80<sup>th</sup> Avenue, the sign will not contain a changeable message so there will be no distractions with the sign, the sign base will be landscaped, the sign will be aesthetically pleasing and will improve the site and the value of the neighboring properties.

## RECOMMENDED MOTION

**If the Plan Commission wishes to take action, an appropriate wording of the motion would read:**

“.....make a motion to grant Site Plan Approval for the proposed redevelopment of approximately 6.8 acres at 17301 80th Avenue, including a new approximately 37,000 s.f. Congregate Elderly Care facility and related site improvements for use by Bickford Senior Living.

Additionally, we recommend that the Village Board grant, to Brickford Senior Living at 17301 80<sup>th</sup> Avenue, the following approvals and adopt findings of fact submitted by the Applicant and findings of fact made by Village staff and the Plan Commission at this meeting, specifically:

1. A rezoning (map amendment) for 6.8 acres of the 19 acre site, after annexation, from R-1 Single Family Residential to R-6 Multiple Family Residential;
2. Special Use Permit for a Congregate Care Facility within the R-6 Multiple Family Residential District;
3. A two (2) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) feet high sign where four (4) feet is the maximum height allowed in residential zoning districts;
4. A nineteen (19) square foot Variation from Section IX.D.3.a. (Sign Face Area) to allow an approximately twenty-four (24) square foot sign face area where five (5) square feet is the maximum sign face area allowed in residential zoning districts; and
5. Preliminary plat of subdivision.

The Plan Commission recommends these approvals with the following conditions, which can be satisfied prior to appearance at the Village Board:

1. The Village Landscape Architect provides final approval of the proposed landscape plan;
2. The Fire Department provides final approval of the proposed fire lane along the south and east side of the building, ensuring a design that accommodates fire trucks and materials agreed to by both the applicant and Village;
3. Streetlights along 80<sup>th</sup> Avenue will be added to the plans, consistent with Village standards; and
4. Village Engineer reviews and approves the preliminary plat of subdivision, particularly related to the wording of the access easements and any easements required for stormwater.

Staff Report Reviewed and Approved,

Amy Connolly  
Planning Director

**MINUTES OF THE BOARD OF TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD FEBRUARY 17, 2015**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on February 17, 2015. President Pro-Tem Grady 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 Pro-Tem:	T. J. Grady
Village Clerk:	Patrick E. Rea
Trustees:	David G. Seaman Gregory J. Hannon Brian S. Maher Thomas J. Staunton, Jr.
Absent:	
Village President:	Edward J. Zabrocki
Village Trustee:	Patricia A. Leoni
Also Present:	
Village Manager:	David J. Niemeyer
Village Attorney:	Thomas M. Melody
Village Engineer:	Jennifer S. Prinz

**A PUBLIC HEARING TO CONSIDER AN ANNEXATION AGREEMENT FOR  
PROPERTY LOCATED AT 17301 S. 80<sup>TH</sup> AVENUE (JONES FARM) FOR A  
CONGREGATE ELDERLY CARE FACILITY**

At this time, President Pro-Tem Grady called the Public Hearing to order at 8:01p.m. Motion was made by Trustee Hannon, seconded by Trustee Seaman, to open the Public Hearing to consider the Annexation Agreement for Property Located at 17301 S 80<sup>th</sup> Avenue (Jones Farm) for a Congregate Elderly Care Facility. Vote by voice call. President Pro-Tem Grady declared the Public hearing open. Motion was made by Trustee Hannon, seconded by Trustee Seaman, to reconvene the Public Hearing to March 3, 2015, at 8:00 p.m. at this same location. President Pro-Tem Grady declared the motion to reconvene carried, vote by voice call, at 8:06 p.m. The Village Attorney announced that the Hearing would be reconvened to March 3, 2015, at 8:00 p.m. at this same location at which time anyone wishing to be heard would have an opportunity to be heard.

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

Motion was made by Trustee Staunton, Jr., seconded by Trustee Hannon, to approve and place on file the minutes of the regular Village Board meeting held on February 3, 2015. Vote by voice call. President Pro-Tem Grady declared the motion carried.

President Pro-Tem Grady presented the following consent agenda items read by the Village Clerk:

- A. CONSIDER REQUEST FROM GOOD SHEPHERD MANOR TO CONDUCT A RAFFLE ON SUNDAY, APRIL 26, 2015, AT THE ODYSSEY COUNTRY CLUB WHERE WINNERS WILL BE DRAWN THAT DAY.
- B. CONSIDER REQUEST FROM TINLEY PARK AMERICAN LEGION POST 615 TO CONDUCT A RAFFLE EACH THURSDAY THROUGH FEBRUARY 17, 2016, AT THE POST.
- C. CONSIDER REQUEST FROM MISERICORDIA HEART OF MERCY TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY, APRIL 24th AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- D. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,226,560.77 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED FEBRUARY 6<sup>TH</sup> AND 13<sup>TH</sup>, 2015.

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

At this time, President Pro-Tem Grady recognized Brad Bettenhausen and the Finance Department Staff upon receiving the Governmental Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year 2014. This is the 23<sup>rd</sup> consecutive year the Village of Tinley Park has received this recognition.

Motion was made by Trustee Hannon, seconded by Trustee Seaman, to place on the table **ORDINANCE NUMBER 2015-O-011 AUTHORIZING AN ANNEXATION AGREEMENT FOR THE PROPERTY LOCATED AT 17301 S. 80<sup>TH</sup> AVENUE (JONES FARM) FOR A CONGREGATE ELDERLY CARE FACILITY** until the Village Board meeting to be held on March 3, 2015. President Pro-Tem Grady asked if anyone cared to address the Board. No one came forward. Vote by voice call. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to place on first reading **RESOLUTION NUMBER 2015-5-010 APPROVING COOK COUNTY CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER) RECLASSIFICATION FOR THE PROPERTY LOCATED AT 7447 DUVAN DRIVE (BURSKE ENTERPRISES, INC.)**. This Resolution would allow for Cook County to change the assessment ratio for the aforementioned property from 25 percent to 10 percent for a ten (10) year period. Bruske Enterprises Inc. has operated a manufacturing plant at 7447 Duvan Drive for the past 29 years but has endured economic hardship over the past 8 years, and is requesting assistance. The owner currently employs 53 people, and has advised the Village of Tinley Park and Cook County that but for the Cook County Class 6B Sustainable Emergency Relief Incentive, the economic viability of maintaining staff and operations at the current location is at risk. Approval of this Class 6B SER Incentive with Special Circumstances is contingent upon Village approval. The Economic and Commercial Commission has recommended approval of this Resolution. This item was discussed at the Finance and Economic Development

Committee meeting held on January 20, 2015, and recommended for approval. President Pro-Tem Grady asked if anyone cared to address the Board. No one came forward. Vote by voice call. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to waive first reading, adopt and place on file **RESOLUTION NUMBER 2015-R-008 DECLARING THE VILLAGE'S OFFICIAL INTENT TO REIMBURSE EXPENDITURES (TINLEY PARK MENTAL HEALTH CENTER TIF DISTRICT)**. On December 16, 2014, the Village of Tinley Park authorized moving forward with a feasibility study under the Tax Increment Finance (TIF) Act to determine if the area commonly referred to as the Tinley Park Mental Health Center (TPMHC) may be designated as a Redevelopment Project Area. As a result of the feasibility study, the Village is expected to incur expenses for TIF project costs which under the TIF Act would be reimbursable from TIF incremental revenues generated from the properties within the study area. The Village anticipates the reimbursement of professional service expenses, as well as property acquisition costs, as part of this reimbursement Resolution. It is recommended by staff that the Village Board consider waiving first reading in order to be eligible for reimbursement of all of the expenses related to the establishment of the TPMHC TIF. This Resolution was discussed and recommended for approval at the February 10, 2015, Committee of the Whole meeting. President Pro-Tem Grady 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: Seaman, Hannon, Maher, Staunton, Jr., Grady. Nays: None. Absent: Zabrocki, Leoni. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Maher, seconded by Trustee Staunton, Jr., to adopt and place on file **RESOLUTION NUMBER 2015-R-004 AUTHORIZING ADOPTION OF THE COOK COUNTY MULTI-JURISDICTIONAL ALL HAZARDS MITIGATION PLAN**. Beginning in 2011, the Tinley Park Emergency Management department, under the direction of Cook County Homeland Security and Emergency Management, began the planning and development for a Cook County Multi-Jurisdictional All Hazards Mitigation Plan (HMP). The plan is designed to prepare for and lessen the impact of specified natural hazards. The plan also allows for the pooling of regional resources and creation of a uniform regional hazard mitigation strategy. Completion and adoption of the HMP will allow all participating agencies, jurisdictions and partners to receive grant funds through the Hazard Mitigation Grant Program administered by the Federal Emergency Management Agency (FEMA). This item was discussed at the December 2, 2014, Public Safety Committee meeting and recommended for approval. President Pro-Tem Grady 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: Seaman, Hannon, Maher, Staunton, Jr., Grady. Nays: None. Absent: Zabrocki, Leoni. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Staunton, Jr., seconded by Trustee Hannon, to waive first reading, adopt and place on file **RESOLUTION NUMBER 2015-R-009 (IDOT RESOLUTION 15-00000-01-GM ) REPEALING RESOLUTION 2015-R-001 AUTHORIZING AN APPROPRIATION OF UP TO \$3,400,000 FOR THE 2015 PAVEMENT MANAGEMENT PROGRAM AND AUTHORIZING AN APPROPRIATION OF MFT DOLLARS OF UP TO \$1,700,000 (IDOT RESOLUTION 15-00000-01-GM )**. The Resolution adopted on January 6, 2015, authorizing the appropriation of up to \$3,400,000 for the purpose of maintaining streets and highways under the applicable provision of the Illinois Code from January 1, 2015, to December 31, 2015, is hereby repealed and replaced with this resolution to reflect only the anticipated MFT (Motor Fuel Tax) dollars being used for the IDOT program 15-000-01-GM or \$1,700,000. This amount represents the projected maximum total expenditures paid from MFT funds which are restricted for use by the State for roadway related costs.

Tinley Park has traditionally used its MFT funds for resurfacing and maintenance under its Pavement Management Program (PMP). At IDOT's request, the prior appropriation is being adjusted to show only the MFT dollars being spent on the PMP program. The projected total program cost is still \$3,400,000 and actual expenditures for the PMP will be subject to the amount of funds available. Any additional funds necessary for the 2015 Pavement Management Program would be subject to approval by the Village Board and will be paid out of other non-MFT funds. Passage of this resolution will allow the Village to competitively bid the project prior to construction season in an effort to obtain the best possible unit pricing. If the Village Board does not authorize additional funding, the scope of the project can be reduced accordingly. This item was discussed and recommended for approval at the Committee of the Whole meeting held on February 10, 2015. President Pro-Tem Grady noted that this item was in its final adoption stage and asked if anyone cared to address the Board. Camille Tess, 7319 194<sup>th</sup> Street asked if this program includes the installation of traffic signals. Trustee Staunton, Jr. informed her that it did not. Vote on roll call: Ayes: Seaman, Hannon, Maher, Staunton, Jr., Grady. Nays: None. Absent: Zabrocki, Leoni. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Staunton, Jr., seconded by Trustee Hannon, to adopt and place on file **RESOLUTION NUMBER 2015-R-005 APPROVING A LOCAL AGENCY AGREEMENT WITH IDOT FOR THE OAK PARK AVENUE RECONSTRUCTION PROJECT – 159TH TO 167TH STREET**. The proposed scope of work for this project includes roadway reconstruction for the one mile of Oak Park Avenue between 167th and 159th Streets. Restriping between 167th Street and 159th Street will provide three lanes for vehicular traffic and also bicycle lanes. Construction will provide replacement of the existing pozzolanic base of the roadway as well as full replacement of the asphalt surface. Four (4) 12 feet wide lanes with median will be provided at both 167th Street and 159th Street intersections. Under the terms of the local agency agreement, the Village is eligible for reimbursement of 80% of the \$125,000 preliminary engineering expenses. The Village has also qualified for reimbursement of 80% of the Phase II engineering costs and construction costs through the South Suburban Mayors and Manager's Association (SSMMA) Surface Transportation Program. The Village's preliminary engineering portion of the cost (\$25,000) will be included as part of the FY 2016 Village Budget. This item was discussed at the January 20, 2015, Public Works Committee meeting and recommended for approval. Edward Woo, 16644 Oak Park Avenue, and Mario Rubino, 16635 Oak Park Avenue, both business owners in Tinley Park stated their concerns about the reconstruction of Oak Park Avenue between 167<sup>th</sup> and 159<sup>th</sup> Streets. The Village Board heard their concerns and asked them to stay after the Board meeting to discuss the issue further. President Pro-Tem Grady 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: Seaman, Hannon, Maher, Staunton, Jr., Grady. Nays: None. Absent: Zabrocki, Leoni. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Staunton, Jr., seconded by Trustee Hannon, to adopt and place on file **RESOLUTION NUMBER 2015-R-006 APPROVING A PRELIMINARY ENGINEERING SERVICES AGREEMENT WITH ROBINSON ENGINEERING FOR THE OAK PARK AVENUE RECONSTRUCTION PROJECT – 159TH TO 167TH STREET**. This agreement relates to the Oak Park Avenue reconstruction project discussed under Item 11. The agreement covers the preliminary engineering services associated with the project in the amount of \$125,000. Under the local agency agreement (Item 11), Illinois Department of Transportation (IDOT) will reimburse 80% of the preliminary engineering costs. As previously noted, the Village's share of this agreement will be included in the FY 2016 budget. This item was discussed at the January 20, 2015, Public Works Committee meeting and recommended for approval. President Pro-Tem Grady 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: Seaman, Hannon, Maher, Staunton, Jr., Grady. Nays: None. Absent: Zabrocki,

