

**MINUTES OF THE BOARD OF TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD APRIL 28, 2015**

The Special meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on April 28, 2015. President Pro-Tem Grady called this meeting to order at 8:05 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

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| 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. Patricia A. Leoni |
| Absent: | |
| Village President: | Edward J. Zabrocki |
| Also Present: | |
| Interim 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 Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Staunton, Jr., to approve and place on file the minutes of the regular Village Board meeting held on April 7, 2015. Vote by voice call. President Pro-Tem Grady declared the motion carried.

President Pro-Tem Grady presented the following consent agenda items.

The following Consent Agenda items were read by the Village Clerk:

- A. CONSIDER A REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, JULY 18, 2015, AT 76TH AVENUE AND OLCOTT AVENUE FROM 11:00 A.M. TO 9:30 A.M.
- B. CONSIDER A REQUEST FROM A.B.A.T.E. OF ILLINOIS TO PROCLAIM THE MONTH OF MAY 2015 AS "MOTORCYCLE AWARENESS MONTH" IN THE VILLAGE OF TINLEY PARK.
- C. CONSIDER A REQUEST FROM THE AMERICAN LEGION AUXILIARY UNIT 615 PROCLAIMING MAY 15, 16 AND 17, 2015, AS "POPPY DAYS

FOR AMERICAN LEGION AUXILIARY UNIT 615” IN THE VILLAGE OF TINLEY PARK.

- D. CONSIDER A REQUEST FROM THE CRISIS CENTER FOR SOUTH SUBURBIA TO CONDUCT A RAFFLE FROM MAY 11, 2015, THROUGH AUGUST 11, 2015. WINNERS WILL BE DRAWN AT SILVER LAKE COUNTRY CLUB IN ORLAND PARK ON AUGUST 11, 2015.
- E. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,815,160.64 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED APRIL 10th, APRIL 17TH, AND APRIL 24TH, 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 Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Maher, to **PROCLAIM THE RECOGNITION OF TRUSTEE GREGORY J. HANNON FOR HIS TWENTY-EIGHT (28) YEARS OF PUBLIC SERVICE TO THE VILLAGE OF TINLEY PARK AS TRUSTEE.** No specific action is required.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to **PROCLAIM THE RECOGNITION OF TRUSTEE THOMAS J. STAUNTON, JR., FOR HIS EIGHT (8) YEARS OF PUBLIC SERVICE TO THE VILLAGE OF TINLEY PARK AS TRUSTEE.** No specific action is required.

Motion was made by Trustee Hannon, seconded by Trustee Grady, to **PROCLAIM THE RECOGNITION OF TRUSTEE PATRICIA A. LEONI FOR HER SIX (6) YEARS OF PUBLIC SERVICE TO THE VILLAGE OF TINLEY PARK AS TRUSTEE.** No specific action is required.

Motion was made by Trustee Hannon, seconded by Trustee Staunton, Jr., to place on first reading **ORDINANCE 2015-O-011 ANNEXING THE PROPERTY AT 17301 S. 80th AVENUE FOR BICKFORD SENIOR LIVING (FORMERLY THE JONES FARM)**. NHI-Bickford RE, LLC has submitted a petition for annexation of 19.259 acres at 17301 S. 80th Avenue (PIN: 27-25-300-007-0000) in coordination with an Annexation Agreement approved by this Village Board on March 17, 2015. There are no notices required as part of this annexation because the property is not located in a fire protection district, a public library district, or adjacent to a township road. 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 Hannon, seconded by Trustee Leoni, to place on first reading **ORDINANCE NUMBER 2015-O-012 GRANTING REZONING, CERTAIN SIGN VARIATIONS, AND A SPECIAL USE FOR A CONGREGATE ELDERLY CARE FACILITY TO EBY REALTY GROUP FOR PROPERTY LOCATED AT 17301 S. 80th AVENUE (Former Jones Farm)**. The Applicant, Eby Realty Group, seeks approvals for rezoning from R-1 Single Family Residential Zoning District to R-6 Medium Density Residential District, a Special Use Permit; and variations to construct Bickford of Tinley Park, a congregate elderly care facility. The project involves the demolition of a single-family home and adjacent agricultural structures, followed by the

construction of a new single-story building 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. The Applicant has submitted petitions for the following:

- 1) Rezoning from R-1 Single Family Residential District to R-6 Medium Density Residential District;
- 2) A Special Use Permit for a Congregate Elderly Care Facility in the R-6 Medium-Density Residential District;
- 3) A two (2) foot variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) foot high sign where four (4) feet is the maximum height allowed in residential zoning districts; and
- 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 allowed in residential zoning districts.

