

**MINUTES OF THE BOARD OF TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD FEBRUARY 16, 2016**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on February 16, 2016. Mayor Seaman called this meeting to order at 8:04 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

Village Mayor: David G. Seaman
Village Clerk: Patrick E. Rea

Trustees: Brian S. Maher
T.J. Grady
Michael J. Pannitto
Jacob C. Vandenberg
Brian H. Younker
Bernard E. Brady

Also Present:
Village Manager: David J. Niemeyer
Village Attorney: Thomas M. Melody
Village Engineer: Jennifer S. Prinz

Motion was made by Trustee Brady, seconded by Trustee Grady, to approve the agenda as written or amended for this meeting. Trustee Pannitto objected to the agenda as written due to the fact that he asked that personnel, independent legal counsel and communications be placed on the agenda and it does not appear. Vote of 5-1 by voice call. Mayor Seaman declared the motion carried.

Clerk Rea requested that the minutes of February 2, 2016, be amended noting that the statement made by David Petroni of Buckeye Community Hope Foundation, should state as follows: "*David Petroni, Buckeye Community Hope Foundation, stated that Buckeye Community Hope Foundation has followed the Village's codes and followed the Village process. He presented an overview of the project including how it is funded. He requested that the Village not implement a moratorium and pass this project.*" Motion was made by Trustee Grady, seconded by Trustee Brady, to approve the minutes as amended and place on file the minutes of the regular Village Board meeting held on February 2, 2016. Vote by voice call. Mayor Seaman declared the motion carried.

Mayor Seaman 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, SEPTEMBER 10, 2016, FROM 6624 TO 6660 RAVINIA DRIVE BETWEEN 3:00 P.M. AND 9:00 P.M.

B. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,385,287.98 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED FEBRUARY 5 AND FEBRUARY 12, 2016.

Motion was made by Trustee Maher, seconded by Trustee Brady, to approve the consent agenda items as amended. Vote on roll call: Ayes: Maher, Grady, Pannitto, Vandenberg, Younker, Brady. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to place on the table **RESOLUTION NUMBER 2016-R-007 APPROVING A FINAL PLAT OF SUBDIVISION FOR BROOKSIDE MEADOWS PUD, PHASE II, LOCATED GENERALLY NORTH OF LAPORTE ROAD AND WEST OF LONGMEADOW DRIVE AND WITHIN THE BROOKSIDE MEADOWS PLANNED UNIT DEVELOPMENT** until the Village Board meeting to be held on March 1, 2016. Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to concur with the recommendation of the Zoning Board of Appeals and direct the Village Attorney to draft **ORDINANCE NUMBER 2016-O-005 GRANTING A VARIATION FROM THE MAXIMUM ALLOWABLE FREESTANDING SIGN HEIGHT FOR INTERNATIONAL KIA AT 8301 W. 159TH STREET AND WITHIN THE B-5 (AUTOMOTIVE SERVICE) ZONING DISTRICT**. The petitioners, Brittany Bowen and Tabitha Bowen of All-Right Sign, Inc. on behalf of Pattison Sign Group and International Kia, are requesting a four foot, one and one-fourth inch (4' 1 ¼") sign height Variation from Section IX.D.4.a.(2) of the Zoning Ordinance where the maximum allowable sign height is ten feet (10'). This Variation would allow the petitioners to construct a freestanding sign with a maximum height of fourteen feet, one and one-fourth inches (14' 1 ¼") at the north side of the property at 8301 W. 159th Street in the B-5 (Automotive Service) Zoning District and within the Gray Properties 159th Street Commercial Subdivision.

According to the petitioners' application, the Variation has been requested due to the need to remain competitive with nearby car dealerships and to be compliant with corporate standards. The proposed sign is lower than the existing sign at the site that was used by a former car dealership (MINI of Tinley Park), which was granted a Variation in 2014 (Ordinance 2014-O-002).