Leoni. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Staunton, Jr., seconded by Trustee Hannon, to adopt and place on file **RESOLUTION NUMBER 2015-R-007 AUTHORIZING THE VILLAGE MANAGER TO CONTRACT FOR THE PURCHASE OF ELECTRICITY**. In 2006, the General Assembly passed the Retail Electric Competition Act that deregulated the State's electric utilities. The Village made a policy decision in 2007 to join the electrical cooperative, NIMEC (Northern Illinois Municipal Electrical Cooperative) consisting of over 100 municipalities that collectively bid their energy purchase to obtain better pricing. This bidding covers Village electric consumptions for water pumping, street lighting and other non-building uses. The Village's current electric contract will expire on May 31, 2015. As such, NIMEC will be entering into a bidding process for the Village's next contract over the next few months. As with our previous electrical agreements, the window of opportunity for the Village to sign agreements and take advantage of the lowest bidder is typically limited to less than 48 hours. By this resolution, the Village authorizes the Village Manager to sign a third party electrical agreement upon completion of the competitive bidding process. The resolution will aid in assuring that the Village will continue to be afforded the best possible electrical rates. President Pro-Tem Grady 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: Seaman, Hannon, Maher, Staunton, Jr., Grady. Nays: None. Absent: Zabrocki, Leoni. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Seaman, to appoint Laura Elster and Jack Elster as Commissioners on the Sister Cities Commission. Vote by voice call. President Pro-Tem Grady declared the motion carried.

At this time, President Pro-Tem Grady asked if anyone from the Board or staff would care to address the Board.

No one came forward.

At this time, President Pro-Tem Grady asked if anyone from the Public would care to address the Board.

Jim Salkas, 16430 Leslie Ann Drive, stated his concerns with the incentive agreement with Bruske Enterprises. Trustees Seaman, Hannon, and Maher explained the reasons for the Village to give such an incentive.

Sandy Rennie, 7231 194<sup>th</sup> Street, thanked the Village Board and Staff for the support given to residents regarding the proposed gas station at 194<sup>th</sup> Street and Harlem Avenue and asked for their future support.

Dennis Clintok, 17208 66<sup>th</sup> Street, stated his concerns with the Village's laws regarding property owners' liability. Mr. Clintok's wife was bitten by a dog whose owner was the renter at a certain property in Tinley Park and stated that neither the renter nor the owner is liable to pay medical bills incurred by this event. The Village Attorney stated that Mr. Clintok acquire the help of a personal injury attorney.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to adjourn the regular Board meeting. Vote by voice call. President Pro-Tem Grady declared the motion carried and adjourned

the regular Board meeting at 8:50 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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Edward J. Zabrocki  
Village President

ATTEST:

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Patrick E. Rea  
Village Clerk

Dear Trustee Grady,

Hello, my name is Laura Sanchez and I am a patrol officer for the Village of Tinley Park. On Friday, May 29<sup>th</sup>, 2015, we are going to participate in a state wide event to raise money for Special Olympic Illinois called Cop on Top from 5am-2pm. We will be at the Dunkin Donuts at 171<sup>st</sup> Street and 80<sup>th</sup> Ave.

Last year, as a department, we raised about \$76,000 for Special Olympic Illinois. This year at the Special Olympic Illinois Conference we were recognized as the second leading Police Department in Illinois. All of the money raised helps Special Olympic Illinois provide training and competition for the athletes with intellectual disabilities at no cost to the family. As a department, we are always looking for more ways to raise money.

We are asking permission to have 4 people solicit the on the street corners of 171<sup>st</sup> street and 80<sup>th</sup> Ave near the Dunkin Donuts for donations. We are looking to solicit in the street for donations between the hours of 6am -1pm.

Thank you very much for your time and we hope to see you out there again!

Sincerely,

Laura Sanchez

VILLAGE OF TINLEY PARK  
16250 South Oak Park Avenue  
DATE: 2/24/15

APPLICATION FOR LICENSE TO CONDUCT RAFFLE  
(Good for one raffle)

1. NAME OF ORGANIZATION: St. George Catholic Church
2. ADDRESS: 6707 W. 175<sup>th</sup> St., Tinley Park, IL 60477
3. MAILING ADDRESS IF DIFFERENT FROM ABOVE:  
\_\_\_\_\_
4. ADDRESS OF PLACE FOR RAFFLES DRAWING:  
6707 W. 175<sup>th</sup> St., Tinley Park, IL 60477
5. CHECK TYPE OF NOT-FOR-PROFIT ORGANIZATION: (MUST BE IN EXISTENCE FOR A PERIOD OF FIVE (5) YEARS AND ATTACHED DOCUMENTARY EVIDENCE)  
RELIGIOUS  CHARITABLE  LABOR   
FRATERNAL  EDUCATIONAL  VETERANS   
BUSINESS
6. HOW LONG HAS THE ORGANIZATION BEEN IN EXISTENCE: 1934
7. PLACE AND DATE OF INCORPORATION: Tinley Park, 1934
8. NUMBER OF MEMBERS IN GOOD STANDING: 3,000 +
9. PRESIDENT/CHAIRPERSON: Janelle Krzmarzick  
ADDRESS: 6707 W. 175<sup>th</sup> Street, Tinley Park, IL 60477  
SOCIAL SECURITY NO.: \_\_\_\_\_ DATE OF BIRTH: \_\_\_\_\_
10. RAFFLES MANAGER: Janelle Krzmarzick  
ADDRESS: 6707 W. 175<sup>th</sup> St., Tinley Park, IL 60477  
SOCIAL SECURITY NO.: see above DATE OF BIRTH: 9/29/86
11. DESIGNATE MEMBER(S) WHO WILL BE RESPONSIBLE FOR CONDUCT AND OPERATION OF RAFFLE: (ATTACH ADDITIONAL SHEET IF NECESSARY)  
NAME: Janelle Krzmarzick (see above)  
ADDRESS: \_\_\_\_\_  
SOCIAL SECURITY NO.: \_\_\_\_\_ DATE OF BIRTH: \_\_\_\_\_

- 12. DATE(S) FOR RAFFLE TICKET SALES (INCLUDE DAYS OF THE WEEK)  
Saturday, March 14, 2015
- 13. LOCATION OF SALES: St. George Church, 6707 W. 175<sup>th</sup> St., Tinley Park, IL 60477
- 14. LOCATION FOR DETERMINING WINNERS: " "
- 15. DATE(S) FOR DETERMINING WINNERS: (INCLUDE DAYS OF THE WEEK)  
Saturday, March 14, 2015
- 16. TOTAL RETAIL VALUE OF ALL PRIZES: \$ 150.00
- 17. MAXIMUM RETAIL VALUE OF EACH PRIZE: \$ 40.00
- 18. MAXIMUM PRICE CHARGED OF EACH CHANCE SOLD \$ 5.00

19. (THIS SECTION FOR LOCAL AUTHORITY OPTIONS)

FEE (IF ANY) \$ \_\_\_\_\_

TIME PERIOD FOR A LICENSE \_\_\_\_\_

**ATTESTATION**

"The undersigned attest that the above named organization is organized not-for-profit under the law of the State of Illinois and has been continuously in existence for 5 years, preceding date of this application, and that during this entire 5 year period preceding date of application, it has maintained a bona fide membership actively engaged in carrying out its objects. The undersigned do hereby state under penalties of perjury that all statements in the foregoing application are true and correct; that the officers, operators and workers of the game are bona fide members of the sponsoring organization and are all of good moral character and have not been convicted of a felony; that if a license is granted hereunder, the undersigned will be responsible for the conduct of the games in accordance with the provisions of the laws of the State of Illinois and this jurisdiction governing the conduct of such games."

NAME OF ORGANIZATION: St. George Catholic Church

EXECUTIVE DIRECTOR: Rev. Clement J. Fleck

*Diamond Jubilee*  
MEMORY BOOK



St. George Parish  
6707 WEST 175TH STREET  
TINLEY PARK, IL 60477



A special thanks to Steve Weinert,  
who designed the St. George 75th Anniversary logo.  
He donated his time in memory of Bernard and Dorothy Weinert,  
his parents who were members of our parish.



Tag Day  
St Jude

February 25, 2015

Deputy Clerk, Laura Godette  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477

Dear Ms. Godette,

With this letter, ALSAC/St. Jude Children's Research Hospital requests to hold a canning solicitation day in Tinley Park on May 23<sup>rd</sup> and June 20<sup>th</sup>, 2015 from 9am – 4pm. All volunteers will wear reflective vests and Village issued badges for safety. Each volunteer must wear a badge and each badge requires a \$5 deposit. Deposit is refundable upon return of the badge. No alcohol will be served. There is no cost associated with this permit.

All proceeds from the collections will benefit ALSAC/St. Jude Children's Research Hospital.

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Laura Godette  
Deputy Clerk  
Village of Tinley Park

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Lexi Fiedler  
Sr. Regional Development Representative  
ALSAC/St. Jude Children's Research Hospital  
Midwest Regional Office - Chicago



# OUT-OF-STATE CREDIT AUTHORIZATION

IMRF Form 6.33 (Rev. 06/09)

INSTRUCTIONS AND REQUIREMENTS ON REVERSE SIDE  
PLEASE PRINT

Member's First Name Amy C Connolly	Middle Initial	Last Name	IMRF Member ID or Last 4 Digits of SSN
Member Mailing Address	City, State, and ZIP		Current Position Planning Director
Current Employer Name Village of Tinley Park, Illinois			Employer Number

### Certification by Member

I certify that I was an employee of City of Howell Name of Local Government

Michigan from 09/02/2003 to 09/10/2007  
Name of State Date Date

in the position(s) of Downtown Development Director; Community Development Director

such service having been covered under Municipal Employees' Retirement System (MERS)  
Name of Public Employee Pension System

whose address is 1134 Municipal Way, Lansing, MI 48917  
Street City State Zip Code

and that I have irrevocably forfeited all service credits in said pension system and am not entitled to benefits of any type therefrom. I understand that no service credit will be established under the Illinois Municipal Retirement Fund until I have made the required payment to IMRF.

02/25/2015 Date (708) 932-0531 Member's Daytime Telephone No.

**This portion of the form is not enterable; must be filled out manually by Governing Body.**

### Certification by Clerk or Secretary of Governing Body

I certify that a regular or special meeting held on \_\_\_\_\_, the Village Board  
Date Name of Governing Body

of Village of Tinley Park authorized the granting of service credits for out-of-state service with  
Name of Governmental Unit

the out-of-state governmental unit named herein from September 2003 to September 2007 (not to exceed 120  
Date Date months for the above named member).

\_\_\_\_\_  
Date Clerk or Secretary Signature

### Illinois Municipal Retirement Fund

2211 York Road, Suite 500, Oak Brook Illinois 60523-2374, 630/368-1010  
Member Services Representatives 1-800/ASK-IMRF (1-800-275-4673)

## OUT-OF-STATE SERVICE CREDIT AUTHORIZATION

### INSTRUCTIONS

#### REQUIREMENTS:

1. The member is actively participating in IMRF and has completed two years of IMRF contributing service.
2. The member was an employee of a local government in another state; and, as such, participated in a public employee pension system of that state.
3. The member has now irrevocably forfeited all rights to a benefit from that pension system.
4. The member completes and certifies the Certification by Member.
5. The governing body authorizes the granting of these service credits.
6. The clerk or secretary of the governing body completes and signs the Certification by Clerk or Secretary of Governing Body.
7. The member pays IMRF contributions and interest. The contributions are calculated by multiplying the average monthly earnings for the first 24 months of reported earnings with the employer authorizing the out-of-state service by 10 percent. This amount is then multiplied by the number of months of service that the member wishes to transfer to IMRF. Interest is calculated from the end of the qualifying two-year period of IMRF contributing service.

#### PAYMENT OF CONTRIBUTIONS AND INTEREST:

IMRF will mail the applicant a Past Service Payment Schedule which offers two payment plan options for establishing the out-of-state service. Option I is the Lump Sum Payment Plan and Option II is the Unit Payment Plan. The Lump Sum Payment Plan allows applicants to pay the total cost with a single payment and purchase all out-of-state service at once. The Unit Payment Plan allows applicants to purchase one or more months at a time. Applicants may pay as often as they like, buying back credit from the latest month to the earliest month of eligible service. However, they may not buy more months than indicated on the Past Service Payment Schedule.