The Plan Commission recommended that the Special Use Approval be conditioned with the following:

- 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.
- 4) The Plan Commission held a public hearing on January 15, 2015, to consider these requests and voted 6-0 (two absent) in favor of recommending approval of the rezoning, Special Use Permit and the Variations based on findings of fact.

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 Hannon, seconded by Trustee Leoni, to direct the Village Attorney to prepare and place on first reading **ORDINANCE NUMBER 2015-O-016 GRANTING SPECIAL USES FOR THE CONVERSION OF A STAND ALONE RETAIL BUILDING TO A MIXED-USE BUILDING AND A PACKAGE LIQUOR STORE USE TO PRAVIN (PAUL) PATEL FOR THE PROPERTY LOCATED AT 16948 S. OAK PARK AVENUE (former Family Video store)** The applicant, Pravin (Paul) Patel of E&B Liquors, seeks approvals to operate a packaged liquor store and implement the redevelopment of property, including the addition of an apartment to create a mixed-use building at 16948 Oak Park Avenue within the NG (Neighborhood General) Legacy District. This project will be developed in two phases including: a façade improvement and commercial interior build-outs as part of phase one; and demolition of a portion of the building, addition of a residential unit, cross-access/alley improvements, and construction of a rear parking lot and related site improvements as part of phase two. Special Use Permits are required to operate a packaged liquor store and convert a stand-alone commercial building into a mixed-use building by constructing a residential unit. The applicant has submitted petitions for the following:

- a) A Special Use Permit for operation of a package liquor store within the NG (Neighborhood General) Legacy District; and
- b) A Special Use Permit for converting a stand-alone commercial building into a mixed-use building by constructing a residential unit within the NG (Neighborhood General) Legacy District.

The Plan Commission recommended that the Special Use Approvals be conditioned with the following:

- 1.) A minimum of three (3) bike stalls must be installed per the requirements of the Legacy Code;
- 2.) The goose neck lighting on the front façade must be moved upward so that the lighting will illuminate signage placed below the goose neck lighting referenced and above the awning;
- 3.) Tenants of the building are prohibited from using signage with illumination (other than the illumination from the goose neck lighting above) unless the goose neck lighting is removed;
- 4.) The applicant will install adequate lighting (in compliance with Section 3.I. of the Legacy Code) and security measures to ensure the safety of employees, customers, and resident(s) of the building; and
- 5.) There is a written acknowledgement from all property owners that are party to the collective or shared parking that the shared parking approval will only be recognized by the Village if the current arrangements of commercial and residential square footages on the property remain the same. If these arrangements change by Change of Use or Change of Owner, expansion or redevelopment, new parking improvements may be required;
- 6.) The parking arrangement for Phase I is formalized through officially recorded cross-access and cross-parking agreements;
- 7.) The parking waiver expires (and is no longer necessary) at the completion of Phase II of the project when adequate parking has been constructed within the site;
- 8.) That the liquor store cannot receive a Certificate of Occupancy until the façade improvement (Phase I) has been completed.
- 9.) A twenty foot (20') wide alley dedication must be formalized and dedicated to the Village prior to occupancy of the residential unit at the completion of Phase II of the project;
- 10.) That the residential unit cannot receive a Certificate of Occupancy until all Phase II improvements have been completed.

The Plan Commission held a public hearing on April 16, 2015, and voted 7-0 in favor of recommending approval of the Special Use Permits with conditions and based upon findings of fact.

President Pro-Tem Grady asked if anyone cared to address the Board.

The following residents addressed the Board with concerns regarding this proposed liquor store:

Elizabeth Wollek, 16951 New England Avenue, Tinley Park
Bill Bushwaller, 16929 New England Avenue, Tinley Park
Joseph Ontiveros, 16917 New England Avenue, Tinley Park.

Elizabeth Wollek presented a petition signed by certain residents along with supporting documents to the Clerk. The petition and supporting documents are attached to these minutes.

