

**MINUTES OF THE BOARD OF TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD MARCH 1, 2016**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the South Exhibit Hall located in the Tinley Park Convention Center, 18451 Convention Center Drive, on March 1, 2016. Mayor Seaman called this meeting to order at 8:06 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:	Christopher J. King

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

Motion was made by Trustee Maher, 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 16, 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 FROM ST. GEORGE SCHOOL BOARD TO CONDUCT A RAFFLE FROM MARCH 1, 2016, THROUGH MAY 7, 2016, WITH THE WINNER BEING DRAWN ON MAY 7, 2016, AT ST. GEORGE SCHOOL.
- B. CONSIDER A REQUEST FROM ST. GEORGE CATHOLIC CHURCH TO CONDUCT A RAFFLE ON SATURDAY, MARCH 12, 2016, WITH THE WINNER BEING DRAWN THAT DAY AT ST. GEORGE'S O'CONNELL HALL.

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C. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF  
\$1,125,000.34 AS LISTED ON THE VENDOR BOARD APPROVAL  
REPORTS DATED FEBRUARY 19 AND FEBRUARY 26, 2016.

Motion was made by Trustee Grady, seconded by Trustee Younker, 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 Younker, seconded by Trustee Vandenberg, to approve the **APPOINTMENT OF KEVIN WORKOWSKI TO THE POSITION OF PUBLIC WORKS DIRECTOR**. With the resignation of the Village's previous Public Works Director, a vacancy was created for the position. The Village advertised the Public Works Director position to both internal and external candidates and received 46 applications for the position. Interviews with four (4) candidates were conducted. Upon completion of the interviews, it was recommended that Kevin Workowski be appointed to the Public Works Director position. Mr. Workowski has worked with the Village since 1987 in multiple positions within the Public Works Department, with the last 14 years in management positions. 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 by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Maher, seconded by Trustee Brady, to **ENTER INTO A LETTER OF ENGAGEMENT BETWEEN THE MAYOR, CLERK AND INDIVIDUAL MEMBERS OF THE VILLAGE BOARD OF TRUSTEES AND WINSTON & STRAWN LLP TO PROVIDE LEGAL ADVICE IN CONNECTION WITH THE APPROVAL PROCESS FOR THE CONSTRUCTION OF "THE RESERVE" PROPOSED DEVELOPMENT AT 183<sup>RD</sup> STREET AND OAK PARK AVENUE**. Village Staff was directed to identify independent counsel for an internal investigation into the approval process for the construction of the proposed "The Reserve" development at 183rd Street and Oak Park Avenue. In connection with that request, Winston & Strawn LLP will be conducting an investigation so that they can develop the factual information necessary to render legal advice to the Village Board. Trustee Maher noted that because of the nature of this agreement, attorney/client privilege, there is limited information the Village can talk about in a public forum. Trustee Maher asked for any comments. Trustee Pannitto stated that he did not feel he received enough options regarding the engagement of an independent investigation. Trustee Pannitto stated that he had contacted the Cook County Sherriff's Office and that they would conduct an independent investigation if the Board wanted it. He stated his concerns with Winston & Strawn LLP and felt he did not receive enough information about the Letter of Engagement and would not sign the agreement and would like to postpone the vote on this firm. The Mayor asked the Village Attorney to opine on the types of legal work the Board is requesting for this type of investigation. Village Attorney Melody stated that the appointment of Winston & Strawn would be to represent the Village and Village Board and to do an investigation of the facts of what happen with respect to the development. Trustee Pannitto would like the Sheriff's Office to present an overview of what they could do for the Village. Mayor Seaman noted that the services the Sherriff's Office would present would be different than the services received by Winston & Strawn.

At this time, members of the public addressed the Board:

Cheryl Bono stated her concerns about the cost of Winston & Strawn.

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Mike Klotz stated his concerns about only one firm and the cost of the firm being offered.

Joseph Capatlo voiced his apprehensions about this firm representing the Village and would like to see the Cook County Sheriff's Office do the investigation.

Shawn McCain reminded the Board of their fiduciary responsibility to the Village.

Leslie Vaicik stated that she would like to see the Sheriff's Office conduct the investigation. She also noted her concerns with the cost of Winston & Strawn.

Stephen Eberhardt noted his concerns with Winston & Strawn versus the Sheriff's Office. He also stated his hesitations with timelines.

A concerned citizen commented on the choice the Village is making on hiring a law firm.

Matt Coughlin addressed Clerk Rea regarding the trust between the Citizens and the Village Board.

Clerk Rea stated that the Village Board has to review the actions and allegations presented regarding Village Staff.

Matt Coughlin addressed his concerns about the involvement of the Village Attorney in the investigation.

Mayor Seaman noted that once the investigation is complete, information would be available to the public.

Ken Soperela stated his concerns about the development and the process by which it gets approved and would like to see this rectified.