A member may pay for out-of-state service with a conduit IRA established with contributions from a qualified pension plan as defined by Section 401(a) of the Internal Revenue Code. A conduit IRA is one that has no other contributions other than monies from a 401(a) pension plan and investment income earned on those monies.

#### EMPLOYER'S COST:

The governmental unit's contribution for out-of-state service is made through future contribution rates. Therefore, a separate payment is not required. The actuary will take the out-of-state service into account when annually determining the employer contribution rate. This is the rate shown on IMRF Form 3.10, "Monthly Deposit Report."



Administrative Office  
Business Office  
10833 S. LaPorte  
Oak Lawn, IL 60453  
Phone: (708) 425-3344  
Fax: (708) 425-3530

February 24, 2015



Mayor Edward Zabrocki  
Village of Tinley Park  
16250 Oak Park Ave  
Tinley Park IL 60477-1628

Dear Mayor Zabrocki:

As you know, Park Lawn is a non-profit agency that provides programs for individuals with intellectual and developmental disabilities. Our facilities are throughout the South Suburbs of Chicago and include an adult training center, workshop, supported employment, residential centers and community living. Although our facilities are local, Park Lawn's outreach is beyond the Southwest Suburbs, assisting families locally and throughout Illinois.

Park Lawn is gearing up for its annual Tag and Candy Day Fundraiser: This major event is scheduled for **Friday & Saturday, April 3/4 and April 17/18, 2015**. Community volunteers will be soliciting for donations on street corners and by storefronts from 6:00 a.m. until 8:00 p.m. or dusk. We provide them with a bright orange safety vest with Park Lawn's logo, a bucket with Park Lawn's logo and a tag with information about Park Lawn.

We are asking for your permission to solicit donations for Park Lawn. **Please fax the signed form to me at 708-229-9325** or scan and email it to [csanmiguel@parklawn.com](mailto:csanmiguel@parklawn.com). If faxing is not available, please call me at (708) 425-6867 or mail it to Park Lawn, 10833 S. LaPorte Ave. Oak Lawn, IL 60453.

Once again, thank you for your continued support.

Sincerely,

*Cynthia San Miguel*

Cynthia San Miguel  
Marketing Manager

Please check the most appropriate date for your schedule. Permission is granted to Park Lawn to tag within the Village of Tinley Park on the following dates:

April 3rd \_\_\_\_\_ April 4th \_\_\_\_\_ April 17th \_\_\_\_\_ April 18th \_\_\_\_\_

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name in Print: \_\_\_\_\_ Title: \_\_\_\_\_

Adult Developmental  
Training  
10833 S. LaPorte  
Oak Lawn, IL 60453  
(708) 425-3344  
Fax: (708) 425-3530

Vocational Services  
CILA and SEP  
5040 W. 111th St.  
Oak Lawn, IL 60453  
(708) 425-7377  
Fax: (708) 425-7899

Residential Services  
Park Lawn Center  
5831 W. 115th St.  
Alsip, IL 60803  
(708) 396-1117  
Fax: (708) 396-1186

Residential Services  
Park Lawn Homes  
12615 S. Kostner  
Alsip, IL 60803  
(708) 385-1982  
Fax: (708) 385-8145

Park Lawn Association  
Development Office  
10833 S. LaPorte  
Oak Lawn, IL 60453  
(708) 425-6867  
Fax: (708) 229-9325

A NON-PROFIT ORGANIZATION SERVING INDIVIDUALS WITH INTELLECTUAL DEVELOPMENTAL DISABILITIES SINCE 1955

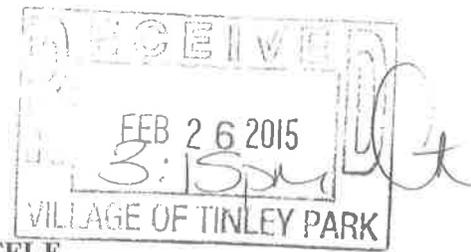
Donations are deductible to the extent allowed by the IRS Codes.

[www.parklawn.com](http://www.parklawn.com)



United Way  
Agency

VILLAGE OF TINLEY PARK  
16250 South Oak Park Avenue  
DATE: 2/24/2015



APPLICATION FOR LICENSE TO CONDUCT RAFFLE  
(Good for one raffle)

1. NAME OF ORGANIZATION: Knights of Columbus #4698
2. ADDRESS: \_\_\_\_\_
3. MAILING ADDRESS IF DIFFERENT FROM ABOVE:  
\_\_\_\_\_
4. ADDRESS OF PLACE FOR RAFFLES DRAWING:  
St. George / O'Connell Hall, 6700 W 176th ST, Tinley Park, IL 60477
5. CHECK TYPE OF NOT-FOR-PROFIT ORGANIZATION: (MUST BE IN EXISTENCE FOR A PERIOD OF FIVE (5) YEARS AND ATTACHED DOCUMENTARY EVIDENCE)  
RELIGIOUS  CHARITABLE  LABOR   
FRATERNAL  EDUCATIONAL  VETERANS   
BUSINESS
6. HOW LONG HAS THE ORGANIZATION BEEN IN EXISTENCE: 56 years
7. PLACE AND DATE OF INCORPORATION: Tinley Park, IL 11/30/1958
8. NUMBER OF MEMBERS IN GOOD STANDING: 350
9. PRESIDENT/CHAIRPERSON: Jack Lavin  
ADDRESS: \_\_\_\_\_  
SOCIAL SECURITY NO.: \_\_\_\_\_ DATE OF BIRTH: \_\_\_\_\_
10. RAFFLES MANAGER: Tim Kavanaugh  
ADDRESS: \_\_\_\_\_  
SOCIAL SECURITY NO.: \_\_\_\_\_ DATE OF BIRTH: \_\_\_\_\_
11. DESIGNATE MEMBER(S) WHO WILL BE RESPONSIBLE FOR CONDUCT AND OPERATION OF RAFFLE: (ATTACH ADDITIONAL SHEET IF NECESSARY)  
NAME: Tim Kavanaugh  
ADDRESS: \_\_\_\_\_  
SOCIAL SECURITY NO.: \_\_\_\_\_ DATE OF BIRTH: \_\_\_\_\_

12. DATE(S) FOR RAFFLE TICKET SALES (INCLUDE DAYS OF THE WEEK)  
January 2015 - April 11th, 2015

13. LOCATION OF SALES: Primarily Tinley Park, IL and surrounding suburbs

14. LOCATION FOR DETERMINING WINNERS: St. George O'Connell Hall

15. DATE(S) FOR DETERMINING WINNERS: (INCLUDE DAYS OF THE WEEK)  
4/11/2015

16. TOTAL RETAIL VALUE OF ALL PRIZES:	\$ 12,925.00
17. MAXIMUM RETAIL VALUE OF EACH PRIZE:	\$ 125.00 - \$10,000.00
18. MAXIMUM PRICE CHARGED OF EACH CHANCE SOLD	\$ 125.00

19. (THIS SECTION FOR LOCAL AUTHORITY OPTIONS)	
FEE (IF ANY)	\$ _____
TIME PERIOD FOR A LICENSE	_____

**ATTESTATION**

"The undersigned attest that the above named organization is organized not-for-profit under the law of the State of Illinois and has been continuously in existence for 5 years, preceding date of this application, and that during this entire 5 year period preceding date of application, it has maintained a bona fide membership actively engaged in carrying out its objects. The undersigned do hereby state under penalties of perjury that all statements in the foregoing application are true and correct; that the officers, operators and workers of the game are bona fide members of the sponsoring organization and are all of good moral character and have not been convicted of a felony; that if a license is granted hereunder, the undersigned will be responsible for the conduct of the games in accordance with the provisions of the laws of the State of Illinois and this jurisdiction governing the conduct of such games."

NAME OF ORGANIZATION: Knights of Columbus #4698

EXECUTIVE DIRECTOR: Jack Lavin

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157555	2/20/2015	010955 A T & T LONG DISTANCE	827776689		LONG DISTANCE CORP ID#931719 01-17-225-72120	19.76
					<b>Total :</b>	<b>19.76</b>
157556	2/20/2015	002628 AMERICAN WATER CAPITAL CORP.	4000053130		USAGE DATA 60-00-000-73225	308.44
					<b>Total :</b>	<b>308.44</b>
157557	2/20/2015	002793 AMSTERDAM PRINTING & LITHO	4214436		EMPLOYEE HISTORY FOLDER 01-12-000-73110	135.57
					<b>Total :</b>	<b>135.57</b>
157558	2/20/2015	016898 ANDERSON PEST SOLUTIONS	021915		PUBLIC HEALTH SUMMIT/MALVI SH 01-30-000-72140	50.00
					<b>Total :</b>	<b>50.00</b>
157559	2/20/2015	010953 BATTERIES PLUS - 277	277-366258		BATTERIES 01-19-000-72530	58.50
					<b>Total :</b>	<b>58.50</b>
157560	2/20/2015	012511 BEST BUY BUSINESS ADVANTAGE	1794707		DISPLAYPORT TO DVI-D/REPLACEI 01-25-000-72552	49.98
			1827014		IPAD POWER ADAPTER 01-20-000-72565	37.98
			20394		CREDIT/USB MULTI-FORMAT,SD UL 01-35-000-72982	-19.99
				G	01-35-000-72982	-39.99
					<b>Total :</b>	<b>27.98</b>
157561	2/20/2015	002974 BETTENHAUSEN CONSTRUCTION SERV	150003		HAULING SPOILS 60-00-000-73681	567.00
					01-23-000-72890	243.00
			150005		HAULING STONES 60-00-000-73860	324.00
					01-23-000-73860	162.00
					70-00-000-73860	54.00

Voucher List  
Village of Tinley Park

Bank code : ap\_py

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126040	2/27/2015	016864 ANTHEM BLUE CROSS BLUE SHIELD	PR030115		HEALTH INS EXPENSE-FEB PMT/M, 86-00-000-20430	86.46
					<b>Total :</b>	<b>86.46</b>
126041	2/27/2015	003127 BLUE CROSS BLUE SHIELD	PR030115		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	144.50
					<b>Total :</b>	<b>144.50</b>
126042	2/27/2015	004640 HEALTHCARE SERVICE CORPORATION	PR030115		A/C#271855-HEALTH INS-FEB PMT/ 86-00-000-20430	9,061.29
					<b>Total :</b>	<b>9,061.29</b>
<b>3 Vouchers for bank code : ap_py</b>						<b>Bank total : 9,292.25</b>

Voucher List  
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157639	2/27/2015	012569 4IMPRINT, INC.	3788393	VTP-012868	PENS 01-17-215-72790	369.53
<b>Total :</b>						<b>369.53</b>
157640	2/27/2015	015182 AT & T	708239310202		ACCT#708 239-3102 183 7 ETSB 1/1 11-00-000-72790	481.32
			708239758002		ACCT#708 239-7580 576 4 ETSB 1, 11-00-000-72790	4,077.05
<b>Total :</b>						<b>4,558.37</b>
157641	2/27/2015	010349 ACCUITY INC.	INV00065496		ACH PARTICIPANT DIRECTORY 2/2 01-15-000-73590	633.00
<b>Total :</b>						<b>633.00</b>
157642	2/27/2015	002734 AIR ONE EQUIPMENT, INC	101425		INSERT,WASHERVALVE,POLYLACT 01-19-000-72578	110.62
			101605		REPAIR ICM 01-19-000-72578	605.00
<b>Total :</b>						<b>715.62</b>
157643	2/27/2015	016908 ALICE TRAINING INSTITUTE, LLC	6509	VTP-012879	TRAINING/DARREN PERSHA 01-17-220-72140	595.00
<b>Total :</b>						<b>595.00</b>
157644	2/27/2015	002570 AMERICAN SALES	74684		GREEN LIGHTS 83-00-000-72923	172.08
<b>Total :</b>						<b>172.08</b>
157645	2/27/2015	016864 ANTHEM BLUE CROSS BLUE SHIELD	AP030115		HEALTH INS EXPENSE-FEB PMT/M, 60-00-000-72435	86.46
<b>Total :</b>						<b>86.46</b>
157646	2/27/2015	002569 ASSOC. OF GOVT. ACCOUNTANTS	34969		#34969 MEMBERSHIP BRAD BETTE 01-15-000-72720	127.00
<b>Total :</b>						<b>127.00</b>
157647	2/27/2015	016348 ATLANTIC PLANT SERVICES LLC	022415		REFUND DUPL CONTRACTORS LIC 01-14-000-79010	100.00

