

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD APRIL 3, 2017**

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 April 3, 2017. Mayor Seaman called this meeting to order at 4:39 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 (Arrived at 4:42 p.m.)

Trustees: Brian S. Maher
Jacob C. Vandenberg
Brian H. Younker
Kevin L. Suggs

Absent:
Trustee: T.J. Grady
Michael J. Pannitto

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 Suggs, 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 Suggs, to approve and place on file the minutes of the special and regular Village Board meetings held on March 21, 2017. 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 ST. JUDE CHILDREN'S RESEARCH HOSPITAL TO CONDUCT A TAG DAY FUNDRAISER ON SATURDAY, MAY 27, 2017 AND SATURDAY, JUNE 24, 2017 AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.

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B. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,440,970.70 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED MARCH 24 AND MARCH 31, 2017.

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

At this time, the Board recognized Zachary D. Unger on achieving the rank of Eagle Scout.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to place on first reading **ORDINANCE NUMBER 2017-O-015 GRANTING A VARIATION FROM THE MAXIMUM NUMBER OF SIGNS TO ALLOW FOR A SECOND SIGN ON AN INTERIOR LOT IN THE B-3 GENERAL BUSINESS AND COMMERCIAL ZONING DISTRICT – AURELIO'S PIZZA.** The Petitioner, Express Signs on behalf of Aurelio's Pizza at 15901 Oak Park Avenue in the B-3 (General Business and Commercial) Zoning District, is seeking a Variation from Section IX.D.3.a. of the Zoning Ordinance to allow for a second wall sign on the building when only one (1) wall sign is allowed per building frontage. This Variation would allow the Petitioner to replace the existing wall sign on the north side of the building, which is one (1) of two (2) existing signs on the building. The proposed second wall sign measures approximately one foot, eight inches (1'8") tall by nine feet, three inches (9'3") wide for a total sign face area of 15.36 square feet. Per current ordinance the petitioner is requesting less sign area for both signs that what is allowed for the one (1) permitted sign on the west façade. The ordinance allows a total of 85 SF on the west façade; the total area of both proposed signs (north and west) is 59 SF.

The Zoning Board of Appeals held a Public Hearing on March 23, 2017 and after consideration of the Findings of Fact, voted unanimously (6-0) to recommend 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 Vandenberg, seconded by Trustee Suggs, to adopt and place on file **RESOLUTION NUMBER 2017-R-014 APPROVING THE FINAL PLAT OF SUBDIVISION FOR TINLEY PARK CORPORATE CENTER – 18801 OAK PARK AVENUE.** The Petitioner, I-80 Commerce Center, LLC, requests approval of the Final Plat of Subdivision for Tinley Park Corporate Center (also known as First Industrial). The Tinley Park Corporate Center encompasses property located south of Interstate 80, north of Prosperi Drive, and between Oak Park Avenue and Ridgeland Avenue. The Tinley Park Corporate Center Planned Unit Development (PUD) was approved in 2007 as Ordinance 2007-O-007. In 2007, a Preliminary Plat of Subdivision was provided but was not finalized. The existing 915,000 square foot building was constructed in 2008. As a result of the economic climate at the time, the building was not leased until 2012. The project stalled again in 2012 due to the property owner being unable to obtain a Letter of Credit for remaining public improvements for the property. In 2015, a Substantial Deviation to the original PUD to allow the PUD to be developed in two (2) phases was granted as Ordinance 2015-O-044. This Ordinance included a condition for approval of the Final Plat of Subdivision. The property owner desires to record the Final Plat and satisfy this outstanding condition. Staff is continuing to work with the property owner on the Letter of Credit.

The Plan Commission unanimously recommended approval of the Final Plat of Subdivision for Tinley Park Corporate Center at their September 3, 2015 regular meeting. 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, Vandenberg, Younker, Suggs. Nays: None. Absent: Grady, Pannitto. Mayor Seaman declared the motion carried.

