

**NOTICE OF PUBLIC HEARING ON A PROPOSED
ANNEXATION AGREEMENT**

NOTICE IS HEREBY GIVEN that a public hearing on a proposed annexation agreement will be held at in the Council Chambers at the Tinley Park Village Hall, 16250 Oak Park Ave, Tinley Park, IL 60477 at 5:55 p.m., on January 21, 2025.

5:55 P.M. CALL TO ORDER

ROLL CALL

The property owner has petitioned the Village of Tinley Park to annex their approximate 55.1-acre parcel located at 7551 191st Street into the Village and develop the 71.9 total acres of land under the guidance of the proposed Annexation and Development Agreement.

Agenda

- a. Motion to Open the Public Hearing.
- b. Receive Comments from the public.
- c. Discussion regarding terms of Annexation and Development Agreement.
- d. Motion Close or continue the public hearing.

COMMENTS: _____

**MINUTES OF THE PUBLIC HEARING ON A PROPOSED ANNEXATION
AGREEMENT (7551 191ST STREET) HELD JANUARY 7, 2025**

The Public Hearing on a Proposed Annexation Agreement (7551 191st Street) was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, IL on January 7, 2025. Trustee Mueller called this meeting to order at 6:16 p.m.

Clerk O'Connor called the roll. Present and responding to roll call were the following:

Village President:	Michael W. Glotz
Village Clerk:	Nancy M. O'Connor

Trustees:	William P. Brady
	William A. Brennan
	Dennis P. Mahoney
	Michael G. Mueller
	Kenneth E. Shaw
	Colleen M. Sullivan

Absent:

Also Present:	
Village Manager:	Patrick Carr
Asst. Village Manager:	Hannah Lipman
Village Attorney:	Tiffany Nelson-Jaworski

**A PUBLIC HEARING HELD ON JANUARY 7, 2025, BEFORE THE CORPORATE
AUTHORITIES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL
COUNTIES, ILLINOIS, REGARDING A PROPOSED ANNEXATION AGREEMENT
(7551 191ST STREET)**

Motion was made by Trustee Brennan, seconded by Trustee Mahoney, to open the Public Hearing on **A PROPOSED ANNEXATION AGREEMENT (7551 191ST STREET)**. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Tiffany Nelson-Jaworski, Village Attorney, provided an overview of the Annexation Agreement.

Jennifer Vargas commented that she is not opposed but emphasized the need for a cohesive and safe development. She raised concerns about 24-hour establishments, increased noise, and traffic, and requested the inclusion of a 10-foot fence and a berm.

Amanda Kowalcze, Frankfort Public Library Director, voiced opposition due to anticipated tax revenue loss. She also noted the Frankfort Library Board received only one day's notice of the hearing.

Anastacio Gamino and Pamela Moloney concurred with Jennifer Vargas. Ms. Moloney added a potential environmental issue, noting that a protected bird species might inhabit the wooded area.

Sandra Rennie also concurred with Jennifer Vargas and referenced the Lenny's Gas N Wash development on 194th Street, which includes a fence and berm.

Trustees Brennan and Shaw apologized for the short notice. Trustee Shaw thanked the residents for sharing their comments and emphasized that their concerns are valid and deserving of attention.

Ms. Nelson-Jaworski stated the Public Hearing notice was legally sufficient, and public comments may still be made at the January 21, 2025, Committee of the Whole and Village Board Meetings. In addition, written public comment may be sent the Community Development Director.

Trustee Mueller concurred with Trustees Brennan and Shaw. He added that while the establishments may not be new to the Village, it will still be significant tax dollars.

President Glotz explained the property currently generates no tax revenue, adding that only 30% of the site would be developed. He clarified that the Lenny's location on 194th Street was developed prior to its annexation.

Larry Deb, the Petitioner, stated there will be a landscape berm, and noted efforts to preserve trees in collaboration with a civil engineer and wildlife specialist.

Motion was made by Trustee Brennan, seconded by Trustee Shaw, to close the Public Hearing. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried and closed the Public Hearing at 6:54 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:

Village President

ATTEST:

Village Clerk

**NOTICE OF PUBLIC HEARING ON AN ANNEXATION AGREEMENT
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS**

NOTICE IS HEREBY GIVEN THAT on January 21, 2025, at 5:55 p.m., a public hearing will be held by the Mayor and Village Board (“Corporate Authorities”) of the Village of Tinley Park at the Village of Tinley Park Village Hall, 16250 South Oak Park Avenue, Tinley Park Illinois 60477, for the purpose of considering and hearing testimony as to an ordinance authorizing the execution of an annexation and development agreement in regard to the annexation to the Village of Tinley Park, Cook and Will Counties, Illinois, of a tract of property comprising approximately 55.1 acres of land legally described as follows:

LEGAL DESCRIPTION: THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONDEMNED BY THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF ILLINOIS IN CASE W66G894H, AND ALSO THAT PART TAKEN BY PLAT OF DEDICATION RECORDED JULY 11, 2002 AS DOCUMENT NO. R2002-1 12732 AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID WITH A LINE 140.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL, LINE 150.28 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 60.00 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE 1990.08 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 433.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 390.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID; THENCE EAST ALONG THE NORTH LINE TO THE POINT OF BEGINNING), IN WILL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7551 191st Street, Tinley Park, Illinois (SW 191st Street and Harlem Avenue)

PARCEL IDENTIFICATION NUMBERS: 19-09-12-200-011-0010 & 19-09-12-200-011-0020

(hereinafter referred to as the “Subject Property”)

It is proposed that the Subject Property be zoned for B-3 General Business and Commercial with Special Use Permit for a Planned Unit Development in accordance with the Annexation Agreement. An accurate map of the subject property proposed to be annexed to the Village of Tinley Park and the form of the proposed annexation agreement are on file with the Village of Tinley Park Clerk.

You are further notified that the proposed annexation agreement may be changed, altered, modified, amended, or redrafted in its entirety after the public hearing.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

By order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

Mailed and Published by the order of the
Corporate Authorities of the Village of Tinley Park
Cook and Will Counties, Illinois
Nancy M O'Connor, Village Clerk