

**MINUTES OF THE BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD May 3, 2016**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Auditorium located in the Central Middle School, 18146 Oak Park Avenue on May 3, 2016. Mayor Seaman called this meeting to order at 8:00 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

Village 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
Also Present:	
Village Attorney:	Patrick Connelly
Village Engineer:	Jennifer S. Prinz

Motion was made by Trustee Younker, seconded by Trustee Grady, 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 Younker, seconded by Trustee Vandenberg, to approve the minutes as amended and place on file the minutes of the regular Village Board meeting held on April 19, 2016. Trustee Pannitto noted a correction on Item 13 of the April 19, 2016, minutes regarding the Building Code in which he was told that Type 1 and Type 3 were the same and he requested research to support this. 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 REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 20, 2016, ON 65TH AVENUE FROM VOGT ST. TO 174TH ST. FROM 10:30 A.M. TO 10:00 P.M.
- B. CONSIDER REQUEST FROM THE Tinley Park POLICE DEPARTMENT TO CONDUCT A TAG DAY FUNDRAISER FOR SPECIAL OLYMPICS ON WEDNESDAY, MAY 20, 2016, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.

Regular Meeting of the Board of Trustees - Minutes

- C. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,024,096 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED APRIL 22 AND APRIL 29, 2016.

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

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to **APPOINT WALTER SMART TO THE POSITION OF ZONING ADMINISTRATOR**. With the retirement of Ron Bruning in January 2016, recruitment for the position of Zoning Administrator was initiated. The position was posted on the websites of the Village, Blue Line, and Illinois American Planning Association – Illinois Chapter, as well as in the Tinley Junction newspaper. The Village received 35 applications for the part-time position; eight of the most qualified candidates were interviewed. Interviews began in late March and were concluded on April 8, 2016, after which the interview teams recommended Walter Smart as their choice for the position. Trustee Vandenberg and Village Manager Niemeyer met with the candidate on April 12th and directed staff to begin the appropriate background reviews.

Mr. Smart possesses the necessary skill set and experience for the position, as well as the appropriate attitude and personality to provide high quality customer service and code enforcement services for this highly visible role. He is retired from the Orland Fire Protection District where he served as a Lieutenant/Paramedic until December of 2014. Walter has over 29 years in the Fire Service and 20 years of life safety and new construction field inspection experience. He is currently employed by Autobahn Country Club as a Safety Team Member. 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 Maher, to adopt and place on file **RESOLUTION NUMBER 2016-R-011 APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND GEORGE HANUS AS THE DEVELOPER OF PROPERTY LOCATED AT 7201 191ST STREET, ON BEHALF OF THE WEBSTER PROPERTY GROUP, LLC**. The proposed Development Agreement outlines the responsibilities and obligations of the Developer (George Hanus) and the Village of Tinley Park for a 1.96 acre vacant parcel located at the southwest corner of Harlem Avenue and 191st Street to be developed as a 16,722 sq. ft. multi-tenant retail structure. The Agreement addresses the following:

- Obligates the Developer to develop the property in accordance with the B-3 Zoning District and Urban Overlay District, consistent with the approved site plan, building elevations and landscape plan.
- Developer to pay contributions to Water Construction Fund, Sewer Construction Fund, Tinley Park Fire Department, and E.M.A. Siren System in a total amount of \$565.00 and recaptures in the amount of \$53,484.96.

Regular Meeting of the Board of Trustees - Minutes

- Developer is required to construct all required storm water retention/detention, compensatory storage and storm sewers as required by the Village, Will County Stormwater Management and FEMA. The ownership and maintenance of stormwater facilities will be the responsibility of the Developer. Covenants and Restrictions, easements or other legally sufficient documents will be required to ensure continued maintenance.
- Developer will grant all necessary utility easements to serve the property naming the Village or other appropriate entity as grantee.
- Requires the development to be in accordance with the existing building, zoning, subdivision and development, storm water detention and other developmental codes and ordinances of the Village as they exist on the date the building permit is issued.
- The Developer has proposed right-in/right-out access on to both 191st Street and Harlem Avenue. The right-out egress on 191st Street is considered a temporary improvement and will be eliminated once cross access is improved from the subject property to the property to the west or south.
- The Developer is required to install 10' asphalt bike trails along both 191st Street and Harlem Avenue frontages.
- The Developer will construct all necessary water and sanitary sewer mains to service the property.
- All electricity, telephone, cable television and gas lines serving the property will be installed underground. Existing above ground utilities will not be required to be buried.

