

NOTICE - VILLAGE OF TINLEY PARK
MEETING OF THE COMMITTEE OF THE WHOLE

NOTICE HEREBY GIVEN that a regular Committee of the Whole Meeting of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, October 7, 2025, beginning at 5:45 PM in Council Chambers, located in the Tinley Park Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois 60477.

THE AGENDA IS AS FOLLOWS:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. CONSIDER APPROVAL OF MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON SEPTEMBER 16, 2025.
4. DISCUSS THE ZONING LOT CONSOLIDATION AGREEMENT FOR VAZQUEZ / TORO INTEGRITY WALL LOCATED AT 17201 RIDGELAND AVENUE.
5. DISCUSS A CONTRACT WITH MANICZ MEDIA FOR A WINTER TOURISM CAMPAIGN.
6. DISCUSS HOLIDAY HAPPENINGS AND A CONTRACT WITH PRO EM NATIONAL EVENT SERVICES FOR THE HOLIDAY MARKET TENT AND STAGE RENTAL.
7. DISCUSS REPLACING ORDINANCE 2025-O-028 RELATED TO THE IMPOSITION OF A REVISED SIX-MONTH TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF CERTAIN BUSINESS LICENSES, DEVELOPMENT, AND ZONING APPLICATIONS.
8. DISCUSS ADOPTING ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) PERMITTING STANDARDS FOR WORK PERFORMED IN STATE RIGHTS OF WAY.
9. DISCUSS A CONTRACT WITH MORTON SALT, INC. FOR A BULK ROAD SALT PURCHASE.
10. DISCUSS A CONTRACT WITH BEAR CONSTRUCTION FOR THE UPGRADES TO THE FORMER BECHSTEIN BUILDING.
11. RECEIVE COMMENTS FROM THE PUBLIC

ADJOURNMENT

NANCY M. O'CONNOR, VILLAGE CLERK

ROLL CALL

MINUTES
Meeting of the Committee of the Whole
September 16, 2025 – 5:45 p.m.
Village Hall - Council Chambers
16250 S Oak Park Ave.
Tinley Park, IL 60477

Item #1 - At 6:00 p.m. the regular meeting of the Committee of the Whole was called to order.

Item #2 - Clerk O'Connor called the roll. Present and responding to roll call were the following:

Members Present: M. Glotz, Village President
 N. O'Connor, Village Clerk
 W. Brady, Village Trustee
 W. Brennan, Village Trustee
 M. Mueller, Village Trustee
 K. Shaw, Village Trustee
 C. Sullivan, Village Trustee

Members Absent: D. Mahoney, Village Trustee

Staff Present: P. Carr, Village Manager
 H. Lipman, Assistant Village Manager/Interim Assistant Finance Director
 T. Tilton, Police Chief
 S. Klotz, Fire Chief
 M. Coleman, Interim Community Development Director
 J. Urbanski, Public Works Director
 D. Framke, Marketing Director
 M. DelGaldo, Village Attorney

Others Present:

Item #3 - CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD SEPTEMBER 2, 2025 – Motion was made by Trustee Brennan, seconded by Trustee Shaw to approve the minutes of the Committee of the Whole meeting held on September 2, 2025. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #4 – DISCUSS A COOK COUNTY CLASS 8 REQUEST FOR 17201 RIDGELAND AVENUE, VAZQUEZ GROUP LLC – Support for the Cook County Class 8 incentive reduces the tax assessment ratio for the property at 17201 Ridgeland Avenue to be developed as Integrity Wall Panel, Inc. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Shaw to recommend a Cook County Class 8 request for 17201 Ridgeland Avenue, Vazquez Group LLC, be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #5 – DISCUSS A COOK COUNTY CLASS 7B REQUEST FOR 18303 S. LAGRANGE ROAD, LEWISVILLE HOTEL PARTNERS, LLC – Support for the Cook County Class 7b incentive reduces the tax assessment ratio for the property at 18303 S. LaGrange Road to be developed as Hilton Tru Hotel.

President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Brady to recommend a Cook County Class 7b request for 18303 S. Lagrange Road, Lewisville Hotel Partners, LLC, be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #6 – DISCUSS AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH COOK COUNTY FOR THE CLOSEOUT OF THE TINLEY PARK TRANSPORTATION IMPROVEMENTS/94TH AVENUE PROJECT (SECTION 20-MUNMP-00-PV) – This IGA acknowledges the completion of all project work and processing the final reimbursement payment. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Brady to recommend an Intergovernmental Agreement (IGA) with Cook County for the closeout of the Tinley Park Transportation Improvements/ 94th Avenue Project (SECTION 20-MUNMP-00-PV), be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #7 – DISCUSS EMPLOYEE BENEFITS PROGRAM – ANNUAL INSURANCE RENEWAL – It was recommended that medical, dental, vision, life insurance, and wellness benefits be renewed with the current providers. The premium share changes for non-union employees are approved and Village HSA annual seeding for full-time, non-union employees that enroll in the HDHP remains unchanged. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Mueller to recommend Employee Benefits Program – Annual Insurance Renewal be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #8 – DISCUSS A CONTRACT WITH SB FRIEDMAN FOR GENERAL TIF ADMINISTRATION AND DEVELOPMENT ADVISORY SERVICES – A proposal from SB Friedman Development Advisors was received to assist with tax increment financing (TIF) administration and development advisory services. The proposed agreement is time-and-materials, with a not-to-exceed cap of \$50,000 unless further authorized by the Village. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Mueller to recommend a contract with SB Friedman for General TIF Administration and Development Advisory Services, be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #9 – DISCUSS AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND SIGNATURE SYSTEMS TO PROVIDE SUBSURFACE MATERIAL FOR THE SYNTHETIC ICE RINK AT HARMONY SQUARE – An agreement with Signature Systems for the ice rink subsurface material to be used at the Harmony Square Plaza was provided. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Brennan to recommend an agreement between the Village of Tinley Park and Signature Systems to provide Subsurface Material for the Synthetic Ice Rink at Harmony Square be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #10 – DISCUSS A CONTRACT WITH PRINCIPLE LIGHTING, INC. FOR DOWNTOWN HOLIDAY DECORATIONS – This agreement with Principle Lighting, Inc, is to provide installation,

maintenance, removal, packaging, and transport of holiday decorations. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Brady seconded by Trustee Sullivan to recommend a contract with Principle Lighting, Inc. for Downtown Holiday Decorations be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #11 – DISCUSS A CONTRACT WITH BEVERLY SNOW & ICE, INC. FOR SNOW REMOVAL - PARKING LOTS – This agreement is the final renewal with Beverly Snow & Ice for the removal of snow at 23 Village parking lots and sidewalk locations. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Mueller to recommend a contract with Beverly Snow & Ice, Inc. for Snow Removal - Parking Lots be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #12 – DISCUSS A CONTRACT WITH ROY ZENERE TRUCKING & EXCAVATING FOR SNOW REMOVAL - CUL-DE-SACS – This agreement is the final renewal with Roy Zenere Trucking & Excavating for the removal of snow in 255 cul-de-sacs and eyebrows at various locations in the Village. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Mueller to recommend a contract with Roy Zenere Trucking & Excavating for Snow Removal - Cul-de-Sacs be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #13 – DISCUSS A CONTRACT WITH AIRY'S, INC. FOR POST 2 (18301 RIDGELAND AVENUE) ELECTRICAL IMPROVEMENTS - CONSTRUCTION – A bid opening was held on September 9, 2025. The following bids were received:

Contractor	Location	Bid
Airy's Inc.	Joliet, IL	\$1,077,776
Dahme Engineering	Arlington Heights, IL	\$1,268,888

Staff recommended a contract with Airy's, Inc. for \$1,077,776. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Brennan, seconded by Trustee Brady to recommend a contract with Airy's, Inc. for Post 2 (18301 Ridgeland Avenue) Electrical Improvements – Construction be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #14 – DISCUSS A CONTRACT WITH AIRY'S, INC. FOR POST 19 (174TH STREET & OZARK AVENUE) ELECTRICAL IMPROVEMENTS - CONSTRUCTION – A bid opening was held on September 9, 2025. The following bids were received:

Contractor	Location	Bid
Airy's Inc.	Joliet, IL	\$655,000
Steve Spiess Construction	Frankfort, IL	\$719,898
Performance Construction. & Engineering	Plano, IL	\$945,777

Staff recommended a contract with Airy's, Inc. for \$655,000. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by

Trustee Mueller to recommend a contract with Airy's, Inc. for Post 19 (174th Street & Ozark Avenue) Electrical Improvements – Construction be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #15 – DISCUSS A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE VILLAGE OF TINLEY PARK AND SCHOOL DISTRICT 230 REGARDING THE SCHOOL RESOURCE OFFICER (SRO) POSITION – This Intergovernmental Agreement (IGA) with Consolidated School District 230 is for a School Resource Officer (SRO) position at Victor J. Andrew High School. The agreement is designed to continue annually unless there are changes in the law or either party notifies the other of their intent to end the agreement. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Brady to recommend a Resolution Approving an Intergovernmental Agreement (IGA) between the Village of Tinley Park and School District 230 regarding the School Resource Officer (SRO) position be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #16 – DISCUSS THE PURCHASE OF TECHNOLOGY EQUIPMENT FOR NEW POLICE DEPARTMENT VEHICLES FROM MIDWEST PUBLIC SAFETY GROUP IN THE AMOUNT OF \$64,422.72 – A Request for Proposal (RFP) was issued with seven responses received. The quote from Midwest Public Safety includes a complete technology package for six police vehicles for \$64,422.72. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Brady to recommend the purchase of Technology Equipment for new Police Department vehicles from Midwest Public Safety Group be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #17 – RECEIVE COMMENTS FROM THE PUBLIC – President Glotz asked if there were any comments from the public. There were none.

Motion was made by Trustee Shaw, seconded by Trustee Sullivan, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the meeting adjourned at 6:08 p.m.



Interoffice Memo

Date: October 7, 2025

To: Committee of the Whole

From: Michael Coleman, Interim Community Development Director

Subject: 17201 Ridgeland Ave.: Zoning Lot Consolidation Agreement Vazquez Group LLC

Vazquez Group LLC (“Petitioner”) recently purchased the property at 17201 Ridgeland Avenue to expand their operations for Integrity Wall, a residential housing wall panel assembly line manufacturing facility and office area. The property is indicated as three parcels and listed with the County as two PINs (28-29-300-028-0000 and 28-29-300-035-0000). Village Staff initially requested the Petitioner pursue a Plat of Consolidation to convert the property into one lot, thus one parcel and PIN which prevents sell-off of multiple parcels/PINs.



At the zoning pre-application meeting earlier this year, The Petitioner and their property tax attorney requested an alternative solution for tax related reasons as they were purchasing the property. Village Legal Counsel suggested and drafted a recorded agreement between the Petitioner and the Village, titled “Zoning Lot Consolidation Agreement”. This agreement will be recorded with the County, and will run with the land. This agreement will prohibit the separate sale of the parcels/PINs, with the procedural protection to the Village by requiring Village Board approval to execute, amend, or release the agreement’s restrictions. This form of agreement carries more enforcement and securing of obligations to the Village rather than a deed restriction covenant.

The Petitioner is currently pursuing zoning entitlement for Special Use Permits for *Building Material Sales/Storage & Millwork* and *Level 2 Open Storage*, with a Plan Commission Public Hearing October 2nd, 2025, and Village Board consideration tentatively schedule for October 21st, 2025. Village Legal Counsel has supplied a recommended condition to the Special Use Permits requiring the agreement as the following: “*Approval of the Special Use Permit shall be conditioned upon execution and recording of a Zoning Lot Consolidation Agreement, in a form approved by the Village Attorney and Village Board, requiring that the subject parcels be treated as a single zoning lot and prohibiting separate conveyance without Village approval.*”.

The Petitioner requests the Village Board approve the proposed Zoning Lot Consolidation Agreement. The draft agreement and submitted plat of survey are attached.

THIS INSTRUMENT WAS PREPARED BY:

Vlado Vranjes
Del Galdo Law Group, LLC
1441 S. Harlem Ave.
Berwyn, Illinois 60402
(t) 708-222-7000
(e) vranjes@dlglawgroup.com

**AFTER RECORDING, THIS INSTRUMENT
SHOULD BE RETURNED TO:**

Vlado Vranjes, Esq.
Del Galdo Law Group, LLC
1441 S. Harlem Ave.
Berwyn, Illinois 60402

PROPERTY ADDRESS:

17201 Ridgeland Avenue
Tinley Park, Illinois

PROPERTY INDEX NO(S):

28-29-300-028-0000
28-29-300-035-0000

ZONING LOT CONSOLIDATION AGREEMENT

Village of Tinley Park – 17201 Ridgeland Avenue

This Zoning Lot Consolidation Agreement (the “**Agreement**”) is made and entered into this ___ day of _____, 20___ by and between **VAZQUEZ GROUP, LLC**, an Illinois limited liability company, having an address at 15657 S. 70th Court, Orland Park, Illinois 60462-5107 (the “**Owner**”), and the **Village of Tinley Park**, an Illinois municipal corporation, with its principal office at 16250 S. Oak Park Avenue, Tinley Park, Illinois 60477 (the “**Village**”).