The Zoning Board of Appeals held a Public Hearing on January 28, 2016, and after consideration of the Findings of Fact, voted 5-1 in favor of recommending the requested Variation as proposed. Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to concur with the recommendation of the Zoning Board of Appeals and direct the Village Attorney to draft **ORDINANCE NUMBER 2016-O-006 GRANTING A VARIATION FROM THE REQUIRED FRONT YARD SETBACK TO JASON AND MONICA RUBAN FOR A FENCE FOR THE PROPERTY LOCATED AT 18251 S. 64TH COURT AND WITHIN THE R-4 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT**. The petitioners, Jason and Monica Ruban, seek approval for a twenty-five foot (25') front yard setback Variation from

Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance where the front yard setback requirement is twenty-five feet (25'). This Variation would allow the petitioners to construct a five foot (5') tall PVC fence at a zero foot (0') setback on the south (183rd Street) side of this corner lot at 18251 S. 64th Court in the R-4 (Single-Family Residential) Zoning District and within Pasquinelli's Willowlane Subdivision.

The Variation has been requested in order for the property owner to replace an existing fence. A previous homeowner installed the existing fence in 2000 with a building permit but without a Variation. The existing fence was damaged recently and the petitioners have proposed to construct the new fence at the same location.

The Zoning Board of Appeals held a Public Hearing on January 28, 2016, and after consideration of the Findings of Fact, voted 6-0 in favor of recommending the requested Variation with one condition: requiring a diagonal corner cut to the southeast corner of the fence. This condition was recommended to ensure adequate line-of-sight for people traversing the public sidewalks near the south and east sides of the petitioner's property. The Police Department has recommended that this diagonal corner cut setback be a minimum of five feet (5') from each property line. Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Maher, to **AWARD A CONTRACT WITH MIDWEST AIR PRO FOR UPGRADE AND EXPANSION OF THE FIRE DEPARTMENT'S EXHAUST REMOVAL SYSTEM.** Each of the Village's fire stations is outfitted with an exhaust removal system to evacuate vehicle exhausts while running inside the building. The exhaust system which has been in place since 2001, reduces the risk of exposure to the hazardous environment of those working within the stations. The proposed expansion of the system will accommodate growth in the Village's fire apparatus that has occurred since the original installation. The expansion will also accommodate the placement of the Village's third party ambulance service within the fire stations. The Village's ambulance provider has indicated that they will reimburse the associated costs for the ambulance upgrades. This project was advertised in accordance with state and local bidding guidelines. The Village received one bid as follows:

Contractor	Bid Amount
Midwest Air Pro, Inc.	\$45,905

This item was discussed at the Public Works Committee meeting on September 22, 2015, and recommended for approval. Mayor Seaman noted that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Maher, Grady, Pannitto, Younker, Brady. Nays: Vandenberg. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Pannitto, to remove from the table and retable the **ADOPTION OF RULES FOR PUBLIC COMMENT AT VILLAGE BOARD MEETINGS** indefinitely and remand it back to the Budget, Audit and Administration Committee. Trustee Brady asked that after review by the Budget, Audit and Administration Committee this item should be placed on the Village Board meeting agenda for two readings. He also stated that this item

