

MEETING NOTICE

SPECIAL MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK

NOTICE IS HEREBY GIVEN that a Special Meeting of the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, April 28, 2015, beginning at 8:00 P.M. in the Council Chambers located in the Tinley Park Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois.

The purpose of the meeting is to consider various items and actions contained in the Agenda for the meeting, a copy of which Agenda is attached hereto.

Patrick E. Rea
Clerk
Village of Tinley Park

8:00 P.M. CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

ITEM #1

SUBJECT: CONSIDER APPROVAL OF AGENDA

ACTION: Discussion - Consider approval of agenda as written or amended.

COMMENTS: _____

ITEM #2

SUBJECT: CONSIDER APPROVAL OF MINUTES OF THE REGULAR BOARD MEETING HELD ON APRIL 7, 2015.

ACTION: Discussion: Consider approval of minutes as written or amended.

COMMENTS: _____

ITEM #3

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. CONSIDER A REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, JULY 18, 2015 AT 76TH AVENUE AND OLCOTT AVENUE FROM 11:00 A.M. TO 9:30 A.M.
- B. CONSIDER A REQUEST FROM A.B.A.T.E. OF ILLINOIS TO PROCLAIM THE MONTH OF MAY 2015 AS “MOTORCYCLE AWARENESS MONTH” IN THE VILLAGE OF TINLEY PARK.
- C. CONSIDER A REQUEST FROM THE AMERICAN LEGION AUXILIARY UNIT 615 PROCLAIMING MAY 15, 16 AND 17, 2015 AS “POPPY DAYS FOR AMERICAN LEGION AUXILIARY UNIT 615” IN THE VILLAGE OF TINLEY PARK.
- D. CONSIDER A REQUEST FROM THE CRISIS CENTER FOR SOUTH SUBURBIA TO CONDUCT A RAFFLE FROM MAY 11, 2015 THROUGH AUGUST 11, 2015. WINNERS WILL BE DRAWN AT SILVER LAKE COUNTRY CLUB IN ORLAND PARK ON AUGUST 11, 2015.
- E. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,815,160.64 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED APRIL 10th, APRIL 17TH, AND APRIL 24TH, 2015.

ACTION: Discussion: Consider approval of consent agenda items.

COMMENTS: _____

ITEM #4

SUBJECT: CONSIDER A PROCLAMATION RECOGNIZING TRUSTEE GREGORY J. HANNON FOR HIS TWENTY-EIGHT (28) YEARS OF PUBLIC SERVICE TO THE VILLAGE OF TINLEY PARK AS TRUSTEE – **President Zabrocki**

ACTION: Discussion: Consider a proclamation recognizing Trustee Gregory J. Hannon for his twenty-eight (28) years of Public Service to the Village of Tinley Park.

COMMENTS: _____

ITEM #5

SUBJECT: CONSIDER A PROCLAMATION RECOGNIZING TRUSTEE THOMAS J. STAUNTON, JR. FOR HIS EIGHT (8) YEARS OF PUBLIC SERVICE TO THE VILLAGE OF TINLEY PARK AS TRUSTEE – **President Zabrocki**

ACTION: Discussion: Consider a proclamation recognizing Trustee Thomas J. Staunton, Jr. for his eight (8) years of Public Service to the Village of Tinley Park.

COMMENTS: _____

ITEM #6

SUBJECT: CONSIDER A PROCLAMATION RECOGNIZING TRUSTEE PATRICIA A. LEONI FOR HER SIX (6) YEARS OF PUBLIC SERVICE TO THE VILLAGE OF TINLEY PARK AS TRUSTEE – **President Zabrocki**

ACTION: Discussion: Consider a proclamation recognizing Trustee Patricia A. Leoni for her six (6) years of Public Service to the Village of Tinley Park.

COMMENTS: _____

ITEM #7

SUBJECT: CONSIDER ORDINANCE 2015-O-011 ANNEXING THE PROPERTY AT 17301 S. 80th AVENUE FOR BICKFORD SENIOR LIVING (FORMERLY THE JONES FARM) - **Trustee Hannon**

ACTION: Discussion – NHI-Bickford RE, LLC has submitted a petition for annexation of 19.259 acres at 17301 S. 80th Avenue (PIN: 27-25-300-007-0000) in coordination with an Annexation Agreement approved by this Village Board on March 17, 2015. There are no notices required as part of this annexation because the property is not located in a fire protection district, a public library district, or adjacent to a township road. **THIS Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #8

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-012 GRANTING REZONING, CERTAIN SIGN VARIATIONS, AND A SPECIAL USE FOR A CONGREGATE ELDERLY CARE FACILITY TO EBY REALTY GROUP FOR PROPERTY LOCATED AT 17301 S. 80th AVENUE (Former Jones Farm) - **Trustee Hannon**