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157647	2/27/2015	016348	016348 ATLANTIC PLANT SERVICES LLC	(Continued)		<b>Total : 100.00</b>
157648	2/27/2015	015483	BAND OF BROTHERS PIPES & DRUMS	022415	IRISH PARADE PIPES & DRUMS 3/8 83-00-000-72923	800.00 <b>Total : 800.00</b>
157649	2/27/2015	010953	BATTERIES PLUS - 277	277-366406	BATTERIES 14-00-000-74150	140.00 <b>Total : 140.00</b>
157650	2/27/2015	003127	BLUE CROSS BLUE SHIELD	AP030115	IL065LB000001212-0 HEALTH INS E 01-30-000-72435 60-00-000-72435 01-12-000-72435	215.50 74.50 78.00 <b>Total : 368.00</b>
157651	2/27/2015	003396	CASE LOTS INC.	002540	CAN LINERS,TOILET TISSUE 01-25-000-73580	358.78 <b>Total : 358.78</b>
157652	2/27/2015	003309	CASPER, CATHERINE M.	021815	REIM. EXP. MEALS DURING MABA 01-21-210-72170	26.21 <b>Total : 26.21</b>
157653	2/27/2015	003243	CDW GOVERNMENT INC.	SN60816 SN71626 SN82371 SQ69822	VTP-012860 VTP-012860 <IT> - REPLACEMENT PROTECTIVE 01-14-000-72120 <IT> - REPLACEMENT PROTECTIVE 01-14-000-72120 TONER BLK 01-56-000-73110 TONERS 60-00-000-73870	408.68 61.31 141.99 460.00 <b>Total : 1,071.98</b>
157654	2/27/2015	003229	CED/EFENGEE	5025-488356	PART 01-25-000-73570	15.99 <b>Total : 15.99</b>

Voucher List  
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157655	2/27/2015	015199 CHICAGO PARTS & SOUNDS LTD	10729		ANTENNA 01-17-205-72540	125.00
<b>Total :</b>						<b>125.00</b>
157656	2/27/2015	005299 CLASS C SOLUTIONS GROUP	7240909001		TUBING,FITTINGS,SANDING DISC,F 60-00-000-72540	104.78
					01-24-000-72540	104.77
					01-23-000-72540	104.78
					01-17-205-72540	157.14
					01-30-000-72540	52.38
			7287833001		PARTS 60-00-000-73840	160.33
<b>Total :</b>						<b>684.18</b>
157657	2/27/2015	013171 COMCAST CABLE	8771401810265348		ACCT#8771401810265348 FIRE ST: 01-19-000-73870	12.66
			8771401810316240		ACCT#8771401810316240 PD 7850 01-17-205-72720	10.53
<b>Total :</b>						<b>23.19</b>
157658	2/27/2015	013878 COMED - COMMONWEALTH EDISON	0385181000		ACCT#0385181000 18001 80TH AVE 73-80-000-72510	4,348.15
			0385440022		ACCT#0385440022 SS BROOKSIDE 60-00-000-72510	437.44
			1856071014		ACCT#1856071014 8300 W 183RD S 01-24-000-72510	69.95
			2335053008		ACCT#2335053008 LITE RT/25 MET 70-00-000-72510	351.47
			2863040039		ACCT#2863040039 LITE RT/25 MET 01-24-000-72510	397.97
			4803158058		ACCT#4803158058 0 RIDGEFIELD L 60-00-000-72510	128.17
			4943163008		ACCT#4943163008 7650 TIMBER DF 70-00-000-72510	22.06
			5983017013		ACCT#5983017013 WATER MONITC 60-00-000-72510	266.64

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157658	2/27/2015	013878	013878 COMED - COMMONWEALTH EDISON (Continued)			<b>Total : 6,021.85</b>
157659	2/27/2015	003223	CONTRACTORS ACOUSTICAL SUPPLY	230022448	CEILING TILES/FS #4 01-25-000-72520	288.00 <b>Total : 288.00</b>
157660	2/27/2015	003635	CROSSMARK PRINTING, INC	26123	BUSINESS CARDS/CONNOLLY & M 01-30-000-72310	42.50
				26233	01-31-000-72310 BUSINESS CARDS/DINA NAVAS	42.50
				26234	01-17-205-72310 ENVELOPES	42.50
				26235	01-20-000-72310 1500 LETTERHEAD	258.90
				26236	01-20-000-72310 UTILITY TERMINATION NOTICE	360.43
					60-00-000-72310	209.20 <b>Total : 956.03</b>
157661	2/27/2015	003517	CURRIE MOTORS	H8630	DUMP TRUCK 30-00-000-74230	67,665.00 <b>Total : 67,665.00</b>
				VTP-012503		
157662	2/27/2015	016393	CUSTOM PATCHES INC	CP550326	PATCHES 01-20-000-73605	696.50 <b>Total : 696.50</b>
157663	2/27/2015	016631	DAUKSAS-ROY, BRIDGET	021815	REIM. EXP. MEALS DURING MABA 01-21-210-72170	37.33 <b>Total : 37.33</b>
157664	2/27/2015	016914	DZA ASSOCIATES INC; H ZUWALA	Ref001314408	February 2015 01-00-000-20599	200.00 <b>Total : 200.00</b>
157665	2/27/2015	004009	EAGLE UNIFORM CO INC	236382	(RAGO) PANTS 01-19-000-73610	49.50
				236402	VTP-012817 BOOTS,COLLAR INSIG,SEWING	

Voucher List  
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157665	2/27/2015	004009 EAGLE UNIFORM CO INC	(Continued)		01-19-000-73610	146.75
			236415		GRZESZKIEWICZ, R (BOOTS)	
			236457	VTP-012754	01-19-000-73610	111.00
					(BOHLSSEN) BELT/SHIRT/PANTS	
				VTP-012812	01-19-000-73610	234.50
			236499		01-19-000-73610	19.00
					(PETERS) PANTS	
			236502	VTP-012816	01-19-000-73610	68.75
					RUSS UNIFORMS	
				VTP-012660	01-19-000-73610	335.00
					01-19-000-73610	3.50
				VTP-012660	01-19-000-73610	18.00
					<b>Total :</b>	<b>986.00</b>
157666	2/27/2015	011176 ELEMENT GRAPHICS & DESIGN, INC	7596		LAMINATE DRY ERASE BOARD	
					14-00-000-72310	120.45
					<b>Total :</b>	<b>120.45</b>
157667	2/27/2015	004087 EMERGENCY MEDICAL PRODUCTS INC	1711128		(SLAGER) EMS SUPPLIES	
			1713541	VTP-012787	01-19-000-73115	960.35
					(SLAGER) EMS SUPPLIES	
				VTP-012787	01-19-000-73115	55.29
					<b>Total :</b>	<b>1,015.64</b>
157668	2/27/2015	016212 F.H.PASCHEN, S.N.NIELSEN &	1550-163-1		80TH AVE TRAIN STATION WASHIN	
				VTP-012524	30-00-000-74106	28,681.50
					<b>Total :</b>	<b>28,681.50</b>
157669	2/27/2015	016911 FIRE SERVICE WOMEN OF ILLINOIS	012515		IFSI/ANYAETTA HOOPES NOV 8-9'1	
					01-19-000-72145	100.00
					<b>Total :</b>	<b>100.00</b>
157670	2/27/2015	015058 FLEETPRIDE	66633797		MINI BULBS,BACK-UP LAMP	
					01-19-000-72540	256.50
					<b>Total :</b>	<b>256.50</b>

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157671	2/27/2015	012941 FMP	52-271300		SENSOR ASY 01-17-205-72540	52.70
			52-271646		BRAKE PADS 01-23-000-72540	49.98
					<b>Total :</b>	<b>102.68</b>
157672	2/27/2015	016081 FREEMAN, JASON	022615		REIM.EXP.FEB'15 CELL PHONE & M 01-35-000-72120	50.00
					01-35-000-72130	32.20
					<b>Total :</b>	<b>82.20</b>
157673	2/27/2015	010828 GABRIEL, GERRY	022715		REIM. EXP. FRUIT BOUQUET 01-23-000-73115	23.87
					60-00-000-73115	23.87
					01-24-000-73115	11.93
					<b>Total :</b>	<b>59.67</b>
157674	2/27/2015	010415 GERARD & ROBERTS CONSTR. INC.	10501		19 BENCHES & PLANTERS SETS 83-00-000-72923	11,400.00
					<b>Total :</b>	<b>11,400.00</b>
157675	2/27/2015	004447 GLOBAL CROSSINGS TELECOMM.	9034946808		ACCT#0202459524 01-14-000-72120	11.16
					<b>Total :</b>	<b>11.16</b>
157676	2/27/2015	015397 GOVTEMPSUSA LLC	1660936		#173407 PAULA WALLRICH/PLANNI 01-31-000-72750	1,702.40
			1660937		#173407 PAULA WALLRICH/PLANNI 01-31-000-72750	1,276.80
					<b>Total :</b>	<b>2,979.20</b>
157677	2/27/2015	004438 GRAINGER	9669719164		FLANGE SEALANT 60-00-000-73631	107.64
					<b>Total :</b>	<b>107.64</b>
157678	2/27/2015	008043 HD SUPPLY WATERWORKS, LTD.	D549224		MAG-LOK LARGE SCRAPER 60-00-000-73410	52.18
			D564947		36" REED MANHOLE HOOK, HYD W	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157678	2/27/2015	008043 HD SUPPLY WATERWORKS, LTD.	(Continued)			
			D564956		60-00-000-73410 CPLG	119.51
					60-00-000-73630	382.00
					<b>Total :</b>	<b>553.69</b>
157679	2/27/2015	004640 HEALTHCARE SERVICE CORPORATION	AP030115		A/C#271855-HEALTH INS EXPENSE	
					01-23-000-72435	400.84
					60-00-000-72435	983.70
					01-17-205-72435	822.81
					01-25-000-72435	411.42
					60-00-000-72435	411.39
					01-23-000-72435	1,329.91
					60-00-000-72435	200.42
					01-24-000-72435	728.65
					60-00-000-72435	635.50
					01-23-000-72430	-0.56
					<b>Total :</b>	<b>5,924.08</b>
157680	2/27/2015	016906 HEIM, ANDREW S.	022315		TOBACCO ENFORCEMENT AGENT	
					01-17-205-73875	40.00
					<b>Total :</b>	<b>40.00</b>
157681	2/27/2015	010238 HOME DEPOT CREDIT SERVICES	10014		MAILBOXES	
			23819		01-23-000-73840	27.95
					REFRIGERATOR FILTER	
					01-17-205-73600	49.95
					<b>Total :</b>	<b>77.90</b>
157682	2/27/2015	012328 HOMER INDUSTRIES	S71568		DROP CHARGE - CHIPS	
					01-23-000-72890	400.00
					<b>Total :</b>	<b>400.00</b>
157683	2/27/2015	014161 HOMER TREE CARE, INC.	67325-7		ASH TREE REMOVAL	
					01-23-000-72790	343,099.45
					<b>Total :</b>	<b>343,099.45</b>

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157684	2/27/2015	016905 HUNTER SERVICES INC.	B-04 1509		MOUNTING PASTE,BRUSH 01-17-205-73410	69.53 <b>Total : 69.53</b>
157685	2/27/2015	004820 I.A.F.C MEMBERSHIP RENEWAL	022515		MEMBERSHIP:KRIS DUNN 01-19-000-72720	234.00 <b>Total : 234.00</b>
157686	2/27/2015	004931 ILLINOIS ECONOMIC DEV ASSOC.	479		ONLINE JOB AD 01-32-000-72987	150.00 <b>Total : 150.00</b>
157687	2/27/2015	005123 ILLINOIS FIRE INSPECTORS ASSOC	15932		MEMBERSHIP RIORDAN,LORENDO 01-20-000-72170	95.00 <b>Total : 95.00</b>
157688	2/27/2015	015497 ILLINOIS SECRETARY OF STATE	022415		LICENSE PLATE RENEWAL FEES 01-17-205-72860	303.00 <b>Total : 303.00</b>
157689	2/27/2015	015497 ILLINOIS SECRETARY OF STATE	021715		4 SUSPENDED DRIVERS LICENSES 01-17-205-73600	40.00 <b>Total : 40.00</b>
157690	2/27/2015	013409 ILLINOIS SISTER CITIES ASSOC.	022615		MEMBERSHIP/SISTER CITIES 01-57-000-72720	50.00 <b>Total : 50.00</b>
157691	2/27/2015	005089 INT'L COUNCIL SHOPPING CENTERS	022515		SPONSORSHIP 01-32-000-72954	500.00 <b>Total : 500.00</b>
157692	2/27/2015	011043 KARCZEWSKI, KENNETH	022615		REIM. EXP. WORK BOOTS 01-30-000-73610	65.24 <b>Total : 65.24</b>
157693	2/27/2015	015288 KIESLER POLICE SUPPLY	0734567C	VTP-012405	AMMUNITION 01-17-220-73760	635.28

