

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

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on March 17, 2015. President Zabrocki called this meeting to order at 8:00 and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

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

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

Motion was made by Trustee Grady, seconded by Trustee Leoni, to approve and place on file the minutes of the regular Village Board meeting held on March 3, 2015. Vote by voice call. President Zabrocki declared the motion carried.

President Zabrocki presented the following consent agenda items read by the Village Clerk:
The following Consent Agenda items were read by the Village Clerk:

- A. CONSIDER REQUEST FROM AUTISM SPEAKS, CHICAGOLAND CHAPTER, TO CONDUCT A TAG DAY FUNDRAISER ON SATURDAY, MAY 2, 2015 AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- B. REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 8, 2015, AT 6841 TO 6933 176TH PLACE FROM 12:00 NOON TO 10:30 P.M.
- C. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,692,859.38 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED MARCH 6th AND MARCH 13, 2015.

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

Motion was made by Trustee Hannon, seconded by Trustee Grady, to **PROCLAIM THE MONTH OF MARCH "NATIONAL ATHLETIC TRAINING MONTH" IN THE VILLAGE OF TINLEY PARK COUNTIES, ILLINOIS.** March has been declared National Athletic Training Month by the National Athletic Trainers Association. The Village proclaims the desire to raise public awareness of the importance of the athletic training profession and to emphasize the importance of quality health care for the athletes and those engaged in physical activity. Mr. Peter Mortiz was in attendance at the meeting representing the National Athletic Trainers Association. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Staunton, to authorize the Mayor and Clerk to sign the **FINAL PLANNED UNIT DEVELOPMENT PLAT OF SUBDIVISION FOR THE BROOKSIDE GLEN SOUTH, FIRST ADDITION SUBDIVISION LOCATED SOUTH OF FAIRFIELD LANE & SILVERSIDE DRIVE WITHIN THE BROOKSIDE GLEN PLANNED UNIT DEVELOPMENT.** Applicants Malone and Maloney propose sixty (60) single-family residences zoned R-2 PD (Brookside Glen PUD). The Plan Commission recommended approval of this item at its March 5, 2015 regular meeting. On a vote of 7-0-1, the Plan Commission found that this Final PUD Plat is in conformance with the Brookside Glen PUD, as amended, and in the agreement with the approved Preliminary Plat dated February 14, 2006. The Plat has been reviewed by the Village Engineer who finds that it meets Village standards. President Zabrocki asked if anyone cared to address the Board. No one came forward. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Seaman, to adopt and place on file **RESOLUTION NUMBER 2015-R-011 AUTHORIZING AN ANNEXATION AGREEMENT FOR THE PROPERTY LOCATED AT 17301 S. 80TH AVENUE FOR A CONGREGATE ELDERLY CARE FACILITY.** The proposed Annexation Agreement is 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 funds contributed by certain other developers whose developments are benefited by the central detention system
- 9.) The construction of fire access lane(s) and fire equipment turnaround area, including specifications re construction materials and location.
- 10.) Granting of necessary easements.
- 11.) Installation of sidewalks.
- 12.) Installation of all sewer and water mains necessary to serve the Subject Property
- 13.) Provisions for permits and the required letter of credit to guarantee construction of the required public improvements.
- 14.) Term of the Agreement.
- 15.) Provision for installation of necessary utilities.
- 16.) Reimbursement to Village of certain fees and expenses.
- 17.) Approval of a specific landscaping plan.
- 18.) Other miscellaneous provisions.

According to State Statutes, a Public Hearing was held on February 17, 2015 and March 3, 2015. President Zabrocki noted that this item was in its final adoption stage and asked if anyone cared to address the Board. The following addressed the Board:

- Claudia Roche, 7934 Dooneen Avenue, stated her concerns about this development including flooding, the effectiveness of the ponds, traffic and overflow parking and the future of Lot 2 of this development. Ms. Roche asked to Board to stay focused on the items of hers and her neighbors concerns. President Zabrocki noted that is always the intention of the Board and noted that the Board is not aware of any development plans for Lot 2 at this time. He asked the Planning Department to contact Ms. Roche and her neighbors if anything comes forward on Lot 2.
- Richard Eby, Representative of Bickford Senior Living and the Developer of the site, validated Ms. Roche's concerns and feels that Bickford has addressed all of her concerns as has the Village. He reiterated that Bickford has no plans at this time for Lot 2. Part of Lot 2 has been used for stormwater detention and anything that goes into that lot has to go before the Village Board. Mr. Eby noted that the parking ratio far exceeds what is required by engineering design and that if they did need additional parking they would use (possibly rent) a parking lot in the area and bus people to the facility. He also noted that to build a parking lot that is more then needed can also cause a problem with water run off. President Zabrocki asked if the need for these types of facilities is increasing. Mr. Eby stated that there is a continuous increase in the need, over a five year period that they experience a five to ten percent increase is the general trend.