Recitals

A. The Owner holds legal title to the real property legally described in Exhibit A attached hereto (the “**Property**”), which consists of multiple contiguous parcels located within the corporate limits of the Village.

B. The Owner is seeking zoning and/or development approvals to use the Property as a unified site for the manufacture of wall panel sections for affordable housing market.

C. The Village has determined that, in lieu of requiring a plat of consolidation, the Property may be treated as a single zoning lot under applicable ordinances subject to the terms of this Agreement.

D. The Owner has agreed to restrict the Property as provided herein, and the Village has agreed to accept this Agreement, subject to approval by the Village Board of Trustees.

1. Designation as Zoning Lot. The Property shall be treated as a single zoning lot under the Village's Zoning Ordinance and applicable development regulations. The Property shall be developed, used, and maintained as a unified site, and no parcel shall be developed separately from the other parcels comprising the Property.

2. Restriction on Separate Conveyance. No individual parcel comprising the Property may be conveyed, transferred, or otherwise sold separately from the other parcels without the prior written approval of the Village of Tinley Park, acting by and through its Village Board of Trustees.

3. Covenant Running with the Land. This Agreement and all covenants and restrictions contained herein shall run with the land and shall be binding upon the Owner and all successors, assigns, grantees, and lessees of any portion of the Property. This Agreement shall remain in full force and effect unless and until amended or terminated in accordance with its terms.

4. Recording. The Owner shall cause this Agreement to be recorded with the Cook County Recorder of Deeds following execution by all parties and approval by the Village Board of Trustees. All recording fees shall be borne by the Owner.

5. Enforcement. This Agreement may be enforced by the Village of Tinley Park through any legal or equitable means, including injunctive relief. Failure by the Village to enforce any provision shall not constitute a waiver of its rights.

**VILLAGE: VILLAGE OF TINLEY
PARK, an Illinois home rule
municipal corporation**

Attest: By: _____
Name: _____
By: _____ Title: _____
Village Clerk

STATE OF ILLINOIS)
) SS.
COUNTIES OF COOK AND WILL)

I, the undersigned, a Notary Public in and for said Counties and State, do hereby certify that Michael W. Gotz and Nancy M. O'Connor, personally known to me to be the Village President and Village Clerk, respectively, of the Village of Tinley Park, and personally known to me to be the same persons whose names are subscribed to the foregoing Zoning Lot Consolidation Agreement, appeared before me this day in person and severally acknowledged that as such Village President and Village Clerk, they signed and delivered the said Agreement pursuant to the authority given them by the Corporate Authorities of the Village of Tinley Park, as the free and voluntary act of said Village for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, 2025.

Notary Public

EXHIBIT A

Legal Description

PINs: 28-29-300-028-0000 and 28-29-300-035-0000

Addresses: 17201 Ridgeland Avenue; Tinley Park, Illinois 60477

PARCEL 1:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FEET WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 240 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 433 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE AND MAKING AN ANGLE 61 DEGREES 29 MINUTES 50 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM SOUTH TO WEST) A DISTANCE OF 392.58 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MAY 28, 2021 AS DOCUMENT 2114841051, DESCRIBED AS FOLLOWS:

THAT PART OF A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FEET WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID-EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER); THENCE NORTH 59 DEGREES 41 MINUTES, 01 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID SOUTH OAK FOREST AVENUE A DISTANCE OF 13.50 FEET; THENCE SOUTH 28 DEGREES 56 MINUTES 34 SECONDS WEST, 23.21 FEET TO THE EAST LINE OF SAID RIDGELAND AVENUE; THENCE NORTH 01 DEGREES 47 MINUTES 53 SECONDS WEST, ALONG SAID EAST LINE OF RIDGELAND AVENUE, 13.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 0.002 ACRES MORE OR LESS OR 80 SQUARE FEET MORE OR LESS.

PARCEL 2:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 240 FEET ALONG THE EAST LINE OF RIDGELAND AVENUE SOUTH FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY) WITH THE EAST LINE OF RIDGELAND

AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER), THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 58 FEET, THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 58 FEET; THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 298 FEET ALONG THE EAST LINE OF RIDGELAND AVENUE SOUTH FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 60 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 60 FEET; THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Legend of Symbols & Abbreviations

	Power Pole		Traffic Signal	N.	North
	Light Pole		Sign	S.	South
	Transformer		Flag Pole	E.	East
	Utility Pedestal		Satellite Dish	W.	West
	Gas Valve		Telephone	.	Degrees
	Water Valve		Bollard	..	Feet or Minutes
	B-Box		Auto Sprinkler	..	Inches or Seconds
	Manhole		Flared End Section	Sq.	Square
	Catch Basin		Stone Wall	Ft.	Feet
	Fire Hydrant		Chain Link Fence	Vol.	Volume
	Electric Meter		Stockade Fence	Pg.	Page
	Gas Meter		Guard Rail	Calc.	Calculated
	Clean Out		Soil Boring Location	Rec.	Record
	ST Storm Sewer		Survey Bearing	Meas.	Measured
	SAN Sanitary Sewer		Traffic Signal	ROW	Right of Way
	Parking Stop		Buried Utilities	CL	Centerline
			Telephone	OHW	Overhead Wire
			Gas		Monitoring Well Location
			Electric		

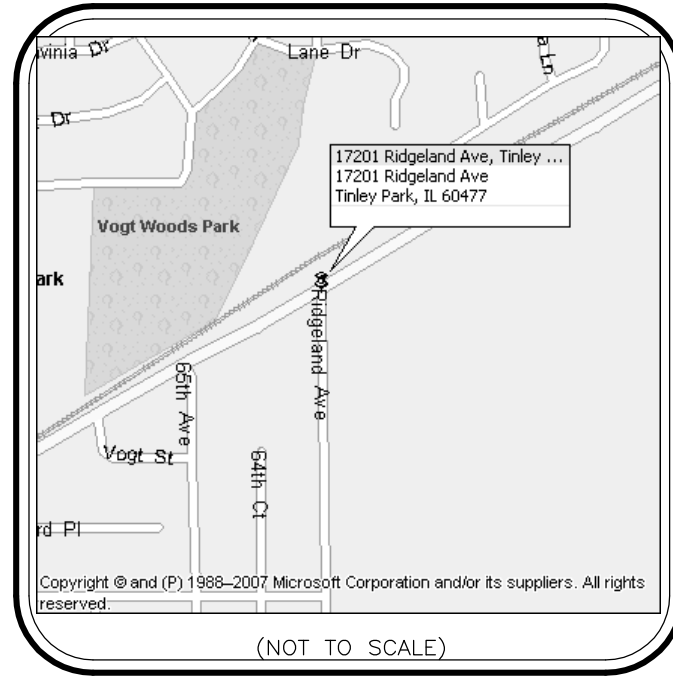
Utility Notes

UN1 The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

Statement of Encroachments

NONE WERE OBSERVED.