Vote by voice call. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to adopt and place on file **ORDINANCE NUMBER 2015-O-005 CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE VILLAGE OF TINLEY PARK (MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT)**. In December 2014 the Village of Tinley Park initiated the process to review the feasibility of creating a Tax Increment Financing District, including the property commonly known as the former Tinley Park Mental Health Center. The Village has made the Eligibility Report and Redevelopment Plan and Project documents for the proposed Tax Increment Financing District available for review on its website. This ordinance would call for scheduling a Joint Review Board meeting on Thursday, May 14, 2015, at 3:00 p.m. in the Village Board Room to review these documents. Additionally, this ordinance would set the Public Hearing for this Mental Health Center Tax Increment Financing District on Tuesday, June 16, 2015, at 8:00 p.m. in the Village Board Room. 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., Leoni, Grady. Nays: None. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Hannon to accept the withdrawal of **RESOLUTION NUMBER 2015-R-015 AUTHORIZING THE EXECUTION OF AN INDUCEMENT AGREEMENT FOR MAHER FUNERAL HOME LLC**. This inducement agreement would have been for improvements and re-occupancy of the vacant building at 17101 S. 71st Avenue and would have been based on taxable sales generated by the new business at this location. It was approved for first reading on April 7, 2015. Since that time, the petitioner has withdrawn its request for this incentive, and accordingly the incentive agreement will not be approved or entered into. 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 adopt and place on file **ORDINANCE NUMBER 2015-O-008 CEDING THE AGGREGATE REMAINING UNUSED ALLOCATION OF 2015 PRIVATE ACTIVITY BOND VOLUME CAP OF THE VILLAGE OF TINLEY PARK TO THE ILLINOIS FINANCE AUTHORITY AND THE WILL KANKAKEE REGIONAL DEVELOPMENT AUTHORITY**. Tinley Park receives a direct allocation of Private Activity Bond Volume Cap every year based on population. The 2014 allocation is \$5,728,200. By May 1 of each year, the Village must obligate the allocation to eligible local projects or cede the allocation for use by other agencies. In order to support projects

that will create jobs and expand the tax base in the region, this Ordinance will cede \$2,864,100 to the Will Kankakee Regional Development Authority, and \$2,864,100 to the Illinois Finance Authority for the South Suburban Mayors and Managers Volume Cap Pool. 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., Leoni, Grady. Nays: None. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Leoni, to place on first reading **ORDINANCE NUMBER 2015-O-013 AUTHORIZING A SECOND AMENDMENT TO AN INDUCEMENT AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND INTERNATIONAL IMPORTS LLC AT 8301 WEST 159TH STREET.** This amendment to an existing inducement agreement will provide for the establishment of a new KIA automobile dealership replacing the existing MINI automobile dealership on the property located at 8301 West 159th Street in Tinley Park, Illinois. This amendment will allow International Imports LLC to operate a KIA automobile dealership instead of MINI at this location with no other changes to the existing agreement. The incentive is based on sales related to the KIA dealership where the Village would receive the first \$37,500 in sales tax revenue per year, and International Imports would receive 50 percent of the sales tax revenue in excess of \$37,500 each year for up to 10 years with a maximum incentive amount of \$805,000. Nearly four (4) years have already been completed under this amended agreement. Capital expenditures include land, building, landscaping, and physical improvements to the property. This incentive amount is not guaranteed and the onus to achieve the maximum benefits falls upon the automotive dealership. 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 **ORDINANCE NUMBER 2015-O-014 APPROVING A REAL ESTATE PURCHASE CONTRACT FOR THE VACANT PROPERTY LOCATED AT 6732-6742 NORTH STREET.** This ordinance would authorize the drafting of a real estate contract for the Village to acquire the vacant property located at 6732-6742 North Street. The purchase of this property will provide for increased opportunity for the future redevelopment of this block as planned with the creation of the Main Street South TIF District and as depicted within the 2009 Village Legacy Plan. The purchase price for the property is \$275,000. Funds for the purchase are budgeted in the 2016 Fiscal Year Capital Budget. 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 Leoni, to **AUTHORIZE A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND MUNICIPAL GIS PARTNERS, INC.** The proposed contract is the annual agreement with the GIS Consortium service provider, Municipal GIS Partners (MGP). This contract would expire on April 30, 2016, to coincide with the Village's fiscal year. The Village has the right to terminate the agreement upon thirty (30) days written notice to the service provider. Funds for this expenditure were budgeted and included in the upcoming fiscal year budget. In addition, monthly usage reports are provided to the Village Board to confirm utilization of the GIS data by staff and the public. 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., Leoni, Grady. Nays: None. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Seaman, to adopt and place on file **RESOLUTION NUMBER 2015-R-014 AUTHORIZING TRANSFERS FROM THE GENERAL FUND, WATER AND SEWER OPERATIONS AND MAINTENANCE FUND, AND THE COMMUTER PARKING LOT OPERATIONS AND MAINTENANCE FUND.**

