

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 SPECIAL VILLAGE BOARD MEETINGS HELD ON APRIL 28, 2015.

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

COMMENTS: _____

ITEM #3

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$304,329.03 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED MAY 1ST, 2015.

ACTION: Discussion: **Consider approval of consent agenda items.**

COMMENTS: _____

ITEM #4

SUBJECT: CONSIDER PRESENTATION OF COMMUNITY SERVICE YOUTH SCHOLARSHIP AWARDS SPONSORED BY THE COMMUNITY RESOURCES COMMISSION – **Trustee Younker**

ACTION: Discussion: Eight (8) \$1,000 scholarships will be awarded to students for providing outstanding community service while maintaining academic excellence. Applications were received and reviewed by five (5) judges who chose eight (8) winners as follows:

- Michelle M. Andersen, Victor J. Andrew High School
- Amanda R. Campbell, Victor J. Andrew High School
- Brooke L. Burns, Victor J. Andrew High School
- Alexa T. Benakovich, Victor J. Andrew High School
- Emily A. Evans, Victor J. Andrew High School
- Marissa A. Politano, Tinley Park High School
- Matthew M. Prusak, Lincoln-Way North High School
- Molly E. Blitstein, Victor J. Andrew High School

No specific action required.

COMMENTS: _____

ITEM #5

SUBJECT: CONSIDER APPOINTMENTS OF VILLAGE BOARD CHAIRPERSONS TO COMMITTEES
– **President Zabrocki**

ACTION: Discussion: Consider concurring with the recommendation of President Zabrocki and appoint the following Trustees as Committee Chairpersons as follows:

- Trustee David G. Seaman – Finance Committee
- Trustee Brian S. Maher – Public Safety Committee
- Trustee T. J. Grady – Building and Compliance Committee
- Trustee Michael C. Pannitto – Budget, Audit and Admin. Committee
- Trustee Jacob C. Vandenberg – Planning and Zoning Committee
- Trustee Brian H. Younker – Public Works Committee

COMMENTS: _____

ITEM #6

SUBJECT: CONSIDER THE APPOINTMENT OF TRUSTEE DAVID G. SEAMAN TO SERVE AS PRESIDENT PRO-TEM FOR THE 2016 FISCAL YEAR – **President Zabrocki**

ACTION: Discussion: **Consider concurring with the recommendation of President Zabrocki and appoint Trustee David G. Seaman to serve as President Pro-Tem for the 2016 Fiscal Year.**

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 Vandenberg**

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. The property is wholly bound by the Village of Tinley Park. 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 adoption.**

COMMENTS: _____

ITEM #8

SUBJECT: CONSIDER GRANTING APPROVAL FOR A PRELIMINARY PLAT OF SUBDIVISION TO EBY REALTY GROUP FOR PROPERTY LOCATED AT 17301 S. 80th AVENUE (JONES FARM) -- **Trustee Vandenberg**

ACTION: Discussion: The Applicant, Richard Eby of Eby Realty Group, seeks approval for a Preliminary Plat of Subdivision for property located at 17301 S. 80th Avenue. The Preliminary Plat is requested to facilitate the construction of a new single-story assisted living/memory care facility of approximately 37,000 square feet and related site improvement. The Preliminary Plat divides the property into two Lots: Lot 1 (west) containing the proposed Congregate Elderly Care Facility and stormwater detention and Lot 2 (east) which is proposed to remain vacant at this time, but will contain compensatory stormwater storage for the site. The Plan Commission reviewed the Preliminary Plat of Subdivision at their meeting on January 15, 2015 and unanimously recommended approval. **Consider concurring with the recommendation of the Plan Commission to grant approval of this preliminary plat and authorize the Village President and Village Clerk to sign the plat.**

COMMENTS:

ITEM #9

SUBJECT: CONSIDER ORDINANCE 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 Vandenberg**

ACTION: Discussion: The Applicant, Richard Eby of 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 a portion of the property 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) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) foot high sign where four (4) feet is the maximum height allowed in residential zoning districts; and
- 4.) A nineteen (19) square foot Variation from Section IX.D.3.a (Sign Face Area) to allow an approximately twenty-four (24) square foot 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:

- A. 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; and
- B. Street lights along 80th Avenue will be added to the plans, consistent with Village standards; and
- C. 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 adoption.**

COMMENTS:

ITEM #10

SUBJECT: CONSIDER ORDINANCE 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 Vandenberg**

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 in 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 in 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:

- 1.) A Special Use Permit for operation of a package liquor store within the NG (Neighborhood General) Legacy District; and
- 2.) 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 between the goose neck lighting and 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. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #11

SUBJECT: CONSIDER GRANTING VARIATIONS TO TINLEY PARK HEALTHCARE (DAVITA DIALYSIS) FOR A NEW MEDICAL BUILDING ON PROPERTY LOCATED AT 16767 S. 80th AVENUE (Former Eiche Turner property) – **Trustee Vandenberg**

ACTION: Discussion: The Applicant, Sam Sarbacker for Tinley Park Healthcare/DaVita Dialysis, seeks Variations necessary to allow the construction of a single-story, 6,700 square foot medical facility. The project will involve the demolition of the former Eiche Turner building and the construction of the new building and related site improvements, including the provision of 45 parking spaces, landscaping, and stormwater detention, on the 2.34 acre site located at 16767 S. 80th Avenue. The property is located in the B-1 Neighborhood Shopping Zoning District.