Vicinity Map



Items Corresponding to Schedule B

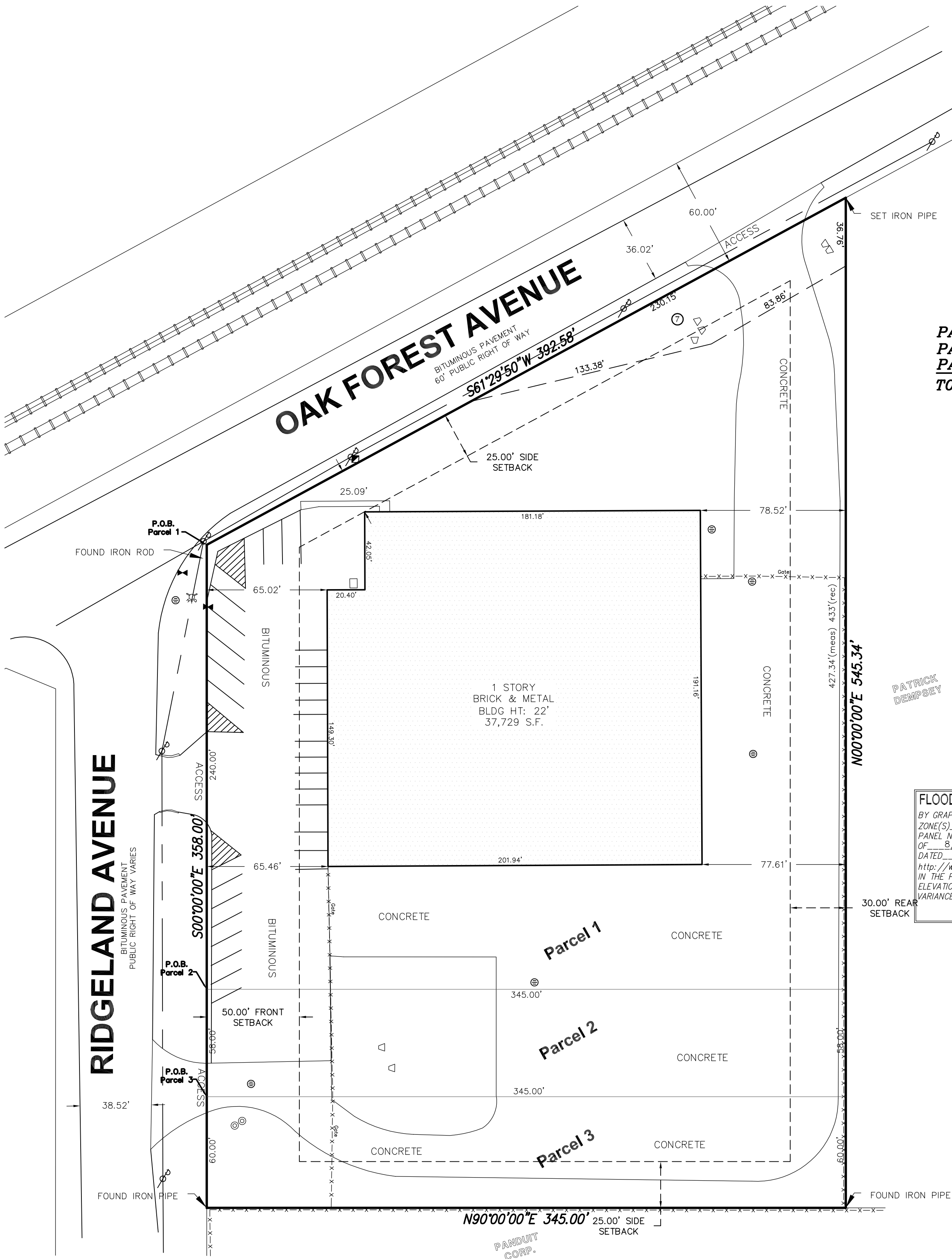
Easement recorded January 10, 2007 as document 0701035293 in favor of the Cook County Highway Department, a permanent storm water and drainage easement to maintain and repair culverts and storm water ditching. Item does apply and is plotted.

Miscellaneous Notes

- MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- MN2 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN3 ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF RIDGELAND AVENUE TO BE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.
- MN4 AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.
- MN5 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 17201 RIDGELAND AVENUE.
- MN6 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM WEST RIDGELAND AVENUE AND OAK FOREST AVENUE WHICH ARE GOVERNED BY THE VILLAGE OF TINLEY PARK.
- MN7 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING OR CONSTRUCTION.
- MN8 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY(S) EITHER COMPLETED OR PROPOSED.
- MN9 IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

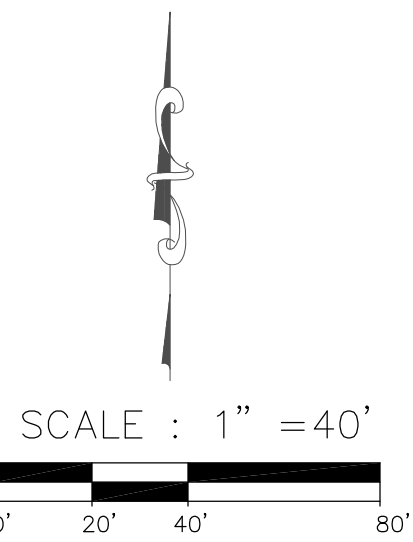
Zoning Information

ITEM	REQUIRED	OBSERVED	SOURCE INFORMATION	BUILDING AND ZONING DEPARTMENT
PERMITTED USE	ORI	NOW VACANT	ADDRESS	Village of Tinley Park
MINIMUM LOT AREA	40,000 S.F.	155,826 S.F.	DATE CONDUCTED	1/5/2011
MINIMUM LOT WIDTH	150'	358.00'	PHONE NUMBER	708-358-5425
MAX F.A.R.	1.5	—	EMAIL ADDRESS	
MAX BUILDING COVERAGE	—	—		
MINIMUM SETBACKS FRONT	50'	SEE PLAT	NOTES: THE SUBJECT PROPERTY IS ZONED "ORI" OFFICE AND RESTRICTED INDUSTRIAL BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE VILLAGE OF TINLEY PARK AND THE APPLICABLE ZONING CODES.	
MINIMUM SETBACKS SIDE	50'	SEE PLAT		
MINIMUM SETBACKS REAR	30'	SEE PLAT		
MAX. BUILDING HEIGHT	65'	22'		
PARKING REGULAR	USE DEPENDANT	28		
PARKING HANDICAP	USE DEPENDANT	0		
PARKING TOTAL	USE DEPENDANT	28		