This Resolution implements a series of year end transfers following established fiscal practices and as discussed at the Committee of the Whole meeting held on March 10, 2015. These transfers are made from the excess of revenues over expenses expected to be generated for the fiscal year ended April 30, 2015, or from the Fund Balance of the fund initiating the transfer. The transfers are made to capital reserve and debt service reserve funds to support the current and long term needs of the Village for replacement of infrastructure, equipment, and debt service. The Resolution establishes not to exceed amounts for the contemplated year end transfers including:

1. No more than \$6.5 million from the General Fund to the Capital Improvement and Replacement Fund and the Surtax Capital Improvement Fund;
2. No more than \$300,000 from the General Fund to the Tax/Bond Stabilization Fund;
3. No more than \$3 million from the Water and Sewer Fund to the Water and Sewer Construction Fund and the Sewer Rehabilitation and Replacement Fund; and
4. No more than \$300,000 from the Commuter Parking Lot Fund to the Commuter Parking Lot Improvement and Replacement Fund.

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., Leoni, Grady. Nays: None. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Staunton, Jr., to adopt and place on file **ORDINANCE NUMBER 2015-O-003 ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING APRIL 30, 2016, FOR THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.** On March 10, 2015, the Committee of the Whole met and recommended approval of the Budget for fiscal year ending April 30, 2016. The total General fund expenditure budget is proposed at \$49,605,355 and the total expenditure budget of all Village Funds, including the Tinley Park Public Library, is \$134,657,539. According to State Statutes, a Public Hearing was held on April 7, 2015. A copy of the draft Fiscal Year 2016 Budget is available for review at the Clerk's Office. 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., Leoni, Grady. Nays: None. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Seaman, to adopt and place on file **ORDINANCE NUMBER 2015-O-009 ESTABLISHING PAY SCALES AND CERTAIN FRINGE BENEFITS FOR FISCAL YEAR 2016.** This Ordinance establishes the pay scales and certain fringe benefits for Village employees during the upcoming fiscal year beginning May 1, 2015, and ending April 30, 2016. The fiscal year 2016 pay scales reflect the 2.5% increases stipulated by the respective collective bargaining agreements for Public Works laborers and Police officers. The pay scales applicable to other employees also reflect a 2.5% increase. 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., Leoni, Grady. Nays: None. President Pro-Tem Grady declared the motion carried.

Motion was made by Trustee Leoni, seconded by Trustee Staunton, Jr., to place on first reading **ORDINANCE NUMBER 2015-O-006 ADOPTING CERTAIN AMENDMENTS TO THE TINLEY PARK MUNICIPAL CODE - 2015 S-028 SUPPLEMENT**. This Ordinance approves the periodic update of the codification that was originally adopted in 1986. This supplement includes all ordinances adopted by the Village Board in 2014. The new version of the Municipal Code will also be available on the Village website. 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.

President Pro-Tem Grady announced the posting of a joint meeting of the Village Board of Tinley Park, The Tinley Park Public Library and the Tinley Park-Park District Board of Commissioners on Monday, May 4, 2015, at 6:30 p.m. in the Kallsen Center at the Village Hall of Tinley Park.

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

Trustees Maher and Seaman recognized their appreciation for their fellow Trustees who are leaving the Village Board. They thanked them for their hard work and dedication to the Village.

Trustees Hannon thanked his fellow colleagues and staff on the Board and wished them well.

Trustee Staunton, Jr., also thanked Village Staff and his fellow Board members.

Trustee Leoni stated that it was an honor to serve the citizens of Tinley Park.

Clerk Rea noted that this was an historic meeting and citizens should be encouraged to how the future unfolds with the marks the three departing Trustees have left on the Village.

Trustee Grady thanked the three departing Trustees for their help and hard work.

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

No one came forward.

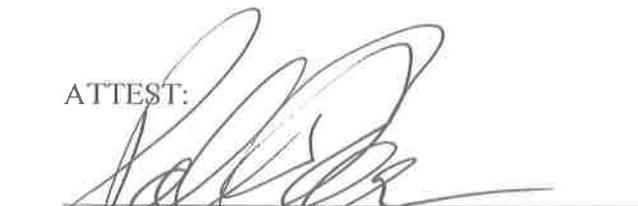
Motion was made by Trustee Hannon, seconded by Trustee Staunton, Jr., to adjourn the special Board meeting. Vote by voice call. President Pro-Tem Grady declared the motion carried and adjourned the special Board meeting at 9:11 p.m.

"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