

Special Meeting of the Board of Trustees - Minutes

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD AUGUST 2, 2016**

The Special meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, IL on August 2, 2016. Mayor Seaman called this meeting to order at 7:00 p.m. and led the Board and audience in the Pledge of Allegiance.

At this time, Mayor Seaman called for a moment of silence in memory of Joseph Staackmann, longtime Village volunteer on the Zoning Board of Appeals and Senior Services Commission.

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 Brian H. Younker Kevin L. Suggs
Absent Trustees:	Jacob C. Vandenberg
Also Present:	
Village Manager:	David J. Niemeyer
Village Attorney:	Patrick Connelly
Village Engineer:	Jennifer S. Prinz

Motion was made by Trustee Younker, seconded by Trustee Pannitto, 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 Grady, seconded by Trustee Younker, to approve and place on file the minutes of the Regular Village Board meeting held on July 19, 2016, at 8:00 p.m. 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:

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- A. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON FRIDAY, AUGUST 5, 2016, ON 172ND STREET BETWEEN OAK PARK AVENUE AND 67TH COURT, FROM 5:00 P.M. TO 10:00 P.M.
- B. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 13, 2016, FROM 6840 THROUGH 6933 175TH PLACE, FROM 1:00 P.M. TO 10:00 P.M.
- C. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 13, 2016, FROM 8304 THROUGH 17718 ON LILAC LANE, FROM 2:00 P.M. TO 10:00 P.M.
- D. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 20, 2016, ON THE 6400 BLOCK OF 181ST STREET FROM RIDGELAND TO 65TH AVENUE.
- E. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SUNDAY, SEPTEMBER 4, 2016, AT IN THE BARON COURT CUL-DE-SAC, FROM NOON TO 10:00 P.M.
- F. CONSIDER REQUEST FROM PEOPLES ANIMAL WELFARE SOCIETY (PAWS OF TINLEY PARK) TO CONDUCT A RAFFLE FROM SEPTEMBER 20, 2016, THROUGH NOVEMBER 20, 2016, WITH THE WINNER BEING DRAWN ON NOVEMBER 20, 2016, AT THE PAWS LOCATION.
- G. CONSIDER PROCLAMATION RECOGNIZING AUGUST 15 THROUGH AUGUST 19, 2016, AS "MUNICIPAL TREASURERS WEEK" IN THE VILLAGE OF TINLEY PARK.
- H. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$909,544.50 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JULY 22 AND JULY 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, Younker, Suggs. Nays: None. Absent: Vandenberg. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Grady, to place on first reading **ORDINANCE NUMBER 2016-O-051 GRANTING A VARIATION FROM THE REQUIRED FRONT YARD SETBACK (SECTION V.B. SCHEDULE II (SCHEDULE OF DISTRICT REQUIREMENTS) FOR A FENCE TO GIULIANO AND MAUREEN CIPOLLA FOR CERTAIN PROPERTY LOCATED AT 17101 OVERHILL AVENUE AND WITHIN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT.** The petitioners, Giuliano and Maureen Cipolla, seek approval for a twenty-seven foot, eleven inch (27'11") Variation from Section V.B. Schedule II (Schedule of District Requirements) where the front yard setback requirement is forty feet (40'). This Variation would allow the petitioners to construct a five foot, eight inch (5'8") tall wrought iron fence with brick pillars at a twelve foot, one inch (12'1") setback on the north (171st Street) side of this corner lot at 17101 Overhill

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Avenue in the R-1 (Single-Family Residential) Zoning District and within Arthur T. McIntosh and Company's Southlands Subdivision.

This Variation was requested in order for the property owners to install a new fence in alignment with the neighbor's fence to the east of the petitioners' property. A fence previously existed in alignment with the petitioner's garage at a twenty-three foot, eight inch (23'8") setback but the fence was recently damaged and removed.