PARCEL 1: 115,116.39 SF± OR 2.64 ACRES±
PARCEL 2: 20,010.00 SF± OR 0.46 ACRES±
PARCEL 3: 20,700.00 SF± OR 0.48 ACRES±
TOTAL: 155,826.39 SF± OR 3.58 ACRES±

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C07091, WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 1/5/2011 TO THE NATIONAL FLOOD INSURANCE PROGRAM. <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



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Legal Description

PARCEL 1:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FEET WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 240 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 433 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE AND MAKING AN ANGLE 61 DEGREES 29 MINUTES 50 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM SOUTH TO WEST) A DISTANCE OF 392.58 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 240 FEET ALONG THE EAST LINE OF RIDGELAND AVENUE SOUTH FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 58 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 58 FEET; THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 298 FEET ALONG THE EAST LINE OF RIDGELAND AVENUE SOUTH FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 60 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 60 FEET; THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-462593-32-MAD, BEARING AN EFFECTIVE DATE OF DECEMBER 6, 2010.

ALTA/ACSM Land Title Survey

Hendricks US Bank

B&C Project No. 201002048, 017

Tinley Park

17201 Ridgeland Avenue, Tinley Park, IL 60477

Surveyor's Certification

To: Hendricks Commercial Properties, LLC and it's affiliates; US Bank National Association; First American Title Insurance Company; TCF National Bank and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in First American Title Insurance Company Commitment No. NCS-462593-32-MAD, dated December 6, 2010, and were made: (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005; (ii) in accordance with the "AGREEMENT and Survey Requirements for Hendricks US Bank Surveys dated November 30, 2010", and includes Items 2, 3, 4, 6, 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 16, 17, and 18 of Table A specifically defined therein, (iii) Utilities (water, gas, electric, telephone and sewer) are available and service the Property and all utility lines enter the Property through adjoining public streets or through appurtenant easements which are shown on the Survey, (iv) Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2012

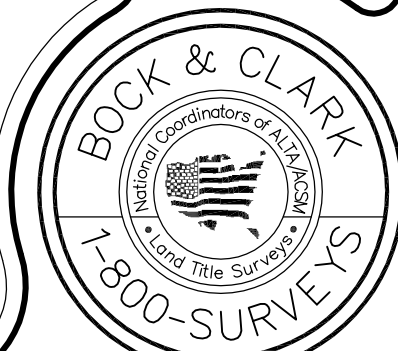
Date of Survey	January 9, 2011
Revision	January 11, 2011
Revision	February 17, 2011
Revision	
Revision	

Survey Performed By:
JLH Land Surveying Inc.
7222 Courtwright Drive
Plainfield, IL 60586
Phone: 815-669-3791
www.jlhsurvey.com

Network Project No. 201002048,017

Page 1 of 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com





Interoffice Memo

Date: October 7, 2025

To: Tinley Park Village Board

From: Donna Framke and Hannah Gacek

Subject: Winter Tourism Marketing Initiatives and Recommendations

For the last couple of years (since disbanding from the CSCVB) the Village has been reinvesting a portion of hotel/motel tax revenue to build brand awareness and enhance tourism initiatives. The objective is to reach leisure travelers outside of Tinley Park who may not be fully aware of the many hospitality amenities that the community has to offer. As Harmony Square prepares for its first winter season showcasing the synthetic ice rink, curling lanes and festive holiday light show, effective tourism marketing is essential to attract both residents and visitors.

The most recent leisure traveler campaign, coordinated with Manicz Media, ran from May through August 2025. Manicz was selected because of their robust premium website inventory in a variety of site categories and ability to efficiently coordinate the placement of display ads, programmatic social ads and connected TV commercials to our targeted audience. The campaign showed great success with over **3 million impressions and over 10,600 ad clicks** throughout its duration, surpassing expectations in reaching and engaging the targeted audiences.

We recommend initiating another campaign with Manicz Media for the winter to promote seasonal Harmony Square activities, utilizing their *Micro-Persona Audience Segmentation* feature which provides enhanced targeting precision, putting our message in front of those that are most likely to be interested/take action.

The campaign will take place from December 2025 through February 2026 and consist of **connected TV commercials** on premium placements such as Netflix, Hulu, Peacock and more; **viewer retargeting** to drive direct response with other media solutions; **programmatic social ads** that take on the look and feel of social media posts that link directly to our website; **click focused display advertising** optimized towards a variety of segments including travel enthusiasts, music festival goers, food and wine aficionados, adventure travelers, and more. The cost of this campaign is \$20,000.

We also are recommending continuing the use of **Blip Digital Billboard advertising**, which allows users to set a daily budget, run time and specific location for advertising. Blip allows us to achieve the traction of traditional billboard advertising with the ability to control when and where the campaign runs and tweak/update messaging at any time. A campaign incorporating billboards located along I-294 and I-55 (in directions heading towards Tinley Park) will achieve 2-2.8k “blips” and 167.9-239.9k impressions per month. This initiative would run from December through February and cost \$2,700.

Messaging will continue to reflect the fun, lively *Life Amplified* brand, promote the brand-new seasonal, festive activities taking place, and drive viewers to the HarmonySquare.org website where they can familiarize themselves with the great features and amenities of both Harmony Square and Tinley Park as a whole.

The recommended initiatives provide a good mix of brand-specific, high-traffic advertising. Funding for these campaigns is a budgeted expense from Hotel Motel tax with a total spend of \$22,700.



Interoffice Memo

Date: September 30, 2025

To: Committee of the Whole

From: Donna Framke, Amanda Gaus, and Kelly Oswald

Subject: 2025 Holiday Happenings

With the 2025 holiday season approaching, staff is actively preparing for Tinley Park's annual Holiday Happenings. With the addition of Harmony Square, the new synthetic ice rink and light show will be featured which, along with the curling lanes, will serve as the festive centerpiece for the season. The Holiday Walk will transition into Harmony Square with lights and music activation throughout the space starting November 21 and running until early January and will include the community tree at the southeast entrance to the plaza plus a walk-through ornament, Santa's reindeer and sleigh, giant candy canes, perimeter illumination of the Harmony Square buildings and additional seasonal elements. The light show will take place hourly. In early January, the Holiday décor will be replaced with Valentine décor to extend the ice rink season until mid-February.

To ensure the rink is fully lit and decorated for the holidays, the Holiday Happenings event format is being updated. The Tree Lighting Ceremony will now coincide with the ice rink's grand opening on Friday, November 21 and the Holiday Market will take place on Saturday, December 6 and Sunday, December 7.

