

**MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD OCTOBER 4, 2016**

The regular 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 October 4, 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 Kevin L. Suggs
Also Present:	
Village Manager:	David J. Niemeyer
Village Attorney:	Patrick Connelly
Village Engineer:	Jennifer S. Prinz

Motion was made by Trustee Grady, seconded by Trustee Vandenberg, 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 Pannitto, seconded by Trustee Maher, to approve and place on file the minutes of the Regular Village Board meeting held on September 20, 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 REQUEST FROM PEOPLES ANIMAL WELFARE SOCIETY (PAWS OF TINLEY PARK) TO CONDUCT A RAFFLE FROM JANUARY 2, 2017, THROUGH MARCH 17, 2017, WITH THE WINNER BEING DRAWN ON MARCH 17, 2017, AT THE P.A.W.S. LOCATION.
- B. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$735,493.87 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED SEPTEMBER 23 AND SEPTEMBER 30, 2016.

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

Motion was made by Trustee Vandenberg, seconded by Trustee Grady, to place on first reading **ORDINANCE NUMBER 2016-O-058 GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE NORTH CREEK BUSINESS PARK PLANNED UNIT DEVELOPMENT AND EXCEPTIONS FROM THE ZONING ORDINANCE (TIM HEALY FOR HOLLADAY PROPERTIES)**. The petitioner, Tim Healy of Holladay Properties, seeks approval of a Special Use Permit for a Substantial Deviation to the North Creek Business Park Planned Unit Development and Exceptions from the Zoning Ordinance (front yard setback, location of parking, public sidewalk, maximum number of wall signs, maximum sign height for freestanding signs, maximum sign face area for freestanding signs, and off-premise signage) to allow for the construction of a new extended stay hotel (WoodSpring Suites) on the parcel south of the intersection of West Creek Drive, Spring Creek Drive, and North Creek Drive (approximately 18644 West Creek Drive).

The Plan Commission first discussed the proposed Special Use Permit on August 18, 2016, and subsequently held a Public Hearing on September 15, 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 condition:

- Maximum of two (2) wall signs

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 place on first reading **RESOLUTION NUMBER 2016-R-028 APPROVING THE FINAL PLAT FOR THE PAISLEY PARK PLAT OF RESUBDIVISION OF LOT 2 IN DEVRY RESUBDIVISION FOR THE 2.29 AC PARCEL LOCATED AT 18644 WEST CREEK DRIVE, NORTH CREEK BUSINESS PARK PLANNED UNIT DEVELOPMENT**. The petitioner, Tim Healy of Holladay Properties, seeks approval of a Final Plat for the 2.29 acre parcel located at 18644 West Creek Drive which provides for the subdivision of the property into three (3) parcels. The Plan Commission approved the plat at their September 15, 2016, meeting with a 7-0 vote, conditioned upon final language for the plat being approved by Village Staff and the Village Attorney. 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 Maher, seconded by Trustee Suggs, to place on first reading **RESOLUTION NUMBER 2016-R-030 APPROVING AND RECOMMENDING COOK COUNTY CLASS 8 RECLASSIFICATION FOR THE PROPERTY LOCATED AT 17511-17515 DUVAN DRIVE (CONIGAN PARTNERS LLC)**. This Resolution would provide support for the reduction of the assessment rate for the aforementioned property from 25% to 10% for a ten (10) year period. This property, located in Orland Township, is already Cook County "certified eligible" for the Class 8 reclassification, pursuant to the Cook County Real Property Classification Ordinance. As the property has been vacant more than 24 months,