has been under consideration by the Village Board to accommodate the video recording of the Village Board meetings and has been under consideration for three to four months. Vote by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Maher, to place on first reading **RESOLUTION NUMBER 2016-R-008 APPROVING THE PLACEMENT OF ARMY ASSET EQUIPMENT ON PUBLICLY OWNED LAND.** The VFW is preparing an application to the U.S. Army Donations Program to receive a piece of surplus military equipment for the benefit of the Veterans Commission, VFW, American Legion, and all Veterans of Tinley Park. The application requires approval to place the equipment on public property. This Resolution authorizes the army asset equipment to be placed on publicly owned land in the Village of Tinley Park and commits the Village to paying a cost not to exceed \$10,000 for the demilitarization and transportation of the equipment. The exact location for display will be determined once the piece of equipment is known. It is expected that it will be placed somewhere along Veterans Parkway depending on the type of equipment that is received. The address that is used is used only to designate the vicinity of the equipment. Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Maher, to place on first reading **ORDINANCE 2016-O-007 AMENDING SECTION 50.025 OF CHAPTER 50 OF TITLE V OF THE TINLEY PARK MUNICIPAL CODE – WATER BILLS.** At least as early as 1977, the Village had allowed 15 days for payment of the quarterly utility (water and sewer) bills before a 10% late charge would be assessed against the outstanding balance due. The due date was subsequently extended to 20 days. A survey was recently conducted on behalf of the Budget, Audit, and Administration Committee that indicated that the 10% late charge appears to be the most common rate used by municipal water utilities throughout Illinois. Upon review at its meeting held on January 26, 2016, the Budget, Audit, and Administration Committee expressed a desire to extend the time that customers could pay their utility bills without incurring a late fee, as well as reduce the rate of the late fee charged. This ordinance effects the changes authorized by the Committee to extend the due date for the utility bills from 20 to 25 days and reduce the rate of the late charge from 10% to 5%. Additionally, the application of the late charge is changed to be calculated against the current billing charges and not against any prior balances that may still be outstanding. Tinley Park utility customers also have the ability to create their own “budget billing” by making pre-payments against their accounts at any time. These payments will reduce the balance owed when the quarterly bill is issued. Customers can also access their accounts online to view consumption history, make a one-time payment, or to set up automatic bill payments with their preferred bank account or credit card. From the Village website, www.tinleypark.org, click on Residents and scroll to Utility Bill Pay Options for more information. Following the adoption of this ordinance, these changes will become applicable to the utility bills dated April 1, 2016, and thereafter. Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Pannitto, seconded by Trustee Brady, to appoint Grant Steeve as a Commissioner on the Senior Services Commission. Vote by voice call. Mayor Seaman declared the motion carried.

At this time, Clerk Rea **ANNOUNCED THE AVAILABILITY OF THE ELIGIBILITY REPORT AND THE REDEVELOPMENT PLAN AND PROJECT FOR THE VILLAGE'S LEGACY TIF DISTRICT.** Pursuant to the Tax Increment Allocation Redevelopment Act (TIF Act), all interested parties are hereby notified that the Eligibility Report and the Redevelopment Plan and Project for the Village's Legacy Tax Increment Financing District, will be available for public inspection at the Tinley Park Village Hall beginning on Wednesday, February 17, 2016.

At this time, Clerk Rea **ANNOUNCED A PUBLIC MEETING TO PRESENT THE ELIGIBILITY REPORT AND THE REDEVELOPMENT PLAN AND PROJECT FOR THE VILLAGE'S LEGACY TIF DISTRICT.** Pursuant to the Tax Increment Allocation Redevelopment Act (TIF Act), all interested parties are hereby notified that the Public Meeting will be held on Thursday March 10, 2016, at 6:30 p.m. to present the Eligibility Report and the Redevelopment Plan and Project for the Village's Legacy Tax Increment Financing District. The meeting will be held in the Kallsen Center located at the Village Hall 16250 S Oak Park Avenue.

At this time, Mayor Seaman asked if anyone from the Board of staff would care to address the Board.

Trustee Pannitto stated that he had hoped several issues regarding the appointment of the independent investigator, personnel, and communication be on this agenda and continue on the agenda until resolved. His hope was these items are included in the discussion of the Executive Session. Clerk Rea noted that these items are on the agendas where they are most appropriate. The independent investigator and personnel are part of the Executive Session discussion and communication was on the agenda for the last Committee of the Whole and will be discussed at the next Committee of the Whole meeting.

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

Matt Coughlin stated his concerns regarding the development at 183rd Street and Oak Park Avenue, The Reserve. Mr. Coughlin asked if an independent investigator has been identified as of yet. Mayor Seaman stated that this is the subject of the Executive Session. He asked if that absent an opinion from a third party investigator, will anything proceed with The Reserve. Mayor Seaman noted that the Plan Commission has tabled that item and based on the input from the Citizens, the Village Board meetings will be the process to inform residents regarding the development. Mr. Coughlin asked if a timeline is being set for this investigation. The Mayor noted this will be done as quickly as possible. Mr. Coughlin recapped that as residents of Tinley Park nothing is mischaracterized, stated that they believe in a diverse cultural community that does its fair share. He noted more than 37% of the students today receive free hot lunch, 20% of our housing inventory categorically meets the requirements for being fair housing and there is a surplus of specific locations that are available.