The ice rink will offer public skating from Tuesday to Sunday (closed Mondays and major holidays). Skating will cost \$5 per person, and skate rental will be an additional \$5. Birthday party packages in Studio 67 will be available on weekends for \$200 and include skate rentals, admission for 10 people, and a private room. The curling lanes will be available to rent for \$40 per hour. Full rules and weather policies will be posted on harmonysquare.org.

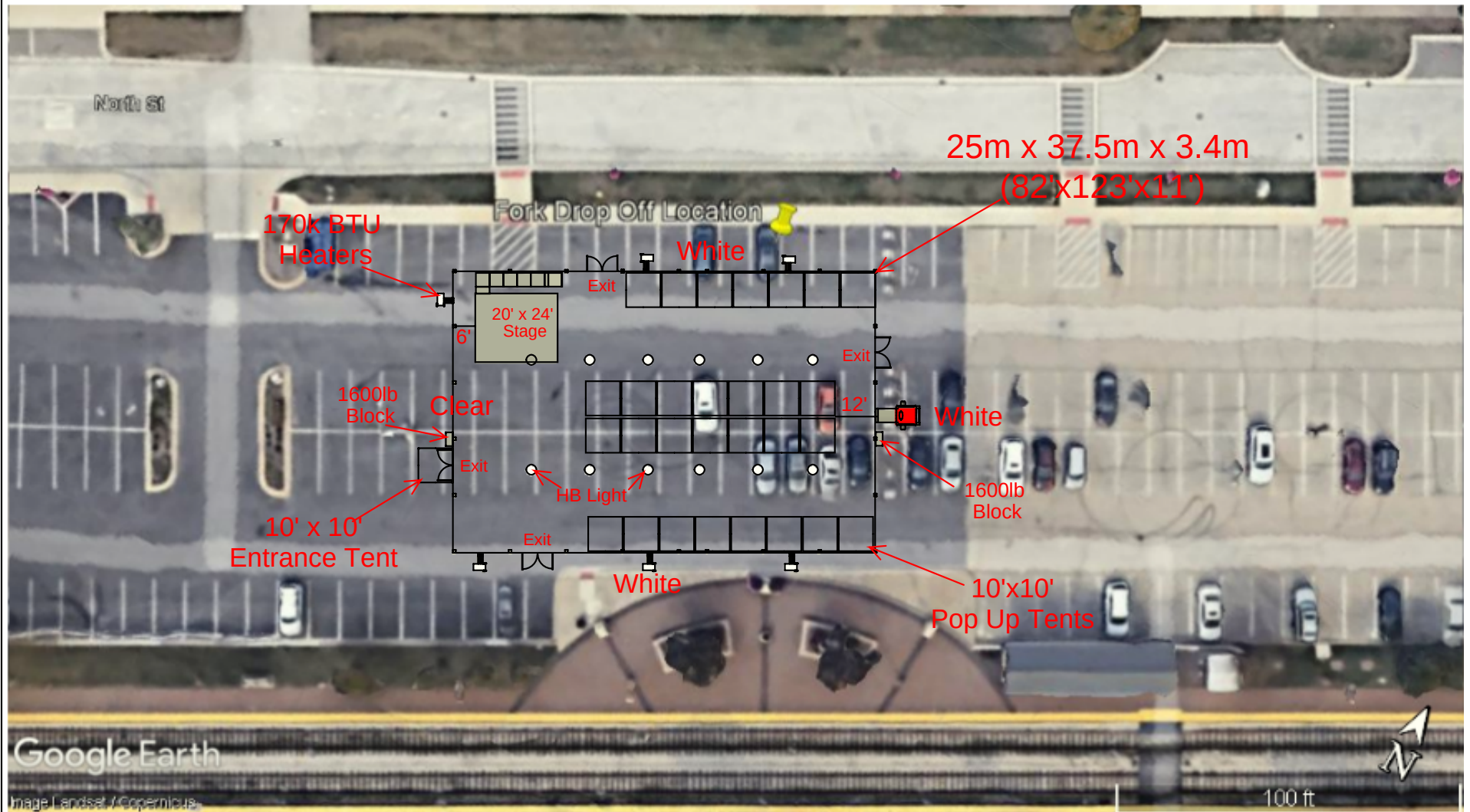
As in previous years, the Holiday Market weekend will be highlighted by a robust entertainment schedule featuring community bands, dance groups, and holiday performances. Also included will be 29 food, beverage and specialty vendors for the duration of the weekend. Complimentary photos with Santa and horse-drawn carriage rides will again be provided in and near the train station. The weekend will conclude with the annual Parade of Lights, hosted in cooperation with the Tinley Park Chamber of Commerce, on Sunday evening.

To support the Holiday Market weekend, we are seeking approval to contract with PRO EM National Event Services for the installation and takedown of the 82' x 131' tent that will be installed in the north commuter lot of the Oak Park Avenue Metra station. The \$42,981.18 price reflects a \$921.77 increase over last year. PRO EM is the same vendor that was used last year, and their quote came in \$42,612.55 lower than the next responsible bidder. This expense is included in the FY25 budget.

Installation of the tent is scheduled to start Wednesday, December 3, 2025, and be taken down by Monday, December 8, 2025.

Tinley Park Holiday Market

Install 12/3 - 12/4 * Event 12/6-12/7 * Take Down 12/8



Date:12/6-12/7/2025
Project:Holiday Market
Designer:Hayden Moldenhauer

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

**ORDINANCE
NO. 2025-O-034**

**AN ORDINANCE REPLACING ORDINANCE NO. 2025-O-028 RELATED TO THE
IMPOSITION OF A REVISED SIX-MONTH TEMPORARY
MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND
APPROVAL OF CERTAIN BUSINESS LICENSES, DEVELOPMENT,
AND ZONING APPLICATIONS IN THE VILLAGE OF TINLEY PARK, COUNTIES
OF COOK AND WILL, STATE OF ILLINOIS**

**MICHAEL W. GLOTZ, PRESIDENT
NANCY O’CONNOR, VILLAGE CLERK**

**WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
COLLEEN M. SULLIVAN
Board of Trustees**

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2025-O-034

**AN ORDINANCE REPLACING ORDINANCE NO. 2025-O-028 RELATED TO THE
IMPOSITION OF A REVISED SIX-MONTH TEMPORARY
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APPROVAL OF CERTAIN BUSINESS LICENSES, DEVELOPMENT,
AND ZONING APPLICATIONS IN THE VILLAGE OF TINLEY PARK, COUNTIES
OF COOK AND WILL, STATE OF ILLINOIS**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality with a population of more than 25,000 is a home rule unit, and the Village of Tinley Park (the “Village”), Cook and Will Counties, Illinois, with a population in excess of 25,000 is therefore a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety and welfare of its citizens; and