Patrick Menard suggested the Village Board hire Winston & Strawn and end the investigation.

Trent Ridgeway suggested that the Board do a cost management analysis on hiring Winston & Strawn to see if hiring this law firm would be money well spent.

At this time, the Village Board took a roll call vote on entering into a Letter of Engagement between the Mayor, Clerk and Individual Members of the Village Board of Trustees and Winston & Strawn LLP to provide legal advice in connection with the approval process for the construction of "The Reserve" proposed development at 183<sup>rd</sup> Street and Oak Park Avenue. Vote on roll call: Ayes: Maher, Grady, Brady, Seaman. Nays: Pannitto, Vandenberg, Younker. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to remove from 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.** Vote by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Pannitto, 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 April 5, 2016, Village Board meeting. Vote by voice call. Mayor Seaman declared the motion carried. Trustee Vandenberg presented an overview of this item.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to adopt and place on file **ORDINANCE NUMBER 2016-O-005 GRANTING A VARIATION FROM THE MAXIMUM ALLOWABLE FREESTANDING SIGN HEIGHT FOR INTERNATIONAL KIA AT 8301 W. 159<sup>TH</sup> 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. 159<sup>th</sup> Street in the B-5 (Automotive Service) Zoning District and within the Gray Properties 159<sup>th</sup> 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 stated 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, Vandenberg, Younker, Brady. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Pannitto, to adopt and place on file **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. 64<sup>TH</sup> 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 (183<sup>rd</sup> Street) side of this corner lot at 18251 S. 64<sup>th</sup> 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 stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward.

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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 Pannitto, to place on first reading **ORDINANCE NO. 2016-O-009 ADOPTING THE FIRST ADDENDUM TO MABAS MASTER AGREEMENT.** For several years the Village has been part of Mutual Aid Box Alarm System (MABAS) intergovernmental agreement. MABAS is an interagency agreement between public safety entities/agency’s to provide for mutual aid between departments when needed. Historically, mutual aid services have been provided without compensation between departments. MABAS has requested a change that would allow for compensation back to responding departments during instances of extended assistance (more than 8 consecutive hours). Under the proposed addendum, the responding/assisting agency may request reimbursement for their services provided to another department during the extended assistance, but it is not required. The proposed addendum outlines the parameters and recommended rates that MABAS agencies may charge for services. The proposed addendum also indicates that invoices for services should be issued within 30 days of the date(s) of service. As has always been the case, the Village also will retain its right to terminate participation in MABAS with 90 days notice. 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 Vandenberg, to **REJECT THE BIDS FOR THE VARIABLE FREQUENCY DRIVES (VFD’S) AT POST 1.** Funds in the amount of \$40,000 were included in the current fiscal year for replacement of two (2) of the four (4) variable frequency drives (VFD) at the Village’s Post 1 pump station. The variable frequency drives assist the Village’s pump stations in providing potable water to over 100,000 residents in the retail and wholesale service area(s). Bids were opened and read publicly on Wednesday, January 6, 2016, as follows

Contractor	Bid Amount
Continental Construction	\$46,000
Metropolitan Industries	\$49,200

In performing the necessary due diligence, it was discovered that both submittals contained deficiencies that were deemed by the Village to declare both bidders to be categorized as non-responsive or responsible specific to the bid specifications. In addition, both bids exceed the Village’s budgeted amount for this project. Staff will be seeking alternative solutions to make the necessary repairs to the VFDs. This item was discussed at the February 16, 2016, Public Works Committee meeting and recommended for approval. Mayor Seaman stated 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, Vandenberg, Younker, Brady. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Maher, to **APPROVE A CONTRACT WITH THE TINLEY PARK CONVENTION CENTER FOR USE OF THE FACILITY TO HOST THE ANNUAL DISCOVER TINLEY COMMUNITY EXPO ON SATURDAY, APRIL 2, 2016.** The Community Resources Commission has been hosting the Discover Tinley community expo since 1977. The community expo has been drawing 3000 – 5000 people to the convention center annually and provides an opportunity for the 160+ participating businesses, services and fraternal organizations to showcase their offerings to current and prospective Tinley Park residents. The contract amount is \$15,000 for the rental of the convention center (which reflects a discount from the normal rate) plus \$1,573 in additional estimated charges for food and gratuities. These costs were

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included in the FY16 budget. Mayor Seaman stated 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, Vandenberg, Younker, Brady. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Pannitto, to place on first reading **ORDINANCE NO. 2016-O-008 AMENDING CHAPTER 31 OF TITLE III OF THE TINLEY PARK MUNICIPAL CODE – INTERNAL AUDITOR**. The proposed Ordinance would amend Chapter 31 of the Tinley Park Municipal Code for the purposes of creating the Office of Internal Auditor in the Village of Tinley Park. The duties of the Internal Auditor shall be to report directly to the Village's Budget, Audit and Administration Committee. The Internal Auditor shall also perform work/duties as assigned to him or her by the Budget, Audit and Administration Committee. Examples of potential duties of the Internal Auditor include, but are not limited to, the following:

- Review, assess and identify improvements in processes related to monies due to the Village;
- Review, assess and identify improvements in processes related to expenditures; and
- Perform payroll audits.