ACTION: Discussion: The Applicant, Eby Realty Group, seeks approvals for Rezoning from R-1 Single Family Residential Zoning District to R-6 Medium Density Residential District, a Special Use Permit; and Variations to construct Bickford of Tinley Park, a congregate elderly care facility. The project involves the demolition of a single-family home and adjacent agricultural structures, followed by the construction of a new single-story building of approximately 37,000 square feet and related site improvements at 17301 80th Avenue. The Bickford Senior Living project will have sixty (60) total beds, forty-four (44) will be assisted living and sixteen (16) will be within a secured memory care wing. The Applicant has submitted petitions for the following:

- 1.) Rezoning from R-1 Single Family Residential District to R-6 Medium Density Residential District;
- 2.) A Special Use Permit for a Congregate Elderly Care Facility in the R-6 Medium-Density Residential District;
- 3.) A two (2) feet Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) feet high sign where four (4) feet is the maximum height allowed in residential zoning districts; and
- 4.) A nineteen (19) square feet Variation from Section IX.D.3.a (Sign Face Area) to allow an approximately twenty-four (24) square feet sign face area where five (5) square feet is the maximum allowed in residential zoning districts.

The Plan Commission recommended that the Special Use Approval be conditioned with the following:

- 1.) The Fire Department provides final approval of the proposed fire lane along the south and east side of the building, ensuring a design that accommodates fire trucks and materials agreed to by both the Applicant and Village;
- 2.) Street lights along 80th Avenue will be added to the plans, consistent with Village standards; and
- 3.) Village Engineer reviews and approves the Preliminary Plat of Subdivision, particularly related to the wording of the access easements and any easements required for stormwater.

The Plan Commission held a public hearing on January 15, 2015 to consider these requests and voted 6-0 (two absent) in favor of recommending approval of the rezoning, Special Use Permit and the Variations based on findings of fact. **This Ordinance is eligible for first reading.**

COMMENTS:

ITEM #9

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-016 GRANTING SPECIAL USES FOR THE CONVERSION OF A STAND ALONE RETAIL BUILDING TO A MIXED-USE BUILDING AND A PACKAGE LIQUOR STORE USE TO PRAVIN (PAUL) PATEL FOR THE PROPERTY LOCATED AT 16948 S. OAK PARK AVENUE (former Family Video store) – **Trustee Hannon**

ACTION: Discussion: The Applicant, Pravin (Paul) Patel of E&B Liquors, seeks approvals to operate a packaged liquor store and implement the redevelopment of property, including the addition of an apartment to create a mixed-use building at 16948 Oak Park Avenue within the NG (Neighborhood General) Legacy District. This project will be developed in two phases including: a façade improvement and commercial interior build-outs as part of phase one; and demolition of a portion of the building, addition of a residential unit, cross-access/alley improvements, and construction of a rear parking lot and related site improvements as part of phase two. Special Use Permits are required to operate a packaged liquor store and convert a stand-alone commercial building into a mixed-use building by constructing a residential unit. The Applicant has submitted petitions for the following:

- a.) A Special Use Permit for operation of a package liquor store within the NG (Neighborhood General) Legacy District; and
- b.) A Special Use Permit for converting a stand-alone commercial building into a mixed-use building by constructing a residential unit within the NG (Neighborhood General) Legacy District.

The Plan Commission recommended that the Special Use Approvals be conditioned with the following:

- 1.) A minimum of three (3) bike stalls must be installed per the requirements of the Legacy Code;
- 2.) The goose neck lighting on the front façade must be moved upward so that the lighting will illuminate signage placed below the goose neck lighting referenced and above the awning;
- 3.) Tenants of the building are prohibited from using signage with illumination (other than the illumination from the goose neck lighting above) unless the goose neck lighting is removed;
- 4.) The Applicant will install adequate lighting (in compliance with Section 3.I. of the Legacy Code) and security measures to ensure the safety of employees, customers, and resident(s) of the building; and
- 5.) There is a written acknowledgement from all property owners that are party to the collective or shared parking that the shared parking approval will only be recognized by the Village if the current arrangements of commercial and residential square footages on the property remain the same. If these arrangements change by Change of Use or Change of Owner, expansion or redevelopment, new parking improvements may be required;
- 6.) The parking arrangement for Phase I is formalized through officially recorded cross-access and cross-parking agreements;

- 7.) The parking waiver expires (and is no longer necessary) at the completion of Phase II of the project when adequate parking has been constructed within the site;
- 8.) That the liquor store cannot receive a Certificate of Occupancy until the façade improvement (Phase I) has been completed.
- 9.) A twenty foot (20') wide alley dedication must be formalized and dedicated to the Village prior to occupancy of the residential unit at the completion of Phase II of the project;
- 10.) That the residential unit cannot receive a Certificate of Occupancy until all Phase II improvements have been completed.