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157693	2/27/2015	015288	015288 KIESLER POLICE SUPPLY	(Continued)		<b>Total : 635.28</b>
157694	2/27/2015	005379	KLEIN, THORPE & JENKINS, LTD	011315	CREDIT LEGAL SERVICES 0114-470	
				021815	01-14-000-72850	-709.50
					LEGAL SERVICES THRU 1/31/15	
					01-14-000-72850	32,764.08
					17-00-000-72850	80.00
					18-00-000-72850	80.00
					01-14-000-72850	1,585.00
					19-00-000-72850	80.00
					01-14-000-72850	15,447.74
					01-14-000-72855	42.00
					01-14-000-72850	8,034.60
					<b>Total :</b>	<b>57,403.92</b>
157695	2/27/2015	016816	KORTUM, CHASE A.	022315	TOBACCO ENFORCEMENT AGENT	
					01-17-205-73875	40.00
					<b>Total :</b>	<b>40.00</b>
157696	2/27/2015	005222	LEE JENSEN SALES CO., INC.	144390	LABOR REPAIR CST MAGANATRAK	
					60-00-000-72530	100.00
					<b>Total :</b>	<b>100.00</b>
157697	2/27/2015	014190	LEHIGH HANSON	5473956	STONES	
					60-00-000-73860	540.96
					01-23-000-73860	270.48
					70-00-000-73860	90.16
					<b>Total :</b>	<b>901.60</b>
157698	2/27/2015	005546	LODE, GENE	022515	REIM. EXP. REGISTRATION ILPHCC	
					01-30-000-72140	30.00
					<b>Total :</b>	<b>30.00</b>
157699	2/27/2015	007100	M. E.SIMPSON COMPANY, INC	26601	VALVES 2/3/15-2/12/15	
					60-00-000-72790	6,394.00
					<b>Total :</b>	<b>6,394.00</b>
157700	2/27/2015	010993	MARS COMPANY	148836	KEYPAD,SWITCH,ELASTOMER,PRC	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157700	2/27/2015	010993 MARS COMPANY	(Continued)		60-00-000-74175	327.85
					<b>Total :</b>	<b>327.85</b>
157701	2/27/2015	015940 MEDINAH HIGHLANDERS	022415		IRISH PARADE/PIPES & DRUMS 3/8 83-00-000-72923	800.00
					<b>Total :</b>	<b>800.00</b>
157702	2/27/2015	006074 MENARDS	63453		AIR HOSE,FLINT STRIKER,KNIFE,O 60-00-000-73410	136.21
			63512		BIKE HOOK,PARTS,BRACKET 01-23-000-73840	15.14
			63521		ELBOW,PART,COUPLING 60-00-000-73630	10.96
			63583		POST MOUNT,MAILBOX POST 01-23-000-73840	87.90
			63700		FLOOR CARE,CHAMOIS SPONGE 01-25-000-73580	9.16
					<b>Total :</b>	<b>259.37</b>
157703	2/27/2015	005742 METRO POWER INC.	10355		GENERATOR REPAIRS VARIOUS LC 01-25-000-72520	1,077.64
					<b>Total :</b>	<b>1,077.64</b>
157704	2/27/2015	005856 MONROE TRUCK EQUIPMENT,INC.	307895		BLACK HOSE 01-23-000-72540	62.00
					<b>Total :</b>	<b>62.00</b>
157705	2/27/2015	014443 MURPHY & MILLER, INC.	228947		BOILER REPAIR/IGNITION CABLE 01-25-000-72530	379.27
					<b>Total :</b>	<b>379.27</b>
157706	2/27/2015	015723 NICOR	90223493009		ACCT#90-22-34-9300 9 6700 SOUTH 73-67-000-72511	310.18
					<b>Total :</b>	<b>310.18</b>
157707	2/27/2015	006216 NORTH EAST MULTI-REG TRAINING	192064		6 ATTENDEES BASIC RECORDS PF 01-17-205-72140	600.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157707	2/27/2015	006216	006216 NORTH EAST MULTI-REG TRAINING (Continued)			<b>Total : 600.00</b>
157708	2/27/2015	013599	OFFICE DEPOT		POCKET FOLDERS,FILE JACKETS,I 01-19-000-73110	83.15
					HIGHLIGHTER,BINDER CLIPS,MARI 01-19-000-73110	52.21
					CALCULATOR 01-20-000-73110	25.94
					<b>Total :</b>	<b>161.30</b>
157709	2/27/2015	010702	O'MALLEY, JOHN D.	022215	BACKGRD INVEST:CUSTODIANS 01-25-000-72446	600.00
					<b>Total :</b>	<b>600.00</b>
157710	2/27/2015	010135	ONSITE COMMUNICATIONS USA, INC	42564	SERVICE CALL/RADIOS REMOVE,R 01-19-000-72550	255.00
				42614	RADIO REPAIR/REPL LCD,CLEANEI 01-19-000-72550	65.00
					<b>Total :</b>	<b>320.00</b>
157711	2/27/2015	006431	ORLAND TOWNSHIP	021815	IMMUNZATIONS/FLU SHOTS 2014 1 01-14-000-72985	110.00
					<b>Total :</b>	<b>110.00</b>
157712	2/27/2015	006640	P.A.W.S.	022315	DINNER DANCE-TRUSTEE LEONI 01-11-000-72220	60.00
					<b>Total :</b>	<b>60.00</b>
157713	2/27/2015	013096	PACE SYSTEMS, INC.	IN00007269	<IT> - SERVER MAINT RENEWALS 01-14-000-72756	7,805.00
				VTP-012847	<b>Total :</b>	<b>7,805.00</b>
157714	2/27/2015	013881	PANDUIT PROCUREMENT CO LLC	022415	25TH INCENTIVE PAYMENT 01-97-000-79127	660.19
					<b>Total :</b>	<b>660.19</b>
157715	2/27/2015	006475	PARK ACE HARDWARE	047136/1	DRYER VENT 01-19-000-73870	12.99

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157715	2/27/2015	006475 PARK ACE HARDWARE	(Continued) 047145/1		UTILITY LIGHTER 01-25-000-73870	6.79
			047149/1		BOLT EYES 01-23-000-73840	8.35
			047160/1		FASTENERS 60-00-000-73410	0.40
			047164/1		DRILL BIT 60-00-000-73410	3.59
			047175/1		KEROSENE,WD-40,LUBE LOCK EA' 01-19-000-72140	26.77
					<b>Total :</b>	<b>58.89</b>
157716	2/27/2015	001654 PCS INDUSTRIES	189993		JANITORIAL SUPPLIES 01-19-000-73580	820.39
					<b>Total :</b>	<b>820.39</b>
157717	2/27/2015	014682 PITNEY BOWES	5218764-FB15		RENTAL CHARGES /PD 01-17-205-72750	140.70
					<b>Total :</b>	<b>140.70</b>
157718	2/27/2015	015995 PORTER LEE CORPORATION	15466	VTP-012855	ZEBRA DESKTOP PRINTER SUPPLI 01-17-225-73600	176.50
					<b>Total :</b>	<b>176.50</b>
157719	2/27/2015	006507 POSTMASTER, U. S. POST OFFICE	022715		PERMIT#6 MARCH'15 WATER BILLS 60-00-000-72110	2,422.82
					<b>Total :</b>	<b>2,422.82</b>
157720	2/27/2015	006507 POSTMASTER, U. S. POST OFFICE	022415		8 ROLLS OF STAMPS 01-20-000-72110	392.00
					<b>Total :</b>	<b>392.00</b>
157721	2/27/2015	006545 PRECISION CARTRIDGE INC.	1357	VTP-012841	AMMUNITION 01-17-220-73760	1,501.00
					<b>Total :</b>	<b>1,501.00</b>
157722	2/27/2015	012902 PRO PARTS INC.	158865		BULBS,OIL FILTER,SNOW BLADE,B	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157722	2/27/2015	012902 PRO PARTS INC.	(Continued)		60-00-000-72540	98.22
					01-24-000-72540	49.10
					01-23-000-72540	98.22
					01-17-205-72540	82.84
			158933		MISCELLANEOUS TOOLS FOR SER	
				VTP-012870	01-17-205-73410	200.00
				VTP-012870	60-00-000-73410	588.63
				VTP-012870	01-23-000-73410	588.62
					<b>Total :</b>	<b>1,705.63</b>
157723	2/27/2015	013587 PROSHRED SECURITY	100054839		SHREDDING/16250 OAK PARK AVE	
					01-14-000-72790	50.00
					<b>Total :</b>	<b>50.00</b>
157724	2/27/2015	006850 QUILL CORPORATION	1020842		STENO BOOK,POST-IT PADS,MOUSE	
					01-31-000-73110	14.99
					01-30-000-73110	209.17
			1020888		SHARPWRITER PENCIL	
					01-31-000-73110	5.94
			1035947		POST-IT POP-UP NOTE	
					01-31-000-73110	16.14
			1457864		3-POCKET SET	
					01-31-000-73110	16.99
			20229		FILE FOLDERS,PENS,POST-ITS,PAI	
					01-30-000-73110	44.92
			9346590		1 ROUND RING BINDER	
					01-31-000-73110	7.98
			9684365		PENCILS	
					01-31-000-73110	21.98
			9684366		DRAWING PENCILS	
					01-31-000-73110	13.59
					<b>Total :</b>	<b>351.70</b>
157725	2/27/2015	015138 RICMAR INDUSTRIES, INC.	320400		CHAMP-WIPERS	
					60-00-000-73870	117.43

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157725	2/27/2015	015138	015138 RICMAR INDUSTRIES, INC.		(Continued)	<b>Total : 117.43</b>
157726	2/27/2015	006874	ROBINSON ENGINEERING CO. LTD.		PROJ#14-155 2014 MISC SITE PLAN	
					01-30-000-72840	697.50
					01-31-000-72840	232.50
			15020120		PROJ#13-308.05 OAK PK AVE COMI	
					19-00-000-75610	9,766.50
			15020153		PROJ#14-733 175TH ST FORCEMAI	
					60-00-000-72840	6,457.00
			15020154		PROJ#14-489 STREET LIGHTING RI	
					30-00-000-75500	3,711.75
					<b>Total :</b>	<b>20,865.25</b>
157727	2/27/2015	016912	ROSENTHAL,MURPHEY,COBLENTZ &	1441M	LEGAL SERVICES	
					01-14-000-72850	10,753.66
					<b>Total :</b>	<b>10,753.66</b>
157728	2/27/2015	016334	RUSH TRUCK CENTERS		SNOW PLOW TRUCK #1	
			2801-1091	VTP-012137	30-00-000-74230	153,724.00
			2801-1092		SNOW PLOW TRUCK #2	
				VTP-012138	30-00-000-74230	153,724.00
			96844619		BOTTLE	
					01-42-000-72540	116.16
			96854087		KT PIN	
					01-42-000-72540	53.59
					<b>Total :</b>	<b>307,617.75</b>
157729	2/27/2015	007629	SAM'S CLUB DIRECT		COPY PAPER	
			0159		01-20-000-73110	111.52
					01-21-210-73110	111.52
			2424		TEA,WATER	
					60-00-000-73115	10.20
					01-24-000-73115	5.10
					01-23-000-73115	10.20
			4932		WATER,FORKS,BATTERIES	
					01-14-000-73115	19.77
					01-25-000-73115	2.25

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157729	2/27/2015	007629	SAM'S CLUB DIRECT			
			(Continued)			
					01-30-000-73110	2.24
					01-31-000-73110	2.24
					60-00-000-73840	18.55
					01-24-000-73840	9.26
					01-23-000-73840	18.55
			7664		WATER,SNACKS,COPY PAPER,COF	
					01-14-000-73115	13.14
					01-14-000-73110	27.88
					60-00-000-73110	27.88
					01-30-000-73110	27.88
					01-31-000-73110	27.88
					01-14-000-73115	80.35
					60-00-000-73115	34.55
					01-24-000-73115	17.28
					01-23-000-73115	34.55
			8133		COFFEE,SNACKS,COPY PAPER,W/	
					01-14-000-73115	16.28
					60-00-000-73115	16.28
					01-30-000-73110	16.29
					01-31-000-73110	16.28
					01-14-000-73110	27.88
					01-23-000-73110	27.88
					01-30-000-73110	27.88
					01-31-000-73110	27.88
					01-14-000-73115	13.74
					60-00-000-73115	7.01
					01-24-000-73115	3.50
					01-23-000-73115	7.01
					60-00-000-73110	11.15
					01-24-000-73110	5.58
					01-23-000-73110	11.15
			9424		WATER	
					01-14-000-73115	17.52
			9911		WATER,WIPES,COPY PAPER,CLOR	
					01-14-000-73115	17.52
					01-14-000-73110	34.85