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the property meets the Class 8 requirements. But for this Cook County incentive, the investment owner will not be able to purchase this property for re-occupancy as a flexible, multi-use industrial building. This project meets the goals and objectives for encouraging rehabilitation of industrial buildings in the Duvan Industrial Park of Tinley Park as set forth by the Economic and Commercial Commission and the Village Board of Trustees in previous meetings. Conigan Partners is experienced with purchase and operation of industrial real estate and pledges the investment of \$250,000 in repairs and improvements to the building and facilities. The company reports successful full occupancy of other investment owned industrial properties. This item was recommended for approval at the Finance and Economic Development Committee meeting held on September 27, 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 Younker, seconded by Trustee Grady, to place on first reading **RESOLUTION NUMBER 2016-R-029 APPROVING A CHANGE ORDER WITH ROADS SAFE TRAFFIC SYSTEMS, INC. FOR THE 2016 STREET MARKING PROGRAM.** Earlier this year, the Village awarded a competitively bid contract to RoadSafe Traffic Systems for the marking of selected Village streets, including crosswalks. The unit price for the contract was lower than previous years and, as such, the Village has funds budgeted in excess of the original contract award. Approving a change order in an amount not to exceed \$15,471.75, to the existing contract, will allow the Village to have markings/stripping completed at additional Village crosswalks. The Village finds the following related to the change order:

- The circumstances necessitating the change order were not reasonably foreseeable at the time the contract was signed;
- The changes effected by the change order are germane to the original contract as signed; and
- The changes effected by the change order are in the best interests of the Village and are authorized by law.

This item was discussed at the Public Works Committee meeting held on September 27, 2016, and recommended for approval. 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, for **FINAL AUTHORIZATION OF A CONTRACT WITH MORTON SALT INC. OF OAKBROOK, IL FOR BULK ROAD SALT.** The proposed contract is for the Village's annual purchase of bulk salt. The Village received three (3) quotes from qualified vendors as follows:

Vendor	Cost Per Ton
Morton Salt	\$52.59
Compass Minerals	\$57.89
Cargill	\$61.70

The Village has purchased bulk salt from Morton Salt in the past and their service and product have been found to be of acceptable quality to the Village. The proposed contract price reflects a

cost per ton that is at or below the cost that would have been charged to the Village as part of the State Purchase Program administered by the Illinois Central Management Services (CMS). The delivery of the 5,500 tons of salt is guaranteed under the terms of the contract. This item was discussed at the September 27, 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, Suggs. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Grady, for **FINAL AUTHORIZATION OF A PROFESSIONAL SERVICES AGREEMENT WITH ANDERSON PUMP SERVICES FOR THE REMOVAL AND REPLACEMENT OF TWO (2) FIBERGLASS FUEL TANKS AND ASSOCIATED REPAIRS AT THE VILLAGE'S UNDERGROUND FUEL STATION LOCATED AT THE PUBLIC WORKS FACILITY.**

The Village of Tinley Park maintains a fueling station at the Public Works Garage for servicing its fleet of vehicles. On August 27, the Village was alerted to the failure of one of the two unleaded gasoline underground storage tanks (UST) which has forced the shut down of that fuel station. The diesel fuel station is unaffected. The repairs necessitate the replacement of both unleaded fuel tanks due to their age and construction which also places the other tank at risk for a similar failure. It is also most efficient and economical to replace both tanks while excavating to remove and replace the damaged tank. In addition, the proposed contract will also bring the Village into new regulatory requirements for alarm and leak detection that would otherwise be required by 2018. In order for the Village to be eligible for the State of Illinois Leaking Underground Storage Tank (LUST) reimbursement program, the removal of the tanks and any required soil removal must take place within 45 days from the date of the initial leak notification. It is expected that the Village will be eligible for between \$35,000 and \$55,000 of reimbursements from the LUST program. Sufficient funds are available in the FY 2017 Budget and the Capital Improvement and Replacement Fund reserves to cover the associated costs with this project. Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. A citizen stated concerns as to why this agreement did not go out for bid. Public Works Building Superintendent, John Urbanski, presented an overview of the timeline for this emergency expenditure. Vote on roll call: Ayes: Maher, Grady, Pannitto, Vandenberg, Younker, Suggs. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Vandenberg, for **FINAL AUTHORIZATION OF A PROFESSIONAL SERVICES AGREEMENT WITH ENVIRONMENTAL GROUP SERVICES LIMITED FOR ENVIRONMENTAL SERVICES RELATED TO THE VILLAGE'S FUEL STATION LOCATED AT THE PUBLIC WORKS FACILITY.** The proposed contract will allow for Environmental Group Services Limited (EGSL) to complete the necessary regulatory work and reports related to the Village's fuel tank leak at the Village's Public Works Facility. The scope of work for this project will include, but is not limited to, the following:

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- Completion of required soil testing related to the tank replacement project;
- Completion of all required Illinois Environmental Protection Agency (IEPA) reports; and
- Coordination of eligible reimbursable expenses under the State of Illinois Leaking Underground Storage Tank (LUST) program.