Mayor Seaman noted that this item was in its final adoption stage and asked if anyone cared to address the Board. Trustee Pannitto asked about the two right turns causing traffic congestion. Trustee Vandenberg noted that these two right turns are temporary until the project is completed. Vote on roll call: Ayes: Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to adopt and place on file **ORDINANCE 2016-O-020 APPROVING A PROPOSAL FROM GEORGE HANUS, ON BEHALF OF THE WEBSTER PROPERTY GROUP, LLC, FOR THE REZONING (MAP AMENDMENT) OF A 1.96 ACRE PROPERTY LOCATED AT 7201 191ST STREET FROM R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO B-3 GENERAL BUSINESS AND COMMERCIAL ZONING DISTRICT.** The property was zoned R-1 upon its annexation in 2010. The Applicant is requesting rezoning to B-3, General Business and Commercial Zoning District, for purposes of constructing a 16,722 sq. ft. multi-tenant retail structure. The property is located in the Urban Overlay District and meets all Zoning District requirements. The Comprehensive Plan identifies the property as commercial. 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, Vandenberg, Younker. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Grady, to adopt and place on file **RESOLUTION NUMBER 2016-R-013 APPROVING A PLAT OF EASEMENT PROVIDING CROSS ACCESS FOR THE PROPERTY LOCATED AT 7201 191ST STREET.** The subject property is located in the Urban Overlay District and therefore cross

Regular Meeting of the Board of Trustees - Minutes

access easements are required to adjacent properties. The proposed Plat of Easement provides cross access to adjacent properties at the southwest corner. Upon development of the properties immediately adjacent to the south and west of the subject property, the Developer will be obligated to extend the drive aisles within the subject property to the locations for public cross access in accordance with plans approved by the Village. 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, Vandenberg, Younker. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to adopt and place on file **RESOLUTION 2016-R-014 APPROVING A RETAINING WALL MAINTENANCE AGREEMENT BETWEEN INTERNATIONAL IMPORTS, LLC AND THE VILLAGE OF TINLEY PARK FOR PROPERTY LOCATED AT 8301 W. 159TH STREET.**