WHEREAS, the Village President (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to advancing the vision, values, and strategic priorities outlined in the Village’s 2000 Comprehensive Plan and to updating that plan through the ongoing comprehensive planning initiative known as “Tinley in Tune” (the “Village’s Planning Initiative”), which emphasizes:

1. Promoting sustainable and balanced economic growth;
2. Supporting a diverse and vibrant business community;
3. Enhancing the character, aesthetics, and walkability of key commercial corridors;
4. Ensuring development is consistent with the Village’s identity, high quality of life, and fiscal health; and
5. Encouraging land uses that strengthen neighborhood vitality and long-term tax base stability; and

WHEREAS, certain provisions of the Code of Ordinances of the Village of Tinley Park, Illinois (the “Village Code”), including Title XI (Business Licenses) and Title XV (Land Usage) which govern the orderly development and operation of businesses and residential uses within the Village, require revision to better align with the goals and objectives of the Village’s Planning Initiative; and

WHEREAS, these revisions are intended to modernize zoning categories, refine permitted and special uses, and integrate design and performance standards that support targeted

redevelopment, corridor revitalization, and placemaking objectives identified in the Village's Planning Initiative; and

WHEREAS, the Village is in the process of evaluating its business license regulations and land use regulations and intends to adopt revised provisions that are more consistent with the updated comprehensive plan anticipated to be adopted within six (6) months, which may change the classification, number, and type of uses (permitted use, special use, etc.) allowed in certain zoning districts (the "Proposed Business License and Land Use Changes"); and

WHEREAS, the Village has determined that to ensure orderly development, prevent the oversaturation of specific types of businesses, and protect the viability of both existing businesses and prospective businesses, it must review and, if necessary, revise its licensing, development, and permit approval regulations before additional approvals for such uses are granted; and

WHEREAS, the Village has identified certain business classifications that warrant further study prior to approval of additional locations (collectively, the "Identified Uses");

WHEREAS, analysis of existing land use patterns in the Village's primary commercial corridors demonstrates that over-concentration of certain Identified Uses can:

1. Reduce business mix diversity,
2. Increase vacancy turnover,
3. Weaken corridor aesthetics,
4. Generate disproportionate demands on Village services, and
5. Limit redevelopment opportunities for higher-value or destination-oriented uses envisioned during the Village's Planning Initiative; and

WHEREAS, the Village Board finds that certain Identified Uses may have secondary effects on traffic circulation, parking availability, pedestrian activity, neighborhood character, and overall market positioning of the Village's commercial districts, and that these potential impacts must be evaluated in conjunction with the finalization and implementation of the updated comprehensive plan; and

WHEREAS, to ensure the orderly development and operation of businesses within the Village, the Corporate Authorities have determined that an analysis of the regulations governing the development, operation, number, and location of the Identified Uses in connection with the Proposed Business License and Land Use Changes should be conducted; and

WHEREAS, in furtherance of the above goals, on August 19, 2025, the Corporate Authorities adopted and imposed a temporary moratorium (see Ordinance No. 2025-O-028) On August 19, 2025 for a term of six (6) months (the "Moratorium") on the acceptance, processing, and approval of new business license applications (the "Applications") and zoning relief requests (the "Zoning Requests") for the Identified Uses will create a more stable planning environment in which revisions to the Village Code and the Zoning Code, if necessary, can be formulated, considered, and adopted in an orderly and thorough manner, and certain rules and procedures related to same can be approved; and

WHEREAS, after the adoption of Ordinance No. 2025-O-028, while working on the above reference changes to the Village Code, the Zoning Code, and the like, the Village and its staff determined that certain clarifications were needed to the temporary Moratorium ordinance (Ordinance No. 2025-O-028); and

WHEREAS, based on the foregoing findings, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to amend the temporary Moratorium, and to have the effective date of this revised temporary Moratorium be the date of passage of this ordinance, effectively extending the temporary Moratorium to May 7, 2026;

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Tinley Park, Counties of Cook and Will, State of Illinois, as follows:

ARTICLE I. IN GENERAL

SECTION 1. INCORPORATION CLAUSE. The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

SECTION 2. PURPOSE. The purpose of this Ordinance is to revise and extend the temporary Moratorium established through the passage of Ordinance No. 2025-O-028, a targeted planning measure to preserve and promote land use development patterns consistent with the goals and objectives of the Village's Planning Initiative and forthcoming updated comprehensive plan. This Moratorium is intended to maintain and protect the Village's long-term planning vision while such plans are finalized and implemented, and to prevent actions that may conflict with or undermine those objectives. Specifically, the Moratorium is intended to:

1. Protect the integrity of the comprehensive plan update process by preventing new development approvals that could undermine proposed zoning, licensing, and land use policy changes;
2. Provide a stable regulatory environment in which the Village can evaluate and revise provisions of Title XI (Business Licenses) and Title XV (Land Usage) of the Village Code to modernize zoning categories, refine permitted and special uses, and integrate design and performance standards that align with the Village's economic development and placemaking objectives;
3. Prevent the over-concentration of certain business types identified in this Ordinance, which can diminish business mix diversity, increase turnover, reduce corridor aesthetics, place disproportionate demands on Village services, and limit redevelopment opportunities for higher-value or destination-oriented uses;

4. Evaluate the potential secondary effects of the Identified Uses on traffic circulation, parking availability, pedestrian activity, neighborhood character, and the overall market positioning of the Village's commercial districts; and
5. Ensure that future business development and land use approvals are consistent with the comprehensive plan's long-term vision for sustainable growth, a vibrant and diverse economy, and enhanced community character.

This Moratorium is temporary in nature, with a term of six (6) months, and is intended solely to allow the Village sufficient time to complete its comprehensive review and adopt the necessary regulatory updates in an orderly and thorough manner.

SECTION 3. DEFINITIONS. For purposes of this Ordinance, the following terms shall have the meanings set forth below. These definitions are intended to be applied neutrally and uniformly, without regard to ownership, clientele, or the cultural, ethnic, or socioeconomic characteristics of the operators or patrons.