Total costs associated with this project are estimated to be between \$19,000 and \$25,000. All Village expenditures related to this contract are anticipated to be eligible for reimbursement through the LUST program. Sufficient funds are available in the FY 2017 Budget and the Capital Improvement and Replacement Fund reserves to cover the associated costs with this agreement. This item was discussed at the Public Works Committee meeting held on September 27, 2016, 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, Suggs. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Vandenberg, for **FINAL AUTHORIZATION OF A CONTRACT TO H. LINDEN AND SONS FOR THE PARKSIDE STORM SEWER PROJECT**. The proposed scope of work for this contract will include the installation of storm sewers in the Parkside Subdivision. Specific streets where work will occur include Glenview, Ravinia and Pine Point. Installation of the storm sewers will bring drainage in this area to current Village standards. The contractor will also be responsible for all restoration work related to the storm sewer installation.

Bids for this project were received on August 31, 2016, as follows:

Contractor	As Read Bid
<b>H. Linden &amp; Sons, Plano, IL</b>	<b>\$705,366.00</b>
Airy's Inc., Tinley Park, IL	\$770,152.00
Bisping, Const., New Lenox, IL	\$927,781.16
Riccio Const., Palos Park, IL	\$957,017.00
Engineers Estimate	\$803,359.00

Bids were reviewed by the Village Engineer and found to be in order. As such, Staff is recommending that the Village award this contract to the low bidder, H. Linden and Sons. Funds are available in the current fiscal year budget for this project. This item was discussed at the Public Works Committee meeting held on September 27, 2016, 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, Suggs. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Suggs, for **FINAL AUTHORIZATION OF YEAR THREE (3) OF THE VILLAGE'S EMERALD ASH BORER (EAB) TREE REPLACEMENT PROGRAM**. The Village has removed

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approximately 10,500 trees in public spaces that were affected by the Emerald Ash Borer (EAB). In 2014, the Village competitively bid a multi-year (3 year total) program for the replacement of trees. Beary Landscaping was identified as the lowest responsible bidder and was awarded the first year of the tree replacement contract at the September 2, 2014, Village Board meeting. In the first year of the program, the Village replaced 4,885 trees. Last year, the Village authorized the second year of the program which replaced 3,156 trees. The proposed contract award for the third and final year, will replant approximately 2,500 trees at a cost of \$937,500. Funds have been included in the FY 2017 budget for this expenditure. This item was discussed at the Public Works Committee meeting held on September 27, 2016, 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. Trustee Pannitto directed Staff to stay on top of the quality of the trees in this program. Eric Blair stated his concerns about certain trees planted on Ridgemont Drive. Wilma Penny noted her concerns about the cost of this program. Vote on roll call: Ayes: Maher, Grady, Pannitto, Vandenberg, Younker, Suggs. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Maher, for **FINAL AUTHORIZATION OF A PROFESSIONAL SERVICES CONTRACT WITH CONSTRUCTION CONCEPTS OF TINLEY PARK FOR OUTDOOR HOLIDAY DECORATIONS IN THE DOWNTOWN TINLEY PLAZA AREA**. Several years ago, the Village was the recipient of a donation of approximately twenty (20) holiday tree frames (in sizes varying from approximately 6' to 12' high). The Village has solicited quotes to restring (with lights and faux pine garland) these trees to make them suitable for placement in the Downtown Tinley Plaza area. The Village received two quotes to wrap and light these trees.

Contractor	Quote
Construction Concepts, Tinley Park, IL	\$19,600
Outdoor Accents, Joliet, IL	\$25,500

At the Public Works Committee meeting held prior to this Board meeting the Committee authorized to expenditure of not more that \$10,000 in funds for the restringing (ten) 10 of the donated trees. 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, Suggs. Nays: None. Absent: None. Mayor Seaman declared the motion carried.