International KIA has proposed a parking lot expansion at the rear of their property at 8301 W. 159th Street to accommodate additional vehicle inventory. The expansion required a reconfiguration of their stormwater basin which involved the construction of a retaining wall. The agreement between International KIA and the Village provides for the ownership and perpetual maintenance of the retaining wall by International KIA, however allows the Village of Tinley Park to access, inspect and repair the retaining wall in cases of an emergency as deemed necessary by the Village Engineer. Any cost related to these actions will be the responsibility of the then owner of the property. This agreement shall run with the land and apply to all successors and assigns. The agreement also provides for lien rights against the property if costs incurred by the Village are unpaid. 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, Vandenberg, Younker. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to adopt and place on file **RESOLUTION 2016-R-015 ADOPTING A LETTER OF UNDERSTANDING REGARDING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGES OF ORLAND HILLS AND TINLEY PARK REGARDING PROPERTY AT 171ST STREET AND LAGRANGE ROAD DATED FEBRUARY 1, 2005 – (PARK HILLS Shopping Center).** The Villages of Tinley Park and Orland Hills previously entered into an intergovernmental agreement under Resolution 2004-R-051 related to the development of the property containing the Park Hills Shopping Center located on the south side of 171st Street between 94th Avenue and LaGrange Road (9401-9561 171st Street). This Letter of Understanding addresses several modifications to the agreement for clarification purposes; other necessary changes related to the timing of payments and deductions to match the current availability of informational sales tax reporting provided by the Illinois Department of Revenue; and to address the actual construction costs of the Village of Orland Hills stormwater detention improvements paid for by the Village of Tinley Park and the related reimbursements to the Village of Tinley Park as contemplated under the original agreement. The Village of Orland Hills approved this Letter of Understanding at their meeting held on April 20, 2016. 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, Vandenberg, Younker. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Maher, to place on first reading **RESOLUTION 2016-R-016 AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT (IGA) FOR FLEET MAINTENANCE OF FIRE DEPARTMENT VEHICLES WITH THE MOKENA FIRE PROTECTION DISTRICT.** The Village budget includes funds for the maintenance and repair of large vehicles for the Fire Department. The equipment is specialized and requires mechanics with certifications beyond the standard vehicle mechanic. For the past several years, the Public Works Department and Fire Department have utilized the Mokena Fire Protection District to provide service to fire vehicles and found them to be an acceptable organization to provide such repairs and at lower costs than are available through other third party providers. The IGA includes a specific price table for standard repair and maintenance. This item was discussed at a Public Safety Committee meeting held prior to the Village Board meeting. 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 Grady, seconded by Trustee Maher, to place on first reading **ORDINANCE NUMBER 2016-O-024 ADOPTING CERTAIN AMENDMENTS TO THE TINLEY PARK MUNICIPAL CODE - 2016 S-030 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 2015. After update, the new version of the Municipal Code will also be available on the Village website. Mayor Seaman asked if anyone cared to address the Board. Trustee Pannitto asked for verification that this codifies everything done during the year. Clerk Rea confirmed. Vote by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Maher, to **APPROVE A ONE YEAR RENEWAL CUSTOMER SERVICE AGREEMENT WITH CALL ONE.** The Village has contracted with Call One for various telephone services since 2009. These services include three (3) PRI (Primary Rate Interface) lines which include the local Bands A, B, and C usage as part of each PRI circuit and other special lines and circuits. The rates charged under this renewal agreement extends the rate schedules previously negotiated through the Suburban Purchasing Cooperative and provides savings of 20-30% over the tariff rates in effect for AT&T. The rates negotiated through the Suburban Purchasing Cooperative provide comparable savings of approximately \$32,400 annually over the current AT&T rates. The Village has been very pleased with Call One services and wishes to extend its service contract for another year. The proposed one year contract will run through April 2017. This item was discussed at the Committee of the Whole meeting held on April 12, 2016, 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, Vandenberg, Younker. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Vandenberg, to postpone until May 17, 2016, Village Board meeting, **ORDINANCE NUMBER 2016-O-016 APPROVING AN AMENDMENT TO THE OFFICIAL COMPREHENSIVE BUILDING CODE FOR THE VILLAGE OF TINLEY PARK COOK AND WILL COUNTIES, ILLINOIS.** Vote by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Grady, to **AUTHORIZE A CONTRACT EXTENSION WITH TRUGREEN OF CRESTWOOD, ILLINOIS FOR THE 2016 LANDSCAPE TREATMENT PROGRAM.** The Village of Tinley Park competitively bid its lawn treatment program in 2014. The contract terms allow the Village, at its sole discretion, to extend the agreement for up to two (2) additional years. This service would be at the same rates as the previous year. TruGreen has provided the Village with professional and reliable service during the 2014 and 2015 seasons. As such, staff is recommending that the Village exercise its option to extend the agreement for the 2016 lawn treatment season. This program will be competitively bid for the 2017 landscape treatment season. Funds for the Village's lawn treatment program are included in the current fiscal year budget. This item was discussed at the Public Works Committee meeting held prior to the Village Board meeting. Mayor Seaman noted that this item was in its final adoption stage and asked if anyone cared to address the Board. Trustee Pannitto noted that only one bid was received for this contract. Trustee Younker concurred and stated this contract would be out for bid in 2017. Vote on roll call: Ayes: Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Vandenberg, to **AUTHORIZE A CONTRACT EXTENSION WITH RIDGE LANDSCAPE OF MOKENA, ILLINOIS FOR THE 2016 LANDSCAPE MAINTENANCE.** The Village of Tinley Park competitively bid its landscape maintenance program in 2014. The contract terms allow the Village, at its sole discretion, to extend the agreement for up to two (2) additional years. This service would be at the same rates as the previous year. Ridge Landscape has provided the Village with professional and reliable service during the 2014 and 2015 seasons. As such, staff is recommending that the Village exercise its option to extend the agreement for the 2016 landscape maintenance season. This program will be competitively bid for the 2017 landscape maintenance season. Funds for the Village's landscape maintenance program are included in the current fiscal year budget. This item was discussed at the Public Works Committee meeting held prior to the Village Board meeting. 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, Vandenberg, Younker. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

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

Mayor Seaman congratulated the Fire Department upon conducting a successful 5K Run, "Run for Your Life," on Sunday, May 1, 2016. The run had over 600 participants and raised approximately \$20,000 to the burn camp.

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

A citizen asked why staff appointments were not made at this, the first meeting in May, as they had been for the past three years. Mayor Seaman noted that the staff appointments will be on the agenda shortly, in order to include the entire Village Board input.