Motion was made by Trustee Maher, seconded by Trustee Vandenberg, to place on first reading **ORDINANCE NUMBER 2017-O-028 CEDING THE AGGREGATE REMAINING UNUSED ALLOCATION OF 2017 PRIVATE ACTIVITY BOND VOLUME CAP OF THE VILLAGE OF TINLEY PARK TO THE ILLINOIS FINANCE AUTHORITY AND THE WILL KANKAKEE REGIONAL DEVELOPMENT AUTHORITY.** Tinley Park receives a direct allocation of Private Activity Bond Volume Cap every year based on population. The 2017 allocation is \$5,714,300. By May 1 of each year, the Village must obligate the allocation to eligible local projects or cede the allocation for use by other agencies. Since January, no local projects have requested industrial revenue bond financing through this program. In order to support projects that will create jobs and expand the tax base in the region, this Ordinance will cede \$2,857,150 to the Will Kankakee Regional Development Authority, and \$2,857,150 to the Illinois Finance Authority for the South Suburban Mayors and Managers Volume Cap Pool. 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 Younker, to adopt and place on file **RESOLUTION NUMBER 2017-R-016 AUTHORIZING A BRANDING ACTION PLAN FOR THE VILLAGE OF TINLEY PARK.** The Village of Tinley Park is in receipt of a 55-point Branding, Development and Marketing Action Plan which was developed through a collaborative process between Roger Brooks International (RBI) and the residents and stakeholders of Tinley Park. The recommendations made in this plan are based on information provided to RBI by many caring & concerned citizens, research, best practices in other locations, the findings of previous plans and studies and RBI's experience & expertise in the field. This item was discussed at the March 7, 2017 Finance Committee meeting and was 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, Vandenberg, Younker, Suggs. Nays: None. Absent: Grady, Pannitto. Mayor Seaman declared the motion carried.

Motion was made by Trustee Maher, seconded by Trustee Younker, to adopt and place on file **ORDINANCE NUMBER 2017-O-016 APPROVING AN ECONOMIC INCENTIVE AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND BANGING GAVEL PROPERTIES, LLC.** The Finance and Economic Development Committee and the Economic and Commercial Commission have discussed and recommended approval of the proposed economic development incentive package for Banging Gavel Properties, LLC. Planned improvements for the Historic Vogt Building located at 6811 Hickory St. /17400 Oak Park Avenue will include a brewery, restaurant and office/residential uses. The total incentive package will not exceed \$850,000 to include \$150,000 for land acquisition; up to \$450,000 for TIF eligible expenses for the renovation of the structure while maintaining its architectural integrity and registry on the National Register of Historic Places; and up to \$250,000 for

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incremental sales tax receipts not including the Village's home rule sales tax. Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. Trustee Vandenberg asked if this was contingent on the zoning. The Village Attorney stated yes. A citizen asked who owns the property. Mayor Seaman stated that it is bank owned. The property was foreclosed. A citizen spoke to her concerns about parking at this business. Interim Community Development Director Wallrich stated they are planning to use the Metra parking lot. Michael Paus spoke to TIF spending with this project and spoke to possible parking issues with this business. Trustee Vandenberg asked what the hours of business will be. Interim Community Development Director Wallrich stated they will be open from 4:30 p.m. to 11 p.m. Monday through Thursday. Friday they will be open later. Saturday and Sunday they will open at 11:00 a.m. Vote on roll call: Ayes: Maher, Vandenberg, Younker, Suggs. Nays: None. Absent: Grady, Pannitto. Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Vandenberg, to place on first reading **RESOLUTION NUMBER 2017-R-018 APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH COOK COUNTY FOR THE 175TH STREET ROADWAY IMPROVEMENTS**. Earlier this year, the Village approved an engineering agreement related to the needed roadway improvements along 175th Street (Oak Park Avenue to Ridgeland Avenue), Ridgeland Avenue (175th Street to Oak Forest Avenue), and Oak Forest Avenue (Ridgeland Avenue to 167th Street). The proposed agreement with Cook County allows for reimbursement of the engineering costs for the project to the Village. The Village of Tinley Park is fronting the cost of the engineering with 100% reimbursement from Cook County. This item was discussed at the February 14, 2017 Public Works Committee meeting 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 Vandenberg, to place on first reading **RESOLUTION NUMBER 2017-R-020 AUTHORIZING THE VILLAGE MANAGER TO CONTRACT FOR THE PURCHASE OF ELECTRICITY**. During 2012, the Village of Tinley Park completed the necessary requirement to implement a municipal aggregation program for electrical service. Since that time, the Village has entered into two (2) subsequent agreements with third party providers. The current three (3) year agreement will expire this summer. As such, the Village will be participating in a competitive bidding process during the month of April to select the service provider for a 1, 2, or 3 year term at the Village's option. As with our previous electrical aggregation agreements, the window of opportunity for the Village to take advantage of the lowest bidder is typically limited to less than 48 hours. By this Resolution the Village authorizes the Village Manager, to sign a third party electrical agreement upon completion of the competitive bidding process. The Resolution will aid in assuring that the Village will continue to be afforded the best possible electrical rates. Once a selection is made, residents do have the option to "opt-out" of the aggregation program and select their own electrical service provider. Commonwealth Edison remains the distributor, regardless of the electric provider. 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 adopt and place on file **ORDINANCE NUMBER 2017-O-018 ACCEPTING AND APPROVING THE PLAT OF DEDICATION FOR 191ST STREET (EXTENSION)**. In 2006, the Village was successful in