The Zoning Board of Appeals held a Public Hearing on July 14, 2016, and after consideration of the Findings of Fact, voted 4-1 in favor of recommending the requested Variation. 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 Suggs, to place on first reading **ORDINANCE NUMBER 2016-O-052 GRANTING A SPECIAL USE PERMIT TO JULIANNA GROVER OF THE TRAIN STATION FOR THE PURPOSES OF OPERATING A BUSINESS INVOLVING RECREATIONAL USES AND OPERATING BETWEEN THE HOURS OF 5:00 A.M. AND 10:00 P.M. AT 16902 OAK PARK AVENUE, UNIT 3 IN THE NG (NEIGHBORHOOD GENERAL) ZONING DISTRICT.** The petitioner, Julianna Grover of The Train Station, seeks approval for a Special Use Permit for operation of a business involving recreational uses (including group personal training, fitness, and nutritional education) and operating between the hours of 5:00 a.m. and 10:00 p.m. at 16902 Oak Park Avenue, Unit 3 in the NG (Neighborhood General) Zoning District and Elmore's Oak Park Avenue Estates subdivision.

The Plan Commission first discussed the proposed Special Use Permit on July 7, 2016, and subsequently held a Public Hearing on July 21, 2016, and after consideration of the Standards for Granting a Special Use and Findings of Fact, voted 7-0 in favor of recommending the requested Special Use Permit with the following conditions:

1. The Train Station shall comply with the ASTM E90 Noise Reduction Coefficient to adjacent tenants of the building or surrounding properties;
2. That class sizes must not exceed three (3) clients per trainer, with a maximum of four (4) trainers allowed at any one time to ensure that adequate parking is available;
3. That a Plat of Easement for an alley at the west side of the building must be signed by the property owner by October 1, 2016, and recorded by the Village; and
4. That two (2) parkway trees be installed along the Oak Park Avenue frontage by October 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.

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Motion was made by Trustee Suggs, seconded by Trustee Maher, to adopt and place on file **ORDINANCE NUMBER 2016-O-047 AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF TINLEY PARK.** Per State Law, an Ordinance must be adopted to declare any Village property in excess of \$1,000 of estimated value, as surplus prior to disposing of or sale to another agency. Based on the age, service condition, mileage, future maintenance costs, and other factors, the following items are deemed to be no longer practical for Village use and are earmarked for sale or disposal as appropriate. The Village will donate; send to auction or dispose of the following items:

Vehicle Number	Year	Manufacturer	Vehicle / Equipment Description
	1997	Scotty	Trailer
675	2003	Chevrolet	Tahoe
672	1988	Chevy	3/4 Ton Truck
24A	2006	Ford	Crown Vic
12M	2005	Ford	Crown Vic
19B	2006	Ford	Crown Vic
14B	2008	Ford	Crown Vic
12B	2008	Ford	Crown Vic
13B	2008	Ford	Crown Vic
9B	2008	Ford	Crown Vic
3B	2008	Ford	Crown Vic
5A	2008	Ford	Crown Vic
14A	2009	Ford	Crown Vic
5B	2008	Ford	Crown Vic
1R	2005	Ford	Crown Vic
6D	2007	Chevy	Impala
1D	2007	Chevy	Impala
2-W	1991	Dodge	Tradesman - Van
6M	2000	Dodge	Caravan
15M	2002	Ford	Crown Vic
8M	2002	Ford	Crown Vic
8-R	2003	Ford	Crown Vic
11M	2003	Ford	Crown Vic
7M	2004	Chevy	Impala
2M	2007	Ford	Explorer
2C	2007	Ford	Explorer
55	2007	Chevy	Trail Blazer
66	2006	Ford	Explorer
142	1999	Caterpillar	Wheel Loader Model 928F
23	2001	International	Model 4900, 5 yard Dump
126	1998	Redi Haul	Trailer, Model, FSL14HE
87auxZ0216	2007	Onan	Generator-HDKAJ-1045K

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Mayor Seaman noted that this item was in its final adoption stage and asked if anyone cared to address the Board. Trustee Pannitto asked that the surplus items be posted publicly in order that the Public can bid on them. Vote on roll call: Ayes: Maher, Grady, Pannitto, Younker, Suggs. Nays: None. Absent: Vandenberg. Mayor Seaman declared the motion carried.