Motion was made by Trustee Suggs, seconded by Trustee Younker, for **FINAL AUTHORIZATION OF A PROFESSIONAL SERVICES AGREEMENT WITH MATRIX CONSULTING GROUP FOR A STAFFING LEVEL ANALYSIS**.

Motion was made by Trustee Suggs, seconded by Trustee Pannitto, to postpone the **FINAL AUTHORIZATION OF A PROFESSIONAL SERVICES AGREEMENT WITH MATRIX CONSULTING GROUP FOR A STAFFING LEVEL ANALYSIS** to return to the Budget, Audit, and Administration Committee for further review. Vote by voice call. Mayor Seaman declared the motion carried.

Motion was made by Trustee Suggs, seconded by Trustee Grady, for **FINAL AUTHORIZATION OF A PROFESSIONAL SERVICES AGREEMENT WITH PAYPOINT HR, LLC FOR A COMPENSATION AND BENEFITS PLAN REVIEW AND ANALYSIS**. In July 2016, the Village published RFP 2016-RFP-004, seeking a qualified firm to provide consultant services for a Compensation and Benefits Analysis of select Village positions. The purpose was to review the existing Classifications & Compensation and related benefit plans to ensure that select positions are both internally equitable and externally competitive. Three (3) organizations responded to the RFP and all three were interviewed by Village personnel on August 24, 2016. It was determined by the interviewing panel that Paypoint HR would provide the most comprehensive and holistic service, addressing the unique needs of the Village. It is estimated that the exercise should take 300 hours to complete both the classification and compensation study at a cost of \$125 per hour, equating to an approximate total cost of \$37,500. This item was discussed at the Budget, Audit & Administration Committee meeting held on September 27, 2016, 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. Michael Paus stated he is opposed to this agreement. Vote on roll call: Ayes: Maher, Grady, Pannitto, Vandenberg, Younker, Suggs. 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 welcomed the Budingen Exchange students who will be working with the Sister Cities Commission and students from Victor J. Andrew High School.

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

A representative from Robert Morris University Orland Park presented an overview of the programs offered at the University.

Michael Paus thank the Board for their decision to decline the Sportsplex consultant. He stated concerns about the Village website and would like to see signage for businesses on the southwest corner of 183<sup>rd</sup> Street and Harlem Avenue.

Jim Doyle would like to see more studies done by Village Staff rather than consultants.

A resident voiced his complaints about Comcast. Mayor Seaman stated that Village Staff could help him by getting in touch with the Comcast liaison to the Village.

A resident stated her concerns with how certain Village Board members communicate with residents. She also had concerns about the care taken on the Village Hall grounds.

Lucas Hawley thanked the Mayor for hosting a pizza party for the Budigen Exchange students. He noted that he would like to see Staff do the work performed by consultants. Mayor Seaman stated that consultants do work that Staff may not have time to complete after performing their own duties. Village Manager Niemeyer presented an overview of the tasks that will be completed by the compensation consultant. Trustee Pannitto stated that some situations are better performed by consultants who have an

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external view of the project and who are experts. Mr. Hawley stated he would not be opposed to a Telephone Townhall meeting if it were presented by the Mayor and Mayor Pro-tem.

Nancy O'Connor asked if the Compensation study would include all Village staff positions. Village Manager Niemeyer stated that collective bargaining positions would not be looked at and benefit packages would be looked at.

A resident of Bristol Park stated concerns with smells coming from a business on Duvan Drive. Mayor Seaman stated that the Village would look into this for possible code violations.

A resident asked if the Village knows of any plans for the Kmart property. Mayor Seaman stated that there has been some preliminary interest shown by other businesses. Village Manager Niemeyer stated that the Village has been in contact with the broker for the property.

Eric Blair stated concerns about the bench in the Village Hall lobby.

Motion was made by Trustee Younker, seconded by Trustee Maher, to adjourn the regular Board meeting. Vote by voice call. Mayor Seaman declared the motion carried and adjourned the regular Board meeting at 9:26 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:



Brian H. Younker  
Mayor Pro-Tem

ATTEST:



Patrick E. Rea  
Clerk