The applicant seeks the following variations:

- 1) A sixty-five foot (65') Variation to the required one hundred twenty five foot (125') front yard setback requirement (Section V.B. Schedule II – Schedule of District Regulations) to allow for a sixty foot (60') front yard setback along 80th Avenue.
- 2) A 1.66 acre Variation to the required 4 acre minimum lot area requirement (Section V.B. Schedule II – Schedule of District Regulations) to allow for a lot area of 2.34 acres.

- 3) A two hundred eighty foot (280') Variation to the required six hundred foot (600') lot width requirement (Section V.B. Schedule II – Schedule of District Regulations) to allow for a lot width of three hundred twenty feet (320').

The Plan Commission held a public hearing on April 2, 2015 and voted 6-0 (unanimously) in favor of recommending approval of the Variations based upon findings of fact. The Plan Commission recommended that the Variations be conditioned by changing a paragraph on the plat of consolidation regarding cross access. The new language on the plat has been reviewed and approved by the Village Attorney. **Consider concurring with the recommendation of the Plan Commission and Direct the Village Attorney to prepare an Ordinance with this constituting first reading.**

COMMENTS: _____

ITEM #12

SUBJECT: CONSIDER AN APPEAL OF A DECISION OF THE ZONING BOARD OF APPEALS REGARDING A FRONT YARD VARIATION FOR A FENCE AT 8801 BROWN LANE WITHIN THE RADCLIFFE PLACE SUBDIVISION (Gilboy) – **Trustee Vandenberg**

ACTION Discussion: The Petitioner, Lauren Gilboy, requests a variation from the front yard setback requirement to install a six foot (6') tall fence on a corner lot. The Zoning Board of Appeals held a Public hearing on April 9, 2015 and on a vote of 0-5 the Zoning Board Appeals denied the motion granting the variation based upon findings of fact. The Petitioner wishes to appeal the decision of the ZBA to the Village Board.

The Petitioner requests a 20 foot variation from Section V, Schedule II of the Zoning Ordinance to allow a six foot (6') tall fence installed at a zero foot (0') setback along the non-addressed side front yard (east property line/88th Avenue side), which will put the fence directly adjacent to the sidewalk. The Petitioner states that the fence is needed to accommodate privacy for a future pool, shed, and safe play area for children and pets. The property is located at 8801 Brown Lane in the R-3 PD Single-Family Residential, Radcliffe Place Planned Unit Development Zoning District and within the Radcliffe Place subdivision. **Consider concurring with the recommendation of the Zoning Board of Appeals and deny the Variation petition.**

COMMENTS: _____

ITEM #13

SUBJECT: CONSIDER GRANTING APPROVAL FOR PLAT OF EASEMENT AT 6500 166th STREET WITHIN THE TINLEY TERRACE SUBDIVISION (Gregory) - **Trustee Vandenberg**

ACTION: Discussion: The Applicant, Edward Gregory, seeks approval for a Plat of Easement that would allow easements for public utilities, drainage, and ingress and egress to be placed on residential property located at 6500 166th Street in the R-1 (Single-Family Residential) Zoning District and within the Tinley Terrace subdivision. This easement is for the benefit of the property addressed 6500 166th Street with tax ID 28-19-402-085-0000. The Plan Commission reviewed the Plat at their meeting on April 16, 2015 and unanimously recommended approval. **Consider concurring with the recommendation of the Plan Commission to grant approval of this plat of easement and authorize the Village President and Village Clerk to sign the plat.**

COMMENTS: _____

ITEM #14

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 adoption.**

COMMENTS: _____

ITEM #15

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 approves the 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 adoption.**

COMMENTS: _____

ITEM # 16

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-010 ADOPTING THE PREVAILING WAGE RATES FOR LABORERS, WORKERS AND MECHANICS CONTRACTUALLY EMPLOYED BY THE VILLAGE OF TINLEY PARK – **Trustee Pannitto**

ACTION: Discussion: This is an annual ordinance required by State Statutes acknowledging and requiring that the prevailing wage rates be paid for all applicable work contracted by the Village. This requirement creates a “level playing field” for the labor costs of such contracted work. A copy of this Ordinance is required to be filed with the Illinois Department of Labor. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #17

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

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 adoption.**

COMMENTS: _____

ITEM #18

SUBJECT: CONSIDER THE FOLLOWING STAFF APPOINTMENT FOR THE 2016 FISCAL YEAR – **President Zabrocki**

ACTION: Discussion: The following staff appointments are being made for the 2016 Fiscal Year:

Administrative

David J. Niemeyer, Village Manager
Michael S. Mertens, Assistant Village Manager
Steve J. Tilton, Assistant Village Manager
Lisa M. Valley, Executive Assistant
Judy Bruning, Admin Assistant to the Mayor
Ivan L. Baker, Director of Economic Development
Mary F. Havener, Business Retention Specialist
Patrick G. Horan, Director of Human Resources
Denise A. Maiolo, Deputy Director-Human Resources Dept.