Motion was made by Trustee Suggs, seconded by Trustee Younker, to adopt and place on file **ORDINANCE NUMBER 2016-O-042 AN ORDINANCE DESIGNATING THE VILLAGE OF TINLEY PARK LEGACY TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA**. This item was postponed at the July 5, 2016, regular Village Board meeting. On November 3, 2015 the Village of Tinley Park authorized moving forward with a feasibility study under the Tax Increment Finance (TIF) Act to determine if the area generally bounded by the railroad and Oak Forest Avenue on the north; 175th Place, 176th and 177th Streets on the south; Cook County Forest Preserves on the east; and 66th Court, 67th Avenue, and 67th Court on the west be designated as a Redevelopment Project Area. This TIF is also informally referred to as the Panduit TIF after the largest potential redevelopment site within the designated area. On February 16, 2016, the Village announced the availability of the Redevelopment Plan and Project for the proposed 217 acre Legacy TIF District. On April 22, 2016, the Legacy TIF District Joint Review Board met and gave a favorable recommendation of the Redevelopment Plan and Project. On June 7, 2016, a public hearing for the Legacy TIF Redevelopment Plan and Project was held. There are several separate steps required by state statutes to formally create the proposed Legacy TIF District following the process already completed. This item and the following two agenda items (Ordinances 2016-O-042, -043 and -044) serve to formally establish the Legacy TIF District. This first Ordinance would designate the Redevelopment Project Area (set the boundaries) for the 217 acre Legacy Tax Increment Financing District Redevelopment Project Area. Mayor Seaman noted that this item was in its final adoption stage and asked if anyone cared to address the Board.

Mayor Seaman noted that on July 26, 2016, the Village presented "TIF 101" which explained how TIF Districts work in the Community.

Clerk Rea presented a brief explanation of what was presented at "TIF 101" on July 26, 2016.

Trustee Maher stated that he would be abstaining from voting on this item noting that Panduit Corporation (a major property in this TIF District) is a client of the law firm in which he is employed.

Michael Paus stated his concerns with TIF financing and the part Panduit Corporation holds in this district.

A resident of the Legacy TIF District asked that the infrastructure work in the district be done sooner rather than waiting for the TIF District to generate funds. He also asked if the Village Board could present further presentations on TIF.

Stephen Eberhardt expressed concerns with Trustee Maher's abstention and why he did not abstain from items in the past regarding Panduit Corporation. He also stated concerns with incentives Panduit Corporation has received from the Village.

Vote on roll call: Ayes: Grady, Younker, Suggs, Seaman. Nays: Pannitto. Abstain: Maher. Absent: Vandenberg. Mayor Seaman declared the motion carried.

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Motion was made by Trustee Suggs, seconded by Trustee Younker, to adopt and place on file **ORDINANCE NUMBER 2016-O-043 AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK LEGACY TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT.**

This item was postponed at the July 5, 2016, regular Village Board meeting. This is a companion Ordinance to the previous agenda item regarding Ordinance number 2016-O-042 which set the boundaries of the Legacy TIF District. This Ordinance would approve the Redevelopment Plan and Project (the document outlining the possible redevelopment activities and improvements contemplated over the 23 year life of the TIF district) for the 217 acre Legacy Tax Increment Financing District Redevelopment Plan and Project. 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: Grady, Younker, Suggs. Nays: Pannitto. Abstain: Maher. Absent: Vandenberg. Mayor Seaman declared the motion carried.

Motion was made by Trustee Suggs, seconded by Trustee Younker, to adopt and place on file **ORDINANCE NUMBER 2016-O-044 AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF TINLEY PARK LEGACY TAX INCREMENT FINANCING DISTRICT.** This item was postponed at the July 5, 2016, regular Village Board meeting. This is a companion Ordinance to the previous two agenda items, regarding Ordinance Numbers 2016-O-042 and 2016-O-043 which set the TIF boundaries and approved the Redevelopment Plan and Project to guide activities in the TIF district over its limited period of existence. The Tax Increment Financing District created by this Ordinance would enable this economic development tool to assist the Village to encourage redevelopment of the former Panduit site and potentially provide public infrastructure improvements to the surrounding residential area. This ordinance would approve Tax Increment Financing for the Legacy Tax Increment Financing District and is the last step in formally creating the TIF District. 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: Grady, Younker, Suggs. Nays: Pannitto. Abstain: Maher. Absent: Vandenberg. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Grady, to adopt and place on file **ORDINANCE 2016-O-050 AMENDING TITLE XI, CHAPTER 112, SECTION 112.22 OF THE TINLEY PARK MUNICIPAL CODE – ADDITION OF ONE (1) CLASS EV LIQUOR LICENSE.** The proposed Ordinance would increase the Class EV Liquor Licenses by one (1). The respective license will be for the following business:

- a. Bamboo Garden, a restaurant at 16733 S. Oak Park Avenue. Video gaming is proposed at this location.