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157729	2/27/2015	007629 SAM'S CLUB DIRECT	(Continued)		01-23-000-73110	34.85
					01-30-000-73110	34.85
					01-31-000-73110	34.85
					01-14-000-73115	6.74
					01-25-000-73580	6.74
					01-30-000-73110	6.74
					01-31-000-73110	6.74
					01-14-000-73115	10.57
					<b>Total :</b>	<b>1,060.55</b>
157730	2/27/2015	010959 SEARS COMMERCIAL ONE	017505537257		TOOLS	
					60-00-000-73410	153.88
					<b>Total :</b>	<b>153.88</b>
157731	2/27/2015	014346 SILK SCREEN EXPRESS, INC.	64930		(KLOTZ) JACKET	
			65429	VTP-012837	01-19-000-73610	48.00
				VTP-012783	(RUSS) PARKAS	
					01-19-000-73610	580.00
					<b>Total :</b>	<b>628.00</b>
157732	2/27/2015	013043 SITE DESIGN GROUP, LTD.	7250-06		COMPLETE STREETS 11/21/14-1/17	
			7268-03		01-31-000-72847	465.00
			7482-01		VALSPAR B&B BIOSWALE	
					01-31-000-72847	505.00
					TINLEY LANDSCAPE MANAGEMEN	
					01-23-000-72840	8,682.50
					<b>Total :</b>	<b>9,652.50</b>
157733	2/27/2015	012238 STAPLES BUSINESS ADVANTAGE	3256868270		SELF INK STAMP	
			3256868271		01-17-205-72310	29.00
			3256868272		FILE JACKET	
			3256868273		01-17-205-73110	64.02
					COPY PAPER, STAPLER	
					01-17-205-73110	80.65
					RELAY FLASH	
					01-17-205-73110	58.14

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157733	2/27/2015	012238 STAPLES BUSINESS ADVANTAGE	(Continued) 3256868274		CERT HOLDER,STORAGE BOX,PPF 01-13-000-73110 01-46-000-72981 01-14-000-73110	135.96 17.31 166.68 <b>Total : 551.76</b>
157734	2/27/2015	011189 STAPLES CREDIT PLAN	1243508151 1244585401 1255122531 1255222781		INKJET CARTRIDGE 01-21-210-73110 GLOVES 01-21-210-73110 NOTEPAD,POST-ITS,MANILLA ENV, 01-21-210-73110 NOTEPAD 01-21-210-73110	99.99 762.69 171.42 40.58 <b>Total : 1,074.68</b>
157735	2/27/2015	016890 STATEWIDE PUBLISHING LLC	vil0411002115 vil0441007914		17301 S 80TH AVE ANNEXATION AC 01-31-000-72330 17101 71ST AVE MAHER FUNERAL 01-48-000-72330	165.00 152.00 <b>Total : 317.00</b>
157736	2/27/2015	015452 STEINER ELECTRIC COMPANY	S004938753.001 S004953584.001		LAMP 73-67-000-73570 FLUOR LAMP 01-25-000-73570	161.40 56.90 <b>Total : 218.30</b>
157737	2/27/2015	011248 TEMPERATURE EQUIPMENT CORP.	022415		9TH INCENTIVE PAYMENT 01-97-000-79129	224,776.00 <b>Total : 224,776.00</b>
157738	2/27/2015	007717 THIRD DISTRICT FIRE CHIEF ASSN	2640 2642		CANTEEN SUPPLY/163 COBBLER 01-19-000-73870 CANTEEN SUPPLY/16625 FAIRFAX 01-19-000-73870	50.00 91.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157738	2/27/2015	007717	007717 THIRD DISTRICT FIRE CHIEF ASSN (Continued)			<b>Total : 141.00</b>
157739	2/27/2015	012480	TOTAL ADMINISTRATIVE SERV.CORP	IN492651	ADMIN FEES,CARD OPT OUT FEE 01-14-000-72449	213.75
						<b>Total : 213.75</b>
157740	2/27/2015	012187	TOTAL AUTOMATION CONCEPTS, INC	0189531	RELOCATED THERMOSTAT 01-25-000-72530	368.82
				0189533	INSTALLED TEMP ACTUATOR 01-25-000-72530	364.50
						<b>Total : 733.32</b>
157741	2/27/2015	008057	USA BLUE BOOK	566791	PRESSURE WASHER HOSE 01-25-000-72530	88.45
						<b>Total : 88.45</b>
157742	2/27/2015	011416	VERIZON WIRELESS	9740533020	ACCT 280481333-00001 MOBILE DA 01-15-000-72127	114.03
					01-17-220-72127	1,634.71
					01-19-000-72127	342.15
					01-20-000-72127	114.03
					01-21-000-72127	190.05
					01-30-000-72127	190.05
					11-00-000-72127	38.01
					01-25-000-72127	38.01
					60-00-000-72127	228.06
					01-17-205-72127	114.03
				9740533021	ACCT 280481333-00003 MOBILE PI 01-15-000-72120	200.79
					01-12-000-72120	179.12
					01-14-000-72120	1.20
					01-17-205-72120	1,511.87
					01-19-000-72120	308.57
					01-20-000-72120	180.61
					01-21-000-72120	128.33
					01-23-000-72120	300.95
					01-24-000-72120	162.25

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157742	2/27/2015	011416 VERIZON WIRELESS	(Continued)		01-25-000-72120	162.25
					01-30-000-72120	164.32
					01-31-000-72120	62.43
					01-32-000-72120	60.07
					01-42-000-72120	22.70
					01-53-000-72120	11.35
					60-00-000-72120	357.35
					01-21-210-72120	240.24
					01-14-000-72120	5,516.73
					60-00-000-72127	38.01
					01-25-000-72127	38.10
					01-17-205-72120	38.05
					01-11-000-72120	50.07
					<b>Total :</b>	<b>12,738.49</b>
157743	2/27/2015	014938 VILLAGE OF LANSING	022415		9TH INCENTIVE PAYMENT	
					01-97-000-79129	112,388.00
					<b>Total :</b>	<b>112,388.00</b>
157744	2/27/2015	016904 WAGNER, MICHELLE	021915		REFUND TICKET	
					01-14-000-79099	25.00
					<b>Total :</b>	<b>25.00</b>
157745	2/27/2015	008296 WAISHWELL, JESSICA	021815		REIM. EXP. MILEAGE SPRINGFIELD	
					01-21-210-72170	215.37
			021815.		REIM. EXP. MEALS DURING MABAS	
					01-21-210-72170	19.23
					<b>Total :</b>	<b>234.60</b>
157746	2/27/2015	016903 YAKSICH, GARY	022315		REIM. EXP. WORK CLOTHING	
					01-23-000-73610	57.63
					<b>Total :</b>	<b>57.63</b>
<b>108 Vouchers for bank code : apbank</b>						<b>Bank total : 1,275,403.86</b>
<b>111 Vouchers in this report</b>						<b>Total vouchers : 1,284,696.11</b>

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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

\_\_\_\_\_ Village President

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

\_\_\_\_\_ Date

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157561	2/20/2015	002974	002974 BETTENHAUSEN CONSTRUCTION		(Continued)	<b>Total : 1,350.00</b>
157562	2/20/2015	002883	BETTENHAUSEN FIAT OF TINLEY PK	Ref001314158	Refund receipt #: 150160510053 01-00-000-20100	8,755.50 <b>Total : 8,755.50</b>
157563	2/20/2015	010207	BISHOP, BRYAN	021615	PER DIEM: MEALS IATAI IVEST & IN 01-17-220-72140	75.00 <b>Total : 75.00</b>
157564	2/20/2015	003013	BROWNELLS, INC.	10935806.00	VTP-012840 AMMUNITION/TARGET EQUIPMENT 01-17-220-73760	628.14 <b>Total : 628.14</b>
157565	2/20/2015	016744	C.ACITELLI HEATING & PIPING	0000029957	GAS REGULATOR RELOCATE 30-00-000-75008	1,153.64 <b>Total : 1,153.64</b>
157566	2/20/2015	003659	CALIFORNIA CONTRACTORS SUPPLIE	PP63548	TELESCOPING MAGNETIC LED LIG 60-00-000-73410 01-24-000-73410 01-23-000-73410	63.68 31.84 63.68 <b>Total : 159.20</b>
157567	2/20/2015	014148	CALL ONE	1010-7655-0000	CALL ONE CIRCUITS AND PHONE L 01-19-000-72120 60-00-000-72120 01-17-205-72120 01-12-000-72120 01-14-000-72120 01-15-000-72120 01-17-205-72120 01-19-000-72120 01-20-000-72120 01-23-000-72120 01-24-000-72120 01-30-000-72120 01-31-000-72120	716.15 2,426.65 971.02 22.19 -104.08 -18.85 -62.28 -27.86 -9.43 -12.30 -12.30 -18.85 -18.85

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157567	2/20/2015	014148 CALL ONE	(Continued)			
					01-32-000-72120	-12.30
					01-35-000-72120	-12.30
					01-53-000-72120	-6.56
					60-00-000-72120	-62.65
					01-14-000-72120	945.00
					01-11-000-72120	4.53
					01-12-000-72120	10.42
					01-17-205-72120	10.42
					01-19-000-72120	2.27
					01-23-000-72120	2.72
					01-24-000-72120	2.72
					01-31-000-72120	2.72
					01-32-000-72120	2.72
					60-00-000-72120	6.78
					<b>Total :</b>	<b>4,747.70</b>
157568	2/20/2015	011929 CAPITAL ONE BANK (USA), N.A.	0012787422		METRO MANAGERS MARCH'15 LUN	
			011215		01-12-000-72170	110.00
			012115		DATA MARKETING SERVICES	
					01-32-000-72954	80.00
			012215		FORECLOSURES.COM	
					01-32-000-72954	49.95
			012215		MEMBERSHIP BRAD BETTENHAUS	
					01-15-000-72720	300.00
			1596859-77618662		EVENT FEE DONNA FRAMKE	
					01-35-000-72170	230.69
					<b>Total :</b>	<b>770.64</b>
157569	2/20/2015	013478 CARROLL, MICHAEL F.	TP1139		ADMIN. HEARING 1/7/15	
					01-14-000-72876	600.00
					<b>Total :</b>	<b>600.00</b>
157570	2/20/2015	003594 CARTEGRAPH SYSTEMS, INC.	R-0919415		CARTEFLEX SUBSCRIPTION RENE	
					01-23-000-72655	4,680.00
					01-24-000-72655	4,680.00
					01-25-000-72655	4,680.00

Voucher List  
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157570	2/20/2015	003594 CARTEGRAPH SYSTEMS, INC.	(Continued)		60-00-000-72655	4,680.00
					<b>Total :</b>	<b>18,720.00</b>
157571	2/20/2015	003396 CASE LOTS INC.	003615		CAN LINERS,SOAP 01-25-000-73580	242.81
					<b>Total :</b>	<b>242.81</b>
157572	2/20/2015	003334 CCP INDUSTRIES, INC	IN01424089		WIPES 60-00-000-72710 01-24-000-72710 01-23-000-72710 01-19-000-72540 01-17-205-72540 01-30-000-72540 01-14-000-72540 01-21-000-72540 60-00-000-72710 01-24-000-72710 01-23-000-72710 01-19-000-72540 01-17-205-72540 01-30-000-72540 01-14-000-72540 01-21-000-72540	59.85 59.85 59.85 59.85 79.80 39.90 19.95 19.95 8.56 8.56 8.56 8.56 11.41 5.71 2.85 2.84
					<b>Total :</b>	<b>456.05</b>
157573	2/20/2015	003243 CDW GOVERNMENT INC.	SK99917		EPSON REPLACEMENT LAMP 01-14-000-72565	154.99
					<b>Total :</b>	<b>154.99</b>
157574	2/20/2015	003229 CED/EFENGEE	5025-488087		SHORTING CAP 01-24-000-73570	40.87
			5025-488138		PARTS 01-24-000-73570	146.53
			5025-488219		THHN 01-24-000-73570	48.95

Voucher List  
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157574	2/20/2015	003229 CED/EFENGEE	(Continued) 5025-488222		PARTS 01-24-000-73570 70-00-000-73570	143.65 266.77 <b>Total : 646.77</b>
157575	2/20/2015	005299 CLASS C SOLUTIONS GROUP	7249973001		SWIVELS,FITTINGS 01-23-000-72540	387.67 <b>Total : 387.67</b>
157576	2/20/2015	012917 COLLEGE OF DUPAGE	5619	VTP-012677	TRAINING TUITION/CHARLES T. RU 01-19-000-72145	1,005.00 <b>Total : 1,005.00</b>
157577	2/20/2015	013171 COMCAST CABLE	8771401810028977 8771401810296319		ACCT#8771401810028977 7980 183 01-25-000-72790 ACCT#8771401810296319 17355 68 01-14-000-72125	21.07 227.85 <b>Total : 248.92</b>
157578	2/20/2015	012826 CONSTELLATION NEWENERGY, INC.	0021874462 0021874464		POST#2 ACCT#1-EI-2434 CUST#IL_ 60-00-000-72510 POST#5 ACCT#1-EI-3038 CUST#IL_ 60-00-000-72510	7,380.81 2,437.69 <b>Total : 9,818.50</b>
157579	2/20/2015	003223 CONTRACTORS ACOUSTICAL SUPPLY	230022247		PART 01-25-000-72520	115.20 <b>Total : 115.20</b>
157580	2/20/2015	003770 DUSTCATCHERS INC	95199 95200 95563		MATS/PD 01-25-000-72790 MATS/PW GARAGE 01-25-000-72790 MATS/VH 01-25-000-72790	63.57 95.05 44.34 <b>Total : 202.96</b>