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getting 80% funding, through SSMMA for the reconstruction and widening of the Harlem Avenue and 191st Street intersection that is presently needed based on today's traffic volumes. The project includes dual left hand turn lanes on all legs of the intersection and improvements to the signalization. The roadway will be extended to Oak Park Avenue, and signals will be added to that intersection as well. The proposed Plat of Dedication will provide the Village with the land necessary to construct the extension. 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, Vandenberg, Younker, Suggs. Nays: None. Absent: Grady, Pannitto. Mayor Seaman declared the motion carried.

Motion was made by Trustee Maher, seconded by Trustee Suggs, to adopt and place on file **ORDINANCE 2017-O-019 AMENDING TITLE XI, CHAPTER 112, SECTION 112.22 OF THE TINLEY PARK MUNICIPAL CODE – ADDITION OF ONE (1) CLASS AV LIQUOR/VIDEO LICENSE**. The proposed Ordinance would increase the Class AV Liquor/Video Licenses by one (1). The applicant is proposing to operate a seafood dining restaurant with a full bar and video gaming. The respective license will be for the following business:

- Big Boss Seafood & Grill – 18305 LaGrange Road - . Video gaming is proposed at this location.

Upon approval of this Ordinance, the total number of Class AV liquor/video licenses would be twelve (12). Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. Trustee Vandenberg asked if the property owner or the address holds the liquor/video license. Mayor Seaman stated the owner/applicant. Michael Paus asked how many AV liquor/video licenses there were. Mayor Seaman stated there are twelve. A citizen asked if there is a moratorium on these licenses. Mayor Seaman stated there is a moratorium on gaming facilities. Vote on roll call: Ayes: Maher, Vandenberg, Younker, Suggs. Nays: None. Absent: Grady, Pannitto. 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.

Clerk Rea spoke to the importance of becoming an Eagle Scout on a young mans future. He also spoke to the success of early voting and thanked both Counties for providing this service to our citizens.

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

Michael Paus spoke to Early Voting and thanked the Village for live streaming the Village Board meetings and would like to see all Commission and Committee meetings live streamed. He also thanked the Clerk's Office for providing information regarding the Budget process and would like to see the scores from the Illinois Policy Institutes transparency program. Clerk Rea responded to the live streaming of meetings and stated he will proceed with bringing this issue before the Village Board. He also spoke to the Illinois Policy Transparency program and stated that Tinley Park is in the top ten to fifteen municipalities in the State.

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Motion was made by Trustee Younker, seconded by Trustee Suggs, to adjourn the special Board meeting. Vote by voice call. Mayor Seaman declared the motion carried and adjourned the special Board meeting at 5:17 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:



Mayor

ATTEST:



Deputy Village Clerk