Peter Kroner asked if there were any other projects that came to the Village Board or Planning Commission to be developed in the Legacy District in 2015 other than The Reserve. Mayor Seaman stated a senior project adjacent to St. George School was proposed but never came

forward due to failure of funding with the Illinois Housing Development Authority. Amy Connolly stated that the Plan Commission approved a 16 unit townhome development, Union Square, at 179th Street and Oak Park Avenue in August of 2015. Mr. Kroner asked if this development needed any variance or text amendment. Ms. Connolly stated that it followed the Code. He asked if a Public Hearing is tabled, does it have to be noticed again to announce the new date. Thomas Melody, Village Attorney, noted that he would review this. Mr. Kroner stated his concerns about a letter of zoning compliance sent to the Illinois Department of Housing Authority. Mr. Melody stated that this concern is part of what the investigation is going to look at. Mr. Kroner also noted concern of the timing of the letter and the timing of the text amendment ordinance. Mr. Kroner spoke to infill development and his concerns about the Village Planning Department.

Christy Heins stated her concerns about adoption of rules for public comment at Village Board meetings and the accessibility of the public to make public comment at meetings. Clerk Rea stated that the Village would explore options for holding meetings at larger venues. Mayor Seaman stated that this information is part of the rules for public comment that was sent back to the Budget, Audit and Administration Committee for further consideration earlier in this meeting. Mayor Seaman also noted that the Village is working on presenting Townhall meetings at other venues around the Village. Ms. Heins asked if the Citizen Advisory Board had been selected. Mayor Seaman noted yes; it has been selected of people that had shown specific interest.

Matt Coughlin stated concerns about what the Village Board votes on.

Mike Glotz stated his concerns about Village Staff regarding work done at the development at 183rd Street and Oak Park Avenue, The Reserve. He also had concerns with the properties involved in the Police Department investigation on other Buckeye Community Hope Foundation developments. He also stated his qualms about the review done by Economic Development of potential residents of the development. Ivan Baker stated that income standards in the community were being reviewed.

Stephen Eberhardt addressed his trepidations regarding the length of time for the independent investigation on the process for the construction of The Reserve, noting past investigations on ethics and water meters. He also stated his concerns about the Legacy Code review and criteria for the appointment for the independent council to do the internal procedures review.

A citizen noted his concerns regarding adopting rules relative to Public Comment at open meetings.

A citizen noted concerns about who the Village thought The Reserve would be marketed to.

Motion was made by Trustee Maher, seconded by Trustee Brady, at 9:10 p.m. to adjourn to Executive Session to discuss the following:

- a. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A

COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.

- b. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT ON ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.

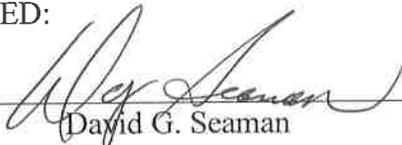
Vote on roll call: Ayes: Maher, Grady, Pannitto, Vandenberg, Younker, Brady. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Brady, to reconvene the regular Board meeting. Vote on roll call: Ayes: Maher, Grady, Pannitto, Vandenberg, Younker, Brady. Nays: None. Absent: None. Mayor Seaman declared the motion carried and reconvened the regular Board meeting at 11:40p.m.

Motion was made by Trustee Maher, seconded by Trustee Brady, to adjourn the regular Board meeting. Vote by voice call. Mayor Seaman declared the motion carried and adjourned the regular Board meeting at 11:41p.m.

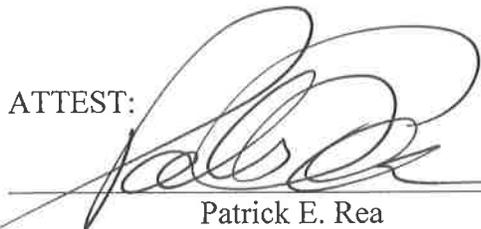
PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item."

APPROVED:



David G. Seaman
Mayor

ATTEST:



Patrick E. Rea
Clerk