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157581	2/20/2015	004009 EAGLE UNIFORM CO INC	236276		(WOOTEN) DUTY PANTS	
				VTP-012823	01-19-000-73610	99.00
			236329		(GUDYKA) DUTY SHOES	
				VTP-012792	01-19-000-73610	136.00
			236361		(BOOTS) DELESTOWICZ	
				VTP-012790	01-19-000-73610	111.00
			236372		(COLANGELO) SHOES/GLOVES/PAI	
				VTP-012822	01-19-000-73610	295.75
					<b>Total :</b>	<b>641.75</b>
157582	2/20/2015	004267 FIRST AYD CORP	683576		CAR WASH DETERGENT POWDER	
					60-00-000-72540	119.94
					01-24-000-72540	59.97
					01-23-000-72540	119.94
					60-00-000-72540	13.28
					01-24-000-72540	6.65
					01-23-000-72540	13.28
					<b>Total :</b>	<b>333.06</b>
157583	2/20/2015	004362 FIVE ALARM FIRE & SAFETY EQUIP	145885-2		CARBIDE CHAIN	
					01-19-000-73410	193.73
					<b>Total :</b>	<b>193.73</b>
157584	2/20/2015	015058 FLEETPRIDE	66574260		AUTOMATIC DRAIN VALVE-HEATED	
					01-23-000-72540	289.54
			66706858		DISC PADS	
					01-42-000-72540	452.44
					<b>Total :</b>	<b>741.98</b>
157585	2/20/2015	012941 FMP	52-271060		BRAKE PAD	
					01-23-000-72540	59.10
			52-271299		SWITCH,VALVE ASM	
					01-21-000-72540	151.06
					<b>Total :</b>	<b>210.16</b>
157586	2/20/2015	016004 FOUR SEASONS HTG & AIR CONDITI	021315		REFUND CONTRACTORS LICENSE	
					01-14-000-79010	50.00

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157586	2/20/2015	016004	016004 FOUR SEASONS HTG & AIR CONDIT (Continued)			<b>Total : 50.00</b>
157587	2/20/2015	016899	GIANNONE, STEPHEN	Ref001314150	UB Refund Cst #00489439 60-00-000-20599	16.10 <b>Total : 16.10</b>
157588	2/20/2015	012942	GODETTE, LAURA	021615	BOXES,CANDY 01-13-000-73110 01-14-000-73115	27.64 23.86 <b>Total : 51.50</b>
157589	2/20/2015	008043	HD SUPPLY WATERWORKS, LTD.		PVC SERV BOX TAPT,PVC SERV BO 60-00-000-73630 METERS 60-00-000-74175 6 SDR35 RECESSED C/O PLUG MIF 60-00-000-73630 METER MATERIAL 60-00-000-74175 60-00-000-74175 METER MATERIAL 60-00-000-74175 CPLG,SEALANT 60-00-000-73630 CREDIT/METERS 60-00-000-74175 METERS 60-00-000-74175 CAST IRON FLANGE KIT 60-00-000-74175	325.00 1,008.00 27.65 435.00 8.08 3,408.00 407.89 -1,008.00 954.00 2,230.00 48.00 <b>Total : 7,843.62</b>
157590	2/20/2015	005044	ILLINOIS FIRE CHIEF'S ASSOC.	15-260	MEMBERSHIP/ROBERT BETTENHA 01-19-000-72720	40.00 <b>Total : 40.00</b>

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157591	2/20/2015	015497 ILLINOIS SECRETARY OF STATE	021715		VIN#2MELM75W6PX683159 SEIZED 10-00-000-72860	95.00
<b>Total :</b>						<b>95.00</b>
157592	2/20/2015	005127 INGALLS OCCUPATIONAL MEDICINE	CP217960		DRUG SCREEN,BREATHALYZER 01-24-000-72735	55.00
					01-23-000-72735	20.00
					01-25-000-73110	55.00
			CP218086		DRUG SCREEN 5 PANEL NONDOT 60-00-000-72150	55.00
			CP218169		EXAM/THOMAS MULQUEENY 01-53-000-72855	122.00
<b>Total :</b>						<b>307.00</b>
157593	2/20/2015	014978 INNOVATIVE MAINTENANCE SYSTEMS	34932	VTP-012845	SOFTWARE UPGRADE 60-00-000-72520	549.00
<b>Total :</b>						<b>549.00</b>
157594	2/20/2015	016795 INTEGRATED TELECOMMUNICATION	4794021115	VTP-012668	SCADA SOFTWARE.TECHNICAL SL 60-00-000-72528	2,600.00
<b>Total :</b>						<b>2,600.00</b>
157595	2/20/2015	004875 IRMA	13956		JAN'15 DEDUCTIBLE 01-14-000-72541	2,500.00
					01-17-205-72541	-37.78
					01-23-000-72541	-100.00
					01-19-000-72541	10.80
			13984		JAN'15 OPTIONAL DEDUCTIBLE 01-14-000-72541	7,500.00
<b>Total :</b>						<b>9,873.02</b>
157596	2/20/2015	005022 ISAWWA	200015595	VTP-012865	WATERCON2015 60-00-000-72170	250.00
<b>Total :</b>						<b>250.00</b>
157597	2/20/2015	010377 JIMMY JOHN'S GOURMET SANDWICH	2084660		DELI ITEMS 01-23-000-72220	25.00

Voucher List  
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157597	2/20/2015	010377 JIMMY JOHN'S GOURMET SANDWICH	(Continued)		01-24-000-72220	25.00
					60-00-000-72220	25.00
					01-23-000-72220	1.33
					01-24-000-72220	1.33
					60-00-000-72220	1.34
					<b>Total :</b>	<b>79.00</b>
157598	2/20/2015	016900 JPK CAPTIAL, LTD	Ref001314151		UB Refund Cst #00494457	
					60-00-000-20599	12.43
					<b>Total :</b>	<b>12.43</b>
157599	2/20/2015	005356 KROTSER, BRIAN	021615		PER DIEM:MEALS NEMRT RAID PL/	
			021615.		01-17-220-72140	15.00
					PER DIEM: MEAL NEMRT ADVANCE	
					01-17-220-72140	30.00
					<b>Total :</b>	<b>45.00</b>
157600	2/20/2015	005546 LODGE, GENE	021915		REIM. EXP. STATE OF ILL INSPECTI	
			021915.		01-30-000-72720	150.00
					REIM. EXP. REGISTRATION ILL AME	
					01-30-000-72140	58.00
					<b>Total :</b>	<b>208.00</b>
157601	2/20/2015	016897 LYONS, MICHAEL	021915		REFUND OVERPAYMENT IRISH PAF	
					83-00-000-72923	15.00
					<b>Total :</b>	<b>15.00</b>
157602	2/20/2015	001439 M & M AUTO GLASS & UPHOL.SERV.	483807		HEATED BACKGLASS DEFROSTER	
					01-17-205-72540	75.00
					<b>Total :</b>	<b>75.00</b>
157603	2/20/2015	006087 MC DONALD DASH	1009616		PADLOCK	
					01-25-000-73840	244.28
					<b>Total :</b>	<b>244.28</b>
157604	2/20/2015	006074 MENARDS	62552		TEXTURED 2X4	
					01-25-000-72520	313.60

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157604	2/20/2015	006074 MENARDS	(Continued)			
			62854		PHONE LINE CORD,PHONE LINE SI 01-25-000-72777	8.26
			62886		HOSE BARB,PARTS,WHITE SHELF 60-00-000-72528	18.87
			62888		CREDIT / TEXTURED 2X4 01-25-000-72520	-235.20
			62889		POST,MAILBOX,DECK COMBO,KIT I 01-23-000-73840	164.36
			62920		LATCHING TOTE 01-23-000-73410	19.94
			62941		THERMOCOUPLE,ANTIQUE SILVER 01-25-000-73870	16.94
			63071		COMPRESSOR,TAPE 60-00-000-72530	361.97
			63084		BUNGEE,MAT,KNIFE,GREAT STUFF 01-23-000-73410	71.09
			63141		VEHICLE SUPPLIES 01-19-000-73410	274.20
					<b>Total :</b>	<b>1,014.03</b>
157605	2/20/2015	012517 MERIDIAN IT INC.	S24051-IN		AD HOC SERVICES AGRMNT MICH, 01-14-000-72650	360.00
					<b>Total :</b>	<b>360.00</b>
157606	2/20/2015	005774 MUNICIPAL CLERK'S ASSOC. OF	022315		(4)SPRING MUN.CLERK'S ED SUMM 01-13-000-72140	140.00
					<b>Total :</b>	<b>140.00</b>
157607	2/20/2015	015844 NELSON SYSTEMS INC	70821		REPAIR DVD DRIVE 01-21-210-72565	605.00
					<b>Total :</b>	<b>605.00</b>
157608	2/20/2015	006221 NORTHERN SAFETY CO. INC.	901288608		GLOVES 60-00-000-73845	47.94
					01-23-000-73845	47.94
					60-00-000-73845	8.01

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157608	2/20/2015	006221 NORTHERN SAFETY CO. INC.	(Continued)		01-23-000-73845	8.01
					<b>Total :</b>	<b>111.90</b>
157609	2/20/2015	013599 OFFICE DEPOT	753783774001		PAD,SHARPENER,CLIPBOARD 01-19-000-73110	41.35
					<b>Total :</b>	<b>41.35</b>
157610	2/20/2015	006640 P.A.W.S.	021715		ANNUAL DINNER/ZABROCKI & HAN 01-11-000-72220	120.00
					<b>Total :</b>	<b>120.00</b>
157611	2/20/2015	006475 PARK ACE HARDWARE	047077/1 047083/1		MAP PRO 60-00-000-73410 HOUSE NUMBERS 01-23-000-73840	20.78 16.38
					<b>Total :</b>	<b>37.16</b>
157612	2/20/2015	006727 PATTEN INDUSTRIES, INC #774539	P50C0888520 P50C0888521		LAMP 01-23-000-72530 CYLINDER 01-23-000-72530	195.13 693.87
					<b>Total :</b>	<b>889.00</b>
157613	2/20/2015	006850 QUILL CORPORATION	18925		AD DIVIDERS 01-30-000-73110	18.00
					<b>Total :</b>	<b>18.00</b>
157614	2/20/2015	014412 RAINS, SCOTT	021615		REIM.EXP.DOG FOOD 01-17-220-72240	47.79
					<b>Total :</b>	<b>47.79</b>
157615	2/20/2015	006361 RAY O'HERRON CO. INC	1508938-IN		BADGES 01-17-205-73610	78.20
					<b>Total :</b>	<b>78.20</b>
157616	2/20/2015	013125 RAY'S AUTO BODY	24806	VTP-012864	BODY DAMAGE UNIT 3 REPORTED 01-23-000-72540	717.20

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157616	2/20/2015	013125 013125 RAY'S AUTO BODY	(Continued)			<b>Total : 717.20</b>
157617	2/20/2015	006972 RED WING SHOE STORE	1590000006073	VTP-012782	(ERWIN) SHOES 01-19-000-73610	116.99 <b>Total : 116.99</b>
157618	2/20/2015	015423 ROY ZENERE TRUCKING &	2302 2339		6"-10" PUSH SNOW REMOVAL, 2/1/ 01-23-000-72785 6"-10" PUSH SNOW REMOVAL 01-23-000-72785	21,829.00 21,829.00 <b>Total : 43,658.00</b>
157619	2/20/2015	016334 RUSH TRUCK CENTERS	96753715 96789537 96795278 96815479 96828764 96828800	G	HOSE,NOZZLE,HINGE,VISOR 01-23-000-72540 HOOK UP LAPTOP 01-42-000-72540 CYLINDER,CYLINDER CORE 01-42-000-72540 KT SHOE 01-42-000-72540 CREDIT/ KT SHOE,CYLINDER CORI 01-42-000-72540 01-42-000-72540 KT PIN 01-42-000-72540	278.72 183.80 317.94 168.60 -168.60 -83.79 53.59 <b>Total : 750.26</b>
157620	2/20/2015	007091 SAFETY KLEEN	65925818		PARTS WASHER-SOLVENT 60-00-000-72750 01-24-000-72750 01-23-000-72750 01-17-205-72540 01-30-000-73110	53.49 53.49 53.49 80.22 26.74 <b>Total : 267.43</b>
157621	2/20/2015	007629 SAM'S CLUB DIRECT	1725		SODA,WATER,SNACKS,VARIETY P/ 01-23-000-72220	11.98