The Plan Commission held a public hearing on April 16, 2015 and voted 7-0 in favor of recommending approval of the Special Use Permits with conditions and based upon findings of fact. **Consider directing the Village Attorney to prepare an Ordinance 2015-O-016 granting the Special Uses and conditions with this constituting first reading.**

COMMENTS: _____

ITEM #10

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-005 CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE VILLAGE OF TINLEY PARK (MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT) – **Trustee Seaman**

ACTION: Discussion: In December 2014 the Village of Tinley Park initiated the process to review the feasibility of creating a Tax Increment Financing District, including the property commonly known as the former Tinley Park Mental Health Center. The Village has made the Eligibility Report and Redevelopment Plan and Project documents for the proposed Tax Increment Financing District available for review on its website. This ordinance would call for scheduling a Joint Review Board meeting on Thursday, May 14, 2015 at 3:00 pm in the Village Board Room to review these documents. Additionally, this ordinance would set the Public Hearing for this Mental Health Center Tax Increment Financing District on Tuesday, June 16, 2015 at 8:00 pm in the Village Board Room. **The Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #11

SUBJECT: CONSIDER RESOLUTION NUMBER 2015-R-015 AUTHORIZING THE EXECUTION OF AN INDUCEMENT AGREEMENT FOR MAHER FUNERAL HOME LLC – **Trustee Seaman**

ACTION: Discussion: This inducement agreement would have been for improvements and re-occupancy of the vacant building at 17101 S. 71st Avenue and would have been based on taxable sales generated by the new business at this location. It was approved for first reading on April 7, 2015. Since that time, the petitioner has withdrawn its request for this incentive, and accordingly the incentive agreement will not be approved or entered into. **Consider a motion to accept the withdrawal of this incentive request.**

COMMENTS: _____

ITEM #12

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-008 CEDING THE AGGREGATE REMAINING UNUSED ALLOCATION OF 2015 PRIVATE ACTIVITY BOND VOLUME CAP OF THE VILLAGE OF TINLEY PARK TO THE ILLINOIS FINANCE AUTHORITY AND THE WILL KANKAKEE REGIONAL DEVELOPMENT AUTHORITY - **Trustee Seaman**

ACTION: Discussion: Tinley Park receives a direct allocation of Private Activity Bond Volume Cap every year based on population. The 2014 allocation is \$5,728,200. 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. In order to support projects that will create jobs and expand the tax base in the region, this Ordinance will cede \$2,864,100 to the Will Kankakee Regional Development Authority, and \$2,864,100 to the Illinois Finance Authority for the South Suburban Mayors and Managers Volume Cap Pool. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #13

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-013 AUTHORIZING A SECOND AMENDMENT TO AN INDUCEMENT AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND INTERNATIONAL IMPORTS LLC AT 8301 WEST 159TH STREET - **Trustee Seaman**

ACTION: Discussion: This amendment to an existing inducement agreement will provide for the establishment of a new KIA automobile dealership replacing the existing MINI automobile dealership on the property located at 8301 West 159th Street in Tinley Park, Illinois. This amendment will allow International Imports LLC to operate a KIA automobile dealership instead of MINI at this location with no other changes to the existing agreement. The incentive is based on sales related to the KIA dealership where the Village would receive the first \$37,500 in sales tax revenue per year, and International Imports would receive 50 percent of the sales tax revenue in excess of \$37,500 each year for up to 10 years with a maximum incentive amount of \$805,000. Nearly four (4) years have already been completed under this amended agreement. Capital expenditures include land, building, landscaping, and physical improvements to the property. This incentive amount is not guaranteed and the onus to achieve the maximum benefits falls upon the automotive dealership. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #14

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-014 APPROVING A REAL ESTATE PURCHASE CONTRACT FOR THE VACANT PROPERTY LOCATED AT 6732-6742 NORTH STREET – **Trustee Seaman**

ACTION: Discussion: This ordinance would authorize the drafting of a real estate contract for the Village to acquire the vacant property located at 6732-6742 North Street. The purchase of this property will provide for increased opportunity for the future redevelopment of this block as planned with the creation of the Main Street South TIF District and as depicted within the 2009 Village Legacy Plan. The purchase price for the property is \$275,000. Funds for the purchase are budgeted in the 2016 Fiscal Year Capital Budget. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #15

SUBJECT: CONSIDER AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND MUNICIPAL GIS PARTNERS, INC. - **Trustee Seaman**