- Eleanor Rizzuto, 7906 Belle Rive Court, stated her concerns about the flooding on this site and is concerned that any development on the site will impact her Townhome Association.
- Brian Kratzer asked for clarifications on the project. He asked if the Village Board was aware that a petition filed with the Village by residents because of the concern for the project and asked if this petition was on record. Trustee Hannon stated that the Board is aware and the petition is part of the record. Mr. Kratzer asked if the Village Board is aware that the Village, Developer and Attorney for the Developer said that the land was bad and is this on record. Trustee Hannon noted that the Village is aware of the soil condition at the site and noted that the Planning Department and Engineers made sure this was addressed in the design of the site. Mr. Kratzer stated his concerns regarding the increase in elevation at the site and will this cause the water to be pushed to the north side of the site. He asked if the Village was planning to remove two detention ponds from the subdivision to the north of the site. President Zabrocki noted that once the detention ponds on the site are working properly the two temporary detention ponds along would be eliminated. Trustee Hannon stated that the two detention ponds in the subdivision have always been temporary. The pond on Dooneen Avenue is actually a recorded subdivided lot. Trustee Hannon explained the master plan for flood control in the Village and noted that when a subdivision is built that cannot get their water to the larger ponds, the developer is required to build temporary detention ponds until they can get the run off to the larger ponds. Mr. Kratzer stated that this site area at the FEMA and the federal level is a high risk flood plain and feels that the by elevating the land the water level will be shifted to the subdivision to the north. According to Mr. Kratzer this has also been confirmed by several insurance agents and if the elevation happens the residents in that subdivision will need to get flood insurance. Village Engineer, Jennifer Prinz, stated that the site is not a regulatory flood plan according to the FEMA maps, it is a flood plain by elevation. The Village brought this to the Developers attention and that is why there are now four detention ponds instead of two ponds. Ms. Prinz noted that there are two separate issues here, stormwater management and compensatory storage for flood plain by elevation, there is no shifting of flood plains, the flood plain does not change. The facility does not have to get flood insurance since it is not regulatory. Ms. Prinz reiterated that the flood plain will not shift. The flood plain is on the other side of 80th Avenue. Mr. Kratzer stated that this is contrary to the federal website. Mr. Kratzer asked the Board that with only four detention ponds will the subdivision to the north of the site receive any water because of this proposed plan. Trustee Hannon stated yes the subdivision to the north will not receive any water because of this proposed plan. The pond south of Dooneen Avenue only collects water from that subdivision, it does not collect water for anywhere else. When the four ponds on the site are built they will take in the water from the two ponds from the subdivision. Mr. Kratzer asked that if residents in the north subdivision experience some type of loss or water concern because this proposed development where does the responsibility lie. He noted that there are still flooding problems at the Dooneen Avenue bend and this was never addressed. Trustee Hannon noted that the Village relies on the Engineers to make the correct calculations to prevent any future problems and he was not aware of any issues at the bend on Dooneen Avenue. Trustee Hannon noted that the residents concerns are part of the record for this meeting and other meetings regarding this proposed development. Mr. Kratzer noted that he is not opposed to this type of facility. He and the other residents are concerned about the flooding issues at this particular site.