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157621	2/20/2015	007629 SAM'S CLUB DIRECT	(Continued)		60-00-000-73115	4.38
					01-24-000-73115	4.38
					01-23-000-73115	4.38
					01-25-000-73580	8.98
					01-14-000-73115	62.90
			9797		WATER,KLEENEX,COFFEE	
					01-14-000-73115	13.23
					01-25-000-73115	13.23
					01-30-000-73110	13.23
					01-31-000-73110	13.23
					60-00-000-73115	9.50
					01-24-000-73115	4.74
					01-23-000-73115	9.50
					<b>Total :</b>	<b>173.66</b>
157622	2/20/2015	016115 SHARP MILL GRAPHICS, INC.	1119		BANNERS FOR IRISH PARADE	
					83-00-000-72923	387.50
					<b>Total :</b>	<b>387.50</b>
157623	2/20/2015	014346 SILK SCREEN EXPRESS, INC.	63641		(MAZZIOTTA, D) JACKET	
			63642	VTP-012761	01-19-000-73610	48.00
			63643	VTP-012763	(BLOMBERG) JACKET 01-19-000-73610	43.00
			63732	VTP-012762	(GRZESZKIEWICZ, R) JACKET 01-19-000-73610	43.00
			64029	VTP-012798	(AUNE) JACKET 01-19-000-73610	53.00
			64030	VTP-012800	(RICHEY) JACKET 01-19-000-73610	48.00
			64707	VTP-012799	(HOLDEFER) JACKET 01-19-000-73610	43.00
			64708	VTP-012828	(GRIFFIN, TIM) JACKET 01-19-000-73610	43.00
			64709	VTP-012829	(RAGO) JACKET 01-19-000-73610	43.00
					(MERRICK) JACKET	

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157623	2/20/2015	014346 SILK SCREEN EXPRESS, INC.	(Continued)	VTP-012830	01-19-000-73610	48.00
<b>Total :</b>						<b>412.00</b>
157624	2/20/2015	011189 STAPLES CREDIT PLAN	1186734261		TAPE,PENTEL,MEMOREX,STAPLES	114.49
			1189410971		01-21-210-73110 TONER	265.17
			1191869811		01-21-210-73110 PLANTRONICS	42.76
			1191964981		01-21-210-73110 PLANTRONICS, LEGAL PAD	191.57
			1192046471		01-21-210-73110 SECOND NATURE LEGAL	38.58
			2047253810		01-21-210-73110 ROLL LAM 3mm 83-00-000-72987	121.60
<b>Total :</b>						<b>774.17</b>
157625	2/20/2015	010139 SULLIVAN, KEITH	021615		REIM. EXP. RESERVE OFFICERS C	51.18
					01-17-205-72974	51.18
<b>Total :</b>						<b>51.18</b>
157626	2/20/2015	014446 SULLIVAN, LINDA	020415		REIM.EXP.PICTURES-DISCOVER TI	14.00
					01-56-000-72954	14.00
<b>Total :</b>						<b>14.00</b>
157627	2/20/2015	013795 SUN-TIMES MEDIA	0000284403		ADS #100157280 1/1/15-1/31/15	1,598.00
					01-40-000-72330	549.00
					01-25-000-72330	1,099.00
					01-32-000-72446	24.82
					01-14-000-72330	24.82
<b>Total :</b>						<b>3,270.82</b>
157628	2/20/2015	007297 SUTTON FORD INC./FLEET SALES	410633		LAMP ASY	38.32
			410684		01-23-000-72540	38.32
					PROCESSOR-LIGHTING	299.95
					01-17-205-72540	299.95

Voucher List  
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157628	2/20/2015	007297	007297 SUTTON FORD INC./FLEET SALES	(Continued)		<b>Total : 338.27</b>
157629	2/20/2015	007717	THIRD DISTRICT FIRE CHIEF ASSN	2635	MONTHLY LUNCHEON MEETING 01-19-000-72170	15.00 <b>Total : 15.00</b>
157630	2/20/2015	016901	THOMAS, TWONE	Ref001314153	UB Refund Cst #00489908 60-00-000-20599	16.92 <b>Total : 16.92</b>
157631	2/20/2015	016896	TINLEY PARK KIRBY	021015	VACUUMS 01-25-000-72525	1,883.00 <b>Total : 1,883.00</b>
157632	2/20/2015	011003	TRANE	10390961R1	FILTERS 01-25-000-72530 73-67-000-72520	53.52 53.52 <b>Total : 107.04</b>
157633	2/20/2015	008030	UCN INC.	15012491	ADMINISTRATION FEE 01-17-205-72430 01-30-000-72430 70-00-000-72430 01-20-000-72430 01-11-000-72430 01-23-000-72430 01-24-000-72430 01-25-000-72430 60-00-000-72430 01-21-210-72430	10.40 1.93 1.93 1.18 0.74 0.72 1.93 2.72 2.35 1.10 <b>Total : 25.00</b>
157634	2/20/2015	002165	ULINE, INC	65136608	POLYTUBING 01-17-220-73600	195.39 <b>Total : 195.39</b>
157635	2/20/2015	008040	UNDERGROUND PIPE & VALVE CO	006483-01	VTP-012849 REPAIR PARTS 60-00-000-73630	150.00

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
157635	2/20/2015	008040 UNDERGROUND PIPE & VALVE CO	(Continued) 006535	VTP-012863	REPAIR CLAMPS 60-00-000-73630	2,534.00
<b>Total :</b>						<b>2,684.00</b>
157636	2/20/2015	011904 UPS	0000626634065		UPS INTERNET SHIPPING 01-19-000-72110	22.47
<b>Total :</b>						<b>22.47</b>
157637	2/20/2015	012368 VISION INTEGRATED GRAPHICS,LLC	465511		LATE NOTICES FOR JAN 1ST 2015   60-00-000-72310 60-00-000-72110	407.12 604.66
<b>Total :</b>						<b>1,011.78</b>
157638	2/20/2015	011055 WARREN OIL CO.	I0892240		N.L.GAS USED 2/5/15-2/12/15 01-17-205-73530 01-19-000-73530 01-20-000-73530 01-21-000-73530 60-00-000-73530 01-23-000-73530 01-24-000-73530 01-30-000-73530 01-32-000-73530 01-12-000-73530 01-14-000-73531 14-00-000-73530 01-53-000-73530	8,242.02 394.58 139.26 273.88 961.84 1,460.86 439.14 418.25 66.85 282.24 193.57 69.17 254.39
			I0892241		DIESEL USED 2/5/15-2/12/15 01-19-000-73545 60-00-000-73545 01-23-000-73545 01-24-000-73545 01-14-000-73532 01-42-000-73545 01-14-000-73531	737.64 743.44 3,140.58 124.60 105.14 199.93 3,608.33

Voucher List  
Village of Tinley Park

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
157638	2/20/2015	011055	011055 WARREN OIL CO.		(Continued)	<b>Total :</b> 21,855.71
<b>84 Vouchers for bank code :</b> apbank						<b>Bank total :</b> 157,523.79
<b>84 Vouchers in this report</b>						<b>Total vouchers :</b> 157,523.79

The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

\_\_\_\_\_ Village President

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

\_\_\_\_\_ Date

## **ITEM # 5**

CONSIDER THE PRESENTATION OF  
CERTIFICATES OF RECOGNITION TO THE  
TINLEY PARK BULLDOGS 6<sup>TH</sup> GRADE SMALL  
CHEER SQUAD FOR WINNING FIRST PLACE  
AT THE IRCA STATE COMPETITION -

**President Zabrocki**

## **ITEM # 6**

CONSIDER A PROCLAMATION RECOGNIZING  
THOMES E. BURNETTE, CHRISTOPHER  
FLEISCHMANN, JACOB J. JUNG AND JOSEPH  
RYMSZA ON ACHIEVING THE RANK OF  
EAGLE SCOUT-

**President Zabrocki**

**RESOLUTION NUMBER 2015-R-010**

**RESOLUTION APPROVING COOK COUNTY CLASS 6B SER RECLASSIFICATION  
FOR THE PROPERTY LOCATED AT 7447 DUVAN DRIVE  
(BRUSKE ENTERPRISES, INC)**

WHEREAS, the Village of Tinley Park desires to promote and sustain industrial development in the Village of Tinley Park; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, and amended from time to time, which has instituted a program to encourage industrial and commercial development in Cook County known as the Cook County Real Property Classification Ordinance; and

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6B SER Sustainable Emergency Relief which provides an applicant a reduction in the assessment level for industrial enterprises demonstrating economic hardship; and

WHEREAS, Class 6B SER requires the approval of the Cook County Board of Commissioners and the Village of Tinley Park; and

WHEREAS, Bruske Enterprises Inc. has applied for or is applying for Class 6B SER property status pursuant to said aforementioned ordinance, specifically as Special Circumstances make the Incentive necessary for the industrial enterprise to maintain staff and continue operations at certain real estate located at 7447 Duvan Drive (Subject Property) in the Village of Tinley Park, Orland Township, Cook County, Illinois, with the Property Index Number 27-36-204-012-0000 and legally described in Exhibit "A" attached hereto, and,

WHEREAS, without such Class 6B SER designation, the economic viability of this 29 year old company would be threatened, causing the property to be in imminent risk of becoming vacant and unused; and

WHEREAS, the granting of a Class 6B SER tax incentive for the Subject Property is necessary for Bruske Enterprises to continue employment of 53 people; and

WHEREAS, the company's operation and employment is consistent with the overall Tinley Park comprehensive plan for growth and development of the Duvan Industrial area of Orland Township, Cook County; and

WHEREAS, Bruske Enterprises, Inc. has requested approval from the Village of Tinley Park and Cook County for Special Circumstances based on Sustainable Emergency Relief provisions;

**NOW, THEREFORE, Be It Resolved** by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, that:

1. The President and Board of Trustees hereby approve the granting of a Cook County Real Estate Classification 6B Sustainable Emergency Relief (SER) for the property located at 7447 Duvan Drive, Tinley Park, Orland Township, Cook County, Illinois, PIN Number 27-36-204-012-0000.
2. The Special Circumstances for Class 6B SER is hereby supported and approved by the President and Board of Trustees, and,

**BE IT FURTHER RESOLVED**, that the Village Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Offices of the Cook County Assessor, the Cook County Clerk and the Cook County Board of Commissioners.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_, by the following roll call vote:

AYES:  
NAYS:  
ABSENT:

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Edward J. Zabrocki  
Village President

ATTEST:

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Patrick E. Rea  
Village Clerk



# Interoffice Memorandum

Public Works & 911 Departments

Date: February 26, 2015  
To: Steve Tilton, Assistant Village Manager  
From: John Urbanski, Facilities & Fleet Superintendent  
Re: **Radio Console & 911 Telephone System "Replacement Project" RFP**

Presented for March 3<sup>rd</sup>, 2015 Village Board Agenda discussion and possible action:

Description:

This Request for Proposal (RFP) is issued for replacement of the Radio Communications Console and E911 equipment that is currently 15 years and 6 years old respectively with current "Industry Standard" IP/TDM based radio communications equipment and NG911 Telephony equipment.

Per the current, approved budget, Public Works & Emergency Communications are requesting the Village Board to approve the replacement of the equipment to support future radio and NG911 technology changes as it evolves over the next 10 years.

Background:

The scope of the project is to replace existing equipment that provides the emergency communications control network for the Village. The scope of services will be divided into (2) parts. Part (1) will be the replacement of the Radio Communications Console equipment and Part (2) shall be the replacement of the E911 Telephony equipment.

The extent of the project will be to install the new equipment in parallel with the existing equipment. The vendor will work with the current service provider to parallel, test and cutover to the new system as required. The current service provider will then remove the existing equipment in a staged progression whereas each position will be brought on-line by the responsible vendor and the old equipment will be decommissioned immediately.

Budget / Finance: Funds are budgeted and available in Capital Fund

Estimated Project Amount	\$ 640,000.00
Infrastructure Materials:	\$ 5,000.00
Project Engineering:	\$ 20,000.00
Project Allowance:	\$ 10,000.00
	<hr/>
	\$ 675,000.00

Staff Request:

Staff is requesting the Village approve a date of April 17, 2015 as the date to receive RFP responses for this project.



## MEMORANDUM

TO: Dave Niemeyer, Village Manager  
Mike Mertens, Assistant Village Manager  
Steve Tilton, Assistant Village Manager

FROM: Don McNeely, Building Commissioner

SUBJECT: Building Department Technician Position

DATE: February 23, 2015

The Village Board approved the position of Building Department Technician and the position was advertised internally the week of February 2<sup>nd</sup> with a total of five applications received.

Interviews were conducted on February 12, 2015 for three of the applicants, two of which were current Village employees. The interview panel consisted of Steve Tilton, Assistant Village Manager and I with Denise Maiolo, Human Resources, facilitating the meeting. Following the interviews, I met with Steve Tilton and we agreed that Debbi Thirstrup would be the best candidate for the position.

Debbi has been employed in the Building Department since July of 2013. During the interview process, Debbi demonstrated her current knowledge and experience of the Building Department workflow. Her work responsibilities have included permit data input in the Eden's system and a high volume of customer service answering phones and the counter. Since the promotion of Terri Chojnacki, full time Civil Service Building Clerk, Debbi has assumed the additional responsibilities of contractor license and bond input and maintenance, permit release and assisting in the training of two new clerical staff.

Debbi's overall experience and training in the Building Department makes her the best candidate for the position of Building Department Technician with an effective date of March 3, 2015.



Cc: Gerry Horan, Human Resources

**COMMENTS FROM  
BOARD & STAFF**

**COMMENTS FROM  
THE PUBLIC**

**ADJOURNMENT**