1. **Coffee and/or Tea Shop** – A business primarily engaged in the preparation and retail sale of coffee, tea, or similar beverages for on- or off-premises consumption, which may also offer light food items such as pastries or sandwiches as incidental to beverage service.
2. **Massage Establishment** – A business or establishment where massage therapy or bodywork services are provided for compensation, whether by licensed massage therapists or otherwise, excluding services provided by a licensed medical professional in the course of medical treatment.
3. **Alternative Financial Services** – A business, other than a bank, savings and loan association, or credit union regulated and insured by an agency of the United States or the State of Illinois, that offers financial services such as currency exchange, check cashing, money transfers, payday loans, title loans, or similar short-term, high-interest lending.
4. **Scrap or Junk Yard** – An establishment where used, discarded, salvaged, or scrap materials are collected, stored, dismantled, processed, or resold, including but not limited to metals, paper, rags, vehicles, and vehicle parts.
5. **Repossession Lot** – A facility where repossessed motor vehicles or other personal property are stored, processed, or sold, whether at wholesale or retail.
6. **Sexually Oriented Business or Adult-Oriented Use** – A business characterized by the sale, rental, or display of sexually explicit materials, the presentation of live performances characterized by the depiction or display of specified anatomical areas or specified sexual activities, or the provision of services emphasizing specified sexual activities, as those terms are defined in the Village's zoning code.

7. **Grocery Store** – A retail establishment primarily engaged in the sale of food, beverages, and household products for off-premises consumption, including supermarkets and smaller neighborhood markets.
8. **Pawn Shop, Secondhand Store, or Flea Market** – A business engaged in the buying, selling, trading, or pawning of used goods or merchandise, including goods sold in a temporary or permanent market setting, but excluding antique shops and nonprofit resale stores.
9. **Jewelry Store** – A retail business primarily engaged in the sale, repair, or manufacture of jewelry, watches, precious metals, or gemstones.
10. **Standalone Convenience Store** – A retail establishment of less than 5,000 square feet of gross floor area primarily engaged in the sale of food, beverages, tobacco products, and household items for off-premises consumption, and not part of a larger grocery store or gasoline service station.
11. **Gas Station** – A facility where motor vehicle fuel is stored and dispensed to the public, which may also include ancillary uses such as a car wash, convenience store, or minor vehicle service.
12. **Personal Grooming Establishment** – A business offering hair care, nail care, skin care, or other personal grooming services, including barbershops, beauty salons, nail salons, skin care salons, tattoo parlors, body piercing establishments, and similar establishments.
13. **Unlicensed Day Labor Center** – A business or facility, not licensed by the State of Illinois, that functions as a location for the hiring of individuals for temporary or casual labor.
14. **Laundry and Dry-Cleaning Establishment** – A business providing cleaning services for clothing and other textiles, including self-service laundromats and full-service dry-cleaning operations.
15. **Temporary Employment or Placement Agency** – A business engaged in placing individuals in temporary employment positions with third-party employers, whether on a short-term or seasonal basis.
16. **Lodging Establishment** – A business providing temporary accommodations for a fee, including hotels, motels, motor inns, extended-stay facilities, bed-and-breakfasts, and similar establishments, but excluding short-term rentals regulated separately under Village ordinances.

ARTICLE II. PROCEDURES

SECTION 4. PROCEDURES. The Corporate Authorities hereby authorize a temporary moratorium of six (6) months in duration (the “Moratorium”) on the acceptance, processing, and approval of certain Applications and Zoning Requests for the Identified Uses, as defined in Section 3 of this Ordinance, subject to the following provisions:

(a) Scope of Ordinance.

This Ordinance applies to requests, petitions and applications submitted to the Village seeking or requesting the issuance of business licenses including, but not limited to, licenses related to the operation and/or regulation of the Identified Uses, as defined in this Ordinance. It also applies to all applications for development approvals for the Identified Uses including, without limitation, building permits, zoning relief requests, site plan approvals, and any other discretionary or administrative approvals under the Village Code, including the Zoning Code (collectively, the “Applications”). This Ordinance does not apply to actions or approvals expressly exempted in subsections (c) and (d).

(b) Suspension of Acceptance, Processing and Approval of the Applications.

Notwithstanding any other provisions of the Village Code, including the Zoning Code and any previously adopted ordinances, the Village shall not accept, process or approve any Applications for the Identified Uses during the six (6) month period following the effective date of this Ordinance, unless such period is extended or shortened by formal action of the Corporate Authorities. The Corporate Authorities may, in their sole discretion, terminate the Moratorium prior to its expiration if the purposes of this Ordinance have been achieved.

(c) Impact on Pending Applications.

This Ordinance and Moratorium shall not apply to:

1. Any Application for an Identified Use that was submitted to the Village prior to the effective date of this Ordinance and was deemed by the Village to be substantially complete at that time. For purposes of this section, an application shall be considered substantially complete if it was submitted on the Village’s official form and included all or most of the required supporting documentation and required fees, with minor omissions capable of being remedied without material delay. The determination of substantial completeness shall be made in the sole discretion of the Village’s Community Development Department;
2. Any Application for zoning entitlement for an Identified Use that was filed with the Village prior to the effective date of this Ordinance, and that was determined by the Village’s Community Development Department to be complete or substantially complete at the time of filing (with incomplete applications

returned to the applicant), and accepted for processing by the Village, but for which a corresponding business license application has not yet been filed;

3. Any project or development for which the Village granted final zoning or land use approval(s) prior to the effective date of this Ordinance, including but not limited to special use permits, planned unit developments (PUDs), variations, site plan approvals, amendments to special use permits or PUDs, or other discretionary approvals under the Village Code; or
4. Any project or development that is the subject of a duly adopted annexation agreement, development agreement, or similar binding agreement with the Village, executed prior to the effective date of this Ordinance, which obligates the Village to issue specified zoning or land use approvals for an Identified Use.

Nothing in this Section shall be construed to impair or limit any rights otherwise vested under applicable law, nor shall it be construed to expand any rights that have not vested under applicable law.

(d) Exemption for Emergency Repairs and Vested Rights.

The Moratorium does not apply to:

1. The issuance of renewal business licenses for businesses lawfully operating prior to the effective date of this Ordinance, or
2. Any Application for an Identified Use for which the applicant holds vested rights as of the effective date of this Ordinance, meaning the applicant has (i) obtained all necessary final approvals from the Village for the Identified Use, and (ii) substantially changed position in reliance on those approvals, including but not limited to making material expenditures, entering binding contracts, or commencing construction in good faith.

Any application for a specific identified use under a previously permitted overall master use operated and owned by one entity and said space is additionally altered to subdivide a space for additional operators operating the same use, under the same roof with separate filed Change of Owner applications shall be exempt from this moratorium provided all other Village ordinances and building code requirements are complied with. This exemption shall specifically apply to salon suites and other similar master uses.

3. Any application for a Change of Location where the specific identified use will be the same in a new location but in the same zoning district or a zoning district where the use is a permitted use or special use.

(e) Exemption for Existing Salon Suite Establishments

The Moratorium shall not apply to the issuance of new or renewal business licenses for individual operators within an existing Salon Suite Establishment. For purposes of this Ordinance, a “Salon Suite Establishment” means a single tenant space that was approved by the Village and constructed prior to the effective date of this