A citizen stated her concerns about permits for replacing residential roofs. She asked why, when a

Regular Meeting of the Board of Trustees - Minutes

homeowner puts their own roof on they only need a waiver and a contractor needs a permit. Paula Wallrich stated the waiver authorizations the homeowner to not have a contractor licensing requirement, they still need a building permit. The homeowner still needs to have an inspection.

A citizen stated his concerns for the raising of building permits and inspections fees. He suggested that these fees should be more affordable. He also stated concerns about the cost of maintenance for landscaping on Harlem Avenue and is this part of the work done by Trugreen. Trustee Younker noted that Harlem Avenue landscaping is part of their work, as well as the Police Department, Village Hall, Public Works Building, Fire Houses. Trustee Younker stated that the Public Works Department could supply a list of the properties maintained under this contract. This citizen also noted his trepidations about certain items on the voucher list, including plaques purchased by the Village and funds spent on the Wellness program. Village Manager Niemeyer noted that the Village is part of the Wellness Program along with other South Suburban Communities which is run through the South Suburban Mayors and Managers Association. This program is for Village employees.

Don Stuckly asked if the Freedom of Information Act Coordinator position is a new position or a replacement of an employee. Clerk Rea noted that it is an additional position.

A citizen asked if there is any new information on the investigation into The Reserve Development. Village Manager Niemeyer noted that a few employees have been interviewed. He also stated that the Cook County Sheriff's Office is not reporting any information to the Village.

Matt Coughlin stated that accusations have been made regarding the Village of Tinley Park and many of its citizens that he believes are unfounded and there is no evidence regarding racism. Mr. Coughlin referred to a 2015 Tribune article regarding Tinley Park's aid to the victims of Hurricane Katrina including monetary donations, housing and more regarding of their race.

A citizen asked about the rebates regarding the recycling program. Village Manager Niemeyer stated that there are approximately 12,000 households that get service from the disposal company. The disposal agreement states that customers are now get recycling carts, not a monetary rebate. He also stated his concerns with the number of liquor licenses being added by the Village and the businesses that are receiving these licenses. He stated a concern about documents received from a FOIA request regarding video gaming licenses. He has concerns that Village business is being presented to the Village Board.

Mike Fitzgerald asked for clarification on the investigation regarding The Reserve. Village Manager Niemeyer noted that the Cook County Sheriff's Office has received documents and interviewed a few employees. Clerk Rea noted that the Sheriff's Office is working independently. Mr. Niemeyer noted the Village does not know the Sheriff's Office time frame on this investigation.

A citizen stated concerns about the traffic at Tinley Park High School at dismissal time, asking if a police presence could be at the school at this time. Deputy Chief Mason stated that they are in conversation with the school and do periodic studies. She stated that they would look into this straightaway.

A citizen asked the status of the hiring of the Fire Chief. Trustee Grady stated that the process is being

Regular Meeting of the Board of Trustees - Minutes

started. Trustee Vandenberg stated the position has not been posted as of yet. He asked where the funds received from the Kurtz Contract are being used. Trustee Grady stated that it is being earmarked for specific expansion for the Fire Department buildings.

A citizen stated her concerns about Amy Connolly still being employed by the Village.

Ken Shaw thanked Trustees Maher and Grady for keeping the Internal Auditor position in front of the Village Board and active. He asked to have a conversation with the Budget Committee regarding the filling of this position or committee.

Steve Eberhardt stated his concerns regarding the payment of invoices and the Village Board knowledge of what is on the vendor reports.

A citizen stated his concerns as to what is being done regarding the Legacy Code. Mayor Seaman stated that the Citizens Advisory Board is in the process of looking into this. The Village Attorney stated that this is the subject of litigation. The citizen also stated his concerns about the investigation regarding Amy Connolly.

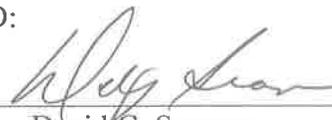
A citizen stated his concerns about the status of Amy Connolly. He also asked when the staff appointments would take place. Mayor Seaman stated in the next meeting or two.

Mike Fitzpatrick stated his concerns about the employment of Amy Connolly.

Motion was made by Trustee Vandenberg, seconded by Trustee Vandenberg, to adjourn the regular Board meeting. Vote by voice call. Mayor Seaman declared the motion carried and adjourned the regular Board meeting at 9:27 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