Vote on roll call: Ayes: Seaman, Hannon, Maher, Staunton, Jr., Leoni, Grady. Nays: None. President Zabrocki declared the motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Staunton, to authorize the Village Attorney to draft an Ordinance **APPROVING A SPECIAL USE PERMIT FOR AN ACCESSORY ONE-BEDROOM APARTMENT AND A FRONT YARD SETBACK VARIATION FOR MAHER FUNERAL HOME LOCATED AT 17101 71st AVENUE.**

The petitioner, John Maher, representing Maher Funeral Home, is requesting a Special Use Permit for an accessory one-bedroom apartment and a front yard setback Variation for an architectural wall for a funeral home use located at 17101 71st Avenue. The applicant is seeking the special use permit for an apartment to provide 24-hour mortuary service and on-site caretaking, as usual and customary for a funeral home use. The architectural wall proposed encroaches into an existing non-conforming front yard setback to create a twenty-two (22) foot front yard setback. The wall requires a variation of twenty-eight (28) feet for the encroachment, but is necessary to ensure the architectural continuity of the façade improvement proposed. The property is the former Tinley Park Public Library and will be remodeled for use as a funeral home. The subject property is zoned B-4 (Office and Service Business) and R-4 (Single-Family Residential) and is located within the Town and Country Villas subdivision. The Plan Commission held a public hearing on March 5, 2015 and, after conducting findings of fact, unanimously recommended approval to the Village Board of both the Special Use Permit and Variation, subject the following conditions:

1. In order to protect the residential character of the neighborhood, the parking lot lighting will only be used as needed; the lights will be turned on during funeral services and the lights will be off at other times. When there are funeral services, the lights will be turned off no later than 11:00 p.m. and turned on no earlier than 6:30 a.m.;
2. The existing sanitary sewer service laterals will be lined "in-situ" as approved by the Village Engineer.

President Zabrocki asked if anyone cared to address the Board. No one came forward. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Leoni, to authorize the Village Attorney to draft an Ordinance **GRANTING A VARIATION FOR THE MAXIMUM FLOOR AREA OF AN ACCESSORY STRUCTURE (GARAGE) FOR THE PROPERTY LOCATED AT 6224 GAYNELLE ROAD IN THE KIMBERLY HEIGHTS SUBDIVISION.**

The petitioner, Robert Eifel, requests a two-hundred sixteen (216) square foot variation from Section III.I.2.b. (Accessory Structures and Uses) where the maximum floor area allowed for accessory structures is seven hundred twenty (720) square feet. The Petitioner proposes to demolish the existing detached garage and construct a new nine hundred thirty-six (936) square foot detached garage in roughly the same location as the current garage. The subject property, located at 6224 Gaynelle Road, is zoned R-1 Single-Family Residential Zoning District and within the Kimberly Heights Subdivision. A public hearing was held by the Zoning Board of Appeals (ZBA) on February 26, 2015 and the ZBA recommended that the Village Board grant the variation with the following conditions:

1. The structure will be used for storage purposes only and will not be utilized as a temporary or permanent living space or be utilized for any business-related activity, including, without limitation, home-based businesses or vehicle repair;

2. The proposed garage must meet all other applicable Village codes (particularly height limitations for the structure and the garage door) and must apply for all required permits;
3. The use of vehicles that will be parked within the structure must comply with the Performance Standards contained within the Village's Zoning Ordinance and must not cause a nuisance to neighbors;
4. The structure shall not be served by water, sanitary sewer, or natural gas;
5. No fuel-burning device shall be installed, unless AGA-approved, vented gas fired, with sealed combustion chamber; and
6. Storage of materials within the structure must meet all Fire Code safety regulations.

President Zabrocki asked if anyone cared to address the Board. No one came forward. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to waive first reading, adopt and place on file **RESOLUTION 2015-R-013 URGING THE GOVERNOR AND GENERAL ASSEMBLY TO PROTECT FULL FUNDING OF LOCAL GOVERNMENT DISTRIBUTIVE FUND REVENUES**. The Governor has proposed a 50 percent reduction in the local share of the income tax during the Fiscal Year 2016 Budget Address earlier this year. This would reduce local revenues by over \$600 million. The Village of Tinley Park would lose approximately \$3,000,000 per year according to the Illinois Municipal League. The Village urges the Governor and General Assembly to protect full funding of the Local Government Distributive Fund and other revenue sources that allow local governments to provide for the health, safety and general welfare of its residents. President Zabrocki noted that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Hannon, Maher, Staunton, Jr., Leoni, Grady. Nay: None. President Zabrocki declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to **AWARD THE CONTRACT FOR PRINTING AND DESIGN LAYOUT SERVICES FOR THE TINLEY PARK EXCHANGE PUBLICATION TO CROSSMARK PRINTING**. Discussion: The Village, on January 27, 2015, advertised for request for proposals (RFPs) for printing and design services for the Tinley Park Exchange publication. Six firms responded to the RFP on February 10, 2015. As shown in the chart below, Crossmark Printing has provided the most responsive and responsible bid package. Crossmark Printing has performed work for the Village in the past and their work has been acceptable to the Village. The bids received are as follows:

Contractor	36 Page Issue	Design / Layout
Crossmark Printing, Tinley Park, IL	\$13,574	\$35/Hour
KB Offset Printing, State College, PA	\$14,901	\$65/Hour
Accurate Printing, Crestwood, IL	\$15,218	\$93.75/Hour
Viso Graphic, Addison, IL	\$16,500	\$100/Hour
Korzenowski Design, Elmhurst, IL	\$18,395	\$75/Hour
Force Enterprises, Tinley Park, IL	\$18,395	\$35/Hour

Funding for the Tinley Park Exchange is included in the proposed Fiscal 2016 Budget. This item was discussed at the Finance & Economic Development Committee held on, February 17, 2015 and recommended for approval. President Zabrocki noted that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Hannon, Maher, Staunton, Jr., Leoni, Grady. Nays: None. President Zabrocki declared the motion carried.

At this time President Zabrocki **ANNOUNCED THE AVAILABILITY OF THE ELIGIBILITY REPORT AND REDEVELOPMENT PLAN AND PROJECT DOCUMENTS FOR PUBLIC INSPECTION FOR THE PROPOSED TAX INCREMENT FINANCE (TIF) DISTRICT INCLUDING THE FORMER TINLEY PARK MENTAL HEALTH CENTER SITE.** In December 2014 the Village of Tinley Park hired Ehlers, Inc. to review the feasibility of creating a Tax Increment Financing District including the property commonly known as the former Tinley Park Mental Health Center. Based on the analysis and proposed project area, the Village is now announcing the availability of the Eligibility Report and Redevelopment Plan and Project documents for the proposed Tax Increment Financing District. These documents will be made available through our Village Clerk's Office as well as included on our Village website at www.tinleypark.org.

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

President Zabrocki announced that the Village Board meeting scheduled for April 21, 2015 will be cancelled and a Special Village Board meeting will be held on April 28, 2015 at 8:00 p.m.

Clerk Rea announced that the 2015 Vehicle Sticker will be going on sale on April 1, 2015. This year's sticker features the Bartels Windmill that once stood at 171st Street and Oak Park Avenue. Vehicle stickers can be purchased from 8:30 a.m. to 5 p.m. Mondays through Fridays at Tinley Park Village Hall, 16250 S. Oak Park Ave.; and 24 hours a day, seven days a week at the Tinley Park Police Department, 7850 W. 183rd St.

Schedule of fees for Vehicle Stickers:

- Passenger auto, van and recreational vehicle: \$25 by June 30; \$45 after
- Truck, one ton or less: \$35 by June 30; \$60 after
- Truck, more than one ton: \$55 by June 30; \$95 after
- Bus or taxi: \$40 by June 30; \$70 after
- Motorcycle: \$10 by June 30; \$20 after
- Senior citizen passenger auto: \$1.50 by June 30; \$3 after
- Transfer fee: \$2

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

Lee Talley, 7953 Glenfield Avenue, stated his concerns about the spending by the Village and the increase in his taxes. Mr. Talley asked the Village Board to take into consideration these increases and make when making spending decisions think of how this affects the average citizen. President Zabrocki thanked Mr. Talley for his statements and noted that the Village Board did this while making their decisions for the 2016 Fiscal Budget.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to adjourn the regular Board meeting. Vote by voice call. President Zabrocki declared the motion carried and adjourned the regular Board meeting at 8:57 p.m.

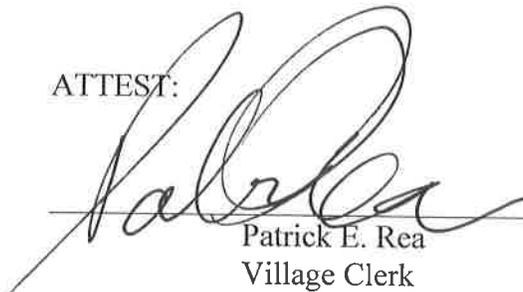
"PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item."

APPROVED:



Edward J. Zabrocki
Village President

ATTEST:



Patrick E. Rea
Village Clerk