This item was discussed at the February 16, 2016, Budget & Administration Committee meeting and recommended for approval. Consider Ordinance No.2016-O-008 Amending Chapter 31 of Title III of the Tinley Park Municipal Code –Internal Auditor. 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 Younker, to adopt and place on file **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 stated 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, Vandenberg, Younker, Brady. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Maher, to adopt and place on file **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 a late fee, as well as reduce the rate of the late fee

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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](http://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 stated 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, Vandenberg, Younker, Brady. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

At this time, the Inaugural Village of Tinley Park Town Hall meeting took place.

Clerk Rea stated that the meetings for March 1, 2016, were held at the Tinley Park Convention Center due to the large turnout of the Public at the recently past Village Board and Committee of the Whole meetings.

Clerk Rea presented an overview of the history of Town Hall meetings in the Village of Tinley Park.

Mayor Seaman explained the Committee Structure of the Village Board and presented a brief job description of each Village Board member. He spoke to current projects being worked on by the Village Board.

Matt Coughlin inquired as to when staff appointments take place. Mayor Seaman noted that this is done in May of each year.

Carol Ernst voiced her distrust of the Village.

Nancy O'Connor asked how she could apply for a Plan Commissioner position. Mayor Seaman stated that resumes could be sent to the Village by March 31, 2016, for consideration by the Village Board.

Trustee Vandenberg noted that Commissioners are volunteers and called for citizens to get involved.

Leslie Vaicik stated that people and school districts make Tinley Park great. She asked what the progress has been on the volunteer committee of citizens reviewing the Legacy Code. Trustee Vandenberg stated this committee would be meeting in Mid-March.

Rebecca Cosell stated her concerns about "The Reserve" development.

Mike Fitzgerald presented information he had received from the Village via Freedom of Information Requests.

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Doug Regeson stated his concerns about the Army equipment being received by the Village.

Cheryl Bono stated her concerns in regards to the Internal Auditor.

Trustee Brady stated that this position should give the Board and Public comfort.

A concerned citizen noted that he wanted development that would draw people to Downtown Tinley.

Peter Kroner asked if proper public notice was given at the September 3, 2016, Plan Commission meeting. He also suggested that the IDHE be informed of the investigation.

Tom Melody stated that at this point, this information is confidential due to potential litigation.

Mayor Seaman noted that this information will be given to the Independent Investigator.

Ken Shaw noted his love for this community and the heart and passion of its citizens. He also stated that he agrees with the Village Board in regards to an independent investigator.

Ms. Gonzales stated that she loves Tinley Park and feels safe here.

Mike Glotz stated his concerns with the drilling at 183<sup>rd</sup> Street and Oak Park Avenue. He also asked for the timeline in regards to FOIA. Clerk Rea informed him of the Statute requirements. Mr. Glotz also stated his concerns in regards to the Economic Development Director.

A concerned citizen stated his trepidations regarding the hiring of Winston & Strawn and of the Village Staff.

A concern citizen stated her concerns with Amy Connolly.

Stephen Eberhardt stated that he is optimistic about the Village Board hiring the Sherriff's Office to do the Independent Investigation.

A citizen noted that he thinks Tinley Park has a great location and train stations. He also likes the Irish Parade.

At this time the Town Hall portion of the meeting was concluded.

At this time, Mayor Seaman asked if anyone from the Board of staff would care to address the Board. No one came forward.

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

A citizen voiced his concern with the Planning Department and the Village Board.

A citizen voiced her concern about the Plan Commission and the time frame of "The Reserve"

development.

Ms. Roberts stated her concerns with Planning Staff.

Motion was made by Trustee Grady, seconded by Trustee Pannitto, to adjourn the regular Board meeting. Vote by voice call. Mayor Seaman declared the motion carried and adjourned the regular Board meeting at 10:53 p.m.

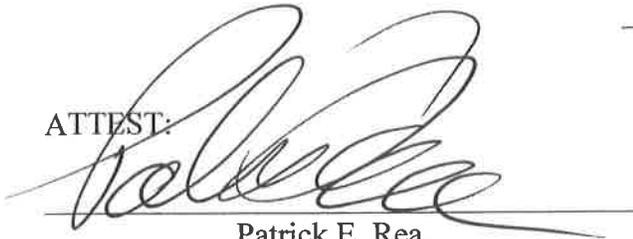
PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item."

APPROVED:



\_\_\_\_\_  
David G. Seaman  
Mayor

ATTEST:



\_\_\_\_\_  
Patrick E. Rea  
Clerk