ACTION: Discussion: The proposed contract is the annual agreement with the GIS Consortium service provider, Municipal GIS Partners (MGP). This contract would expire on April 30, 2016 to coincide with the Village’s fiscal year. The Village has the right to terminate the agreement upon thirty (30) days written notice to the service provider. Funds for this expenditure were budgeted and included in the upcoming fiscal year budget. In addition, monthly usage reports are provided to the Village Board to confirm utilization of the GIS data by Staff and the public. **Consider authorizing the Village to enter into a professional services agreement for GIS Services with Municipal GIS Partners at a cost not to exceed \$188,494.**

COMMENTS: _____

ITEM #16

SUBJECT: CONSIDER RESOLUTION NUMBER 2015-R-014 AUTHORIZING TRANSFERS FROM THE GENERAL FUND, WATER AND SEWER OPERATIONS AND MAINTENANCE FUND, AND THE COMMUTER PARKING LOT OPERATIONS AND MAINTENANCE FUND - **Trustee Leoni**

ACTION: Discussion: This Resolution implements a series of year end transfers following established fiscal practices and as discussed at the Committee of the Whole meeting held on March 10, 2015. These transfers are made from the excess of revenues over expenses expected to be generated for the fiscal year ended April 30, 2015 or from the Fund Balance of the fund initiating the transfer. The transfers are made to capital reserve and debt service reserve funds to support the current and long term needs of the Village for replacement of infrastructure, equipment, and debt service. The Resolution establishes not to exceed amounts for the contemplated year end transfers including:

1. No more than \$6.5 million from the General Fund to the Capital Improvement and Replacement Fund and the Surtax Capital Improvement Fund;
2. No more than \$300,000 from the General Fund to the Tax/Bond Stabilization Fund;
3. No more than \$3 million from the Water and Sewer Fund to the Water and Sewer Construction Fund and the Sewer Rehabilitation and Replacement Fund; and
4. No more than \$300,000 from the Commuter Parking Lot Fund to the Commuter Parking Lot Improvement and Replacement Fund.

This Resolution is eligible for adoption.

COMMENTS: _____

ITEM #17

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-003 ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING APRIL 30, 2016, FOR THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS - **Trustee Leoni**

ACTION: Discussion: On March 10, 2015, the Committee of the Whole met and recommended approval of the Budget for fiscal year ending April 30, 2016. The total General fund expenditure budget is proposed at \$49,605,355 and the total expenditure budget of all Village Funds, including the Tinley Park Public Library, is \$134,657,539. According to State Statutes, a Public Hearing was held, on April 7, 2015. A copy of the draft Fiscal Year 2016 Budget is available for review at the Clerk's Office. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #18

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-009 ESTABLISHING PAY SCALES AND CERTAIN FRINGE BENEFITS FOR FISCAL YEAR 2016 - **Trustee Leoni**

ACTION: Discussion: This Ordinance establishes the pay scales and certain fringe benefits for Village employees during the upcoming fiscal year beginning May 1, 2015 and ending April 30, 2016. The fiscal year 2016 pay scales reflect the 2.5% increases stipulated by the respective collective bargaining agreements for Public Works laborers and Police officers. The pay scales applicable to other employees also reflect a 2.5% increase. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #19

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-006 ADOPTING CERTAIN AMENDMENTS TO THE TINLEY PARK MUNICIPAL CODE - 2015 S-028 SUPPLEMENT - **Trustee Leoni**

ACTION: Discussion: 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 2014. The new version of the Municipal Code will also be available on the Village website. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #20

SUBJECT: CONSIDER THE POSTING OF A JOINT MEETING OF THE VILLAGE BOARD OF TINLEY PARK, THE TINLEY PARK PUBLIC LIBRARY AND THE TINLEY PARK- PARK DISTRICT BOARD OF COMMISSIONERS ON MONDAY, MAY 4, 2015 AT 6:30 P.M. IN THE KALLSEN CENTER AT THE VILLAGE HALL OF TINLEY PARK – **President Zabrocki**

ACTION: Discussion: The Village Board of Tinley Park, the Tinley Park Public Library and the Tinley Park-Park District will meet at the time and place listed above to swear in newly Elected Officials. **Consider scheduling a Joint Meeting of the Village Board of Tinley Park, the Tinley Park Public Library and the Tinley Park-Park District Board of Commissioners on Monday, May 4, 2015 at 6:30 p.m. in the Kallsen Center at the Village Hall of Tinley Park.**

COMMENTS: _____

ITEM #21

SUBJECT: RECEIVE COMMENTS FROM THE BOARD AND STAFF

COMMENTS: _____

ITEM #22

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC

COMMENTS: _____

ADJOURNMENT