Upon approval of this Ordinance, the total number of Class EV liquor licenses would be three (3). Mayor Seaman noted that this item was in its final adoption stage and asked if anyone cared to address the Board and noted that this Ordinance enhances an existing business.

Michael Paus stated that he was in favor of video gaming to generate revenue.

Michael Hiss asked about improvements at the complex where Bamboo Garden is located, 167th

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Street and Oak Park Avenue. Mayor Seaman noted that there are some older strip malls in the Village that need improvements.

Matt Coughlin asked if the Village Board had a plan to improve the ascetics of the building's businesses in order to be approved for video gaming. Mayor Seaman noted that he is going to try and encourage this in the future. He also noted that this process has not been formalized as of yet. Mr. Coughlin suggested these stipulations be formalized and asked if this could be added to this particular Ordinance. Mayor Seaman noted that this would be communicated to the landlord of the property.

Lucas Hawley stated that he is against any further video gaming in the Village.

Michael Glotz stated his concerns about the façade incentive program.

A citizen suggested that the Village Board put a limit on the number of video gaming licenses approved in the Village.

Wilma Penny stated her concerns about the signage associated with video gaming.

Beth McKernan stated her concerns about the number of video gaming licenses in the Village.

A resident asked the amount of revenue received by the Village from video gaming. Treasurer Bettenhausen stated about \$300,000.

Trustee Pannitto asked if liquor licenses are transferrable. Village Attorney Connelly stated when business ownership changes they are not transferrable. He also noted that the Board needs to have a systematic way to process these types of licenses.

Village Attorney Connelly noted that the number of these licenses is capped. In order to add another license the Village Board must grant approval.

Vote on roll call: Ayes: Maher, Grady, Younker, Suggs. Nays: Pannitto. Absent: Vandenberg. 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 noted that Branding Survey is on the Village website and encouraged the public to fill this out. It is open until August 19, 2016. He also stated National Nite Out was well received tonight.

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

Michael Hiss stated that there is a cap on number of video gaming facilities in a geographic area.

Michael Paus stated concerns about the following items: boating on Village ponds and public safety at area around 191st Street and Harlem Avenue. He also stated that he is not against video gaming in the

Village.

Lucas Hawley stated his concerns about video gaming and discouraged approving more video gaming on the west side of the Village.

Matt Coughlin suggested that the Village Board adopt a comprehensive plan for video gaming.

Ben Desnoyers stated his concerns about how the Economic Strategic Plan is implemented and commercial businesses in the Downtown Tinley area.

Jim Doyle asked Trustee Pannitto why he voted no to the Legacy TIF District. Trustee Pannitto noted that he has concerns with incremental financing. He feels the Village Board cannot control where the funds go. He also has concerns about the Panduit Corporation site and the South Street development.

Michael Glotz stated his concerns with the employee appointment process, stating the Village might encourage more applicants if the appointment time period was longer.

Eric Blair noted concerns with the attendance of Commissioners at commission meetings.

Motion was made by Trustee Younker, seconded by Trustee Suggs, at 8:22 p.m. to adjourn to Executive Session to discuss the following:

- A. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.
- B. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR 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, Younker, Suggs. Nays: None. Absent: Vandenberg. Mayor Seaman declared the motion carried.

Motion was made by Trustee Pannitto, seconded by Trustee Grady, to reconvene the special Board meeting. Vote on roll call: Ayes: Maher, Grady, Pannitto, Younker, Suggs. Nays: None. Absent: Vandenberg. Mayor Seaman declared the motion carried and reconvened the special Board meeting at 9:41 p.m.

Motion was made by Trustee Younker, seconded by Trustee Maher, to adjourn the special Board meeting. Vote by voice call. Mayor Seaman declared the motion carried and adjourned the special Board meeting at 9:41p.m.

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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