Clerk's Dept.

Laura J. Godette, Deputy Village Clerk
Arthur R. Pierce, FOIA Coordinator

Building Dept.

Donald R. McNeely, Building Commissioner
Michael J. Chambers, Electrical Inspector
Gene C. Lode, Plumbing Inspector
Jean P. Bruno, Building Dept. Office Coordinator
Kenneth S. Karczewski, Code Enforcement Officer
Malvi B. Shah, Health & Consumer Protection Officer
James A. Calomino, Code Enforcement Officer
Deborah L. Thirstrup, Building Permit Technician

Planning Dept.

Amy C. Connolly, Director of Planning
Ronald R. Bruning, Zoning Administrator
Stephanie M. Kisler, Planner I

EMA

Patrick J. Carr, Emergency Management/Communications Director
Stephen W. Clemmer, Deputy EMA Director

Finance Dept.

Brad L. Bettenhausen, Village Treasurer
Alison S. Brothen, Assistant Treasurer
Ruth E. Gibson, Senior Accountant
Eileen A. Scholz, Senior Accountant
Amelia S. Bayer, Accountant II

Information Technology

Stephen W. Clemmer, Lead Computer Technician
Dennis M. Maleski, Computer Technician
Ryan T. Boling, Computer Technician

Fire Dept.

Kenneth C. Dunn, Fire Chief
Stephen C. Klotz, Deputy Fire Chief-Fire Suppression
Daniel P. Riordan, Deputy Fire Chief-Fire Prevention
Thomas R. Slepski, Assistant Fire Chief
S. Paul Cummins, Assistant Fire Chief
Douglas J Erwin, Assistant Fire Chief
Kristopher M. Dunn, Assistant Fire Chief
Claudette Flowers, Fire Dept. Office Coordinator

Marketing Dept.

Donna M. Framke, Director of Marketing
Vicki L. Sanchez, Special Events Coordinator
Jason M. Freeman, Public Information Officer

Police Dept.

Steven A. Neubauer, Police Chief
Lorelei S. Mason, Deputy Police Chief
Charles S. Faricelli, Deputy Police Chief
Betty Calomino, Police Records Supervisor
Dina L. Navas, Crime Prevention Officer (Community Service Officer)
Douglas J. Alba, Community Service Officer (Crime Free Housing Officer)
Martin J. Figliulo, Community Service Officer (Parking Lot Enforcement Officer)
Kimberly A. Tessmann, Animal Control Officer (Community Service Officer)
Pamela J. Yurko, Midnight Records Clerk

Public Works Dept.

Dale R. Schepers, Director of Public works
Kevin Workowski, Assistant Public Works Director
Kelly C. Borak, Street Superintendent
John W. Urbanski, Facilities and Fleet Superintendent
Thomas A. Kopanski, Water and Sewer Superintendent
Terri L. Pignatiello, Public Works Office Coordinator
Lynn M. Mondry, Utility Billing Technician
Jeffrey L. Cossidente, Foreman
Jimmy D. Quinn, Foreman
David Galati, Foreman
Danny B. Quinn, Head Mechanic
Rebecca L. Sierra, Work Order Technician

Emergency Management + Communications

Jaclyn M. Romanow, Quality and Training Coordinator
Lisa A. Kortum, Operations Coordinator

Consider appointment of 2015/2016 staff members.

COMMENTS: _____

ITEM #19

SUBJECT: CONSIDER DIRECTING VILLAGE STAFF TO REVIEW THE VILLAGE FISCAL POLICY TO DETERMINE THE APPROPRIATE LEVELS OF SERVICE AND REQUEST FOR QUALIFICATIONS PROCESS FOR ALL PROFESSIONAL SERVICE CONTRACTS BY SEPTEMBER 1, 2015 – **President Zabrocki**

ACTION: Discussion: The Village Board requests that Staff review our Fiscal Policy to include an analysis of all our professional service requirements to determine the appropriate levels of service and how it is best supplied to meet the needs of our citizens, elected officials and staff. This analysis should include a review of all professional service contracts along with recommendations of the findings to include which contracts should go out for request for qualifications along with how the services will be evaluated. The recommendations are to be supplied to the Finance & Economic Development Committee by September 1, 2015.

COMMENTS: _____

ITEM #20

SUBJECT: RECEIVE COMMENTS FROM THE BOARD AND STAFF

COMMENTS: _____

ITEM #21

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC

COMMENTS: _____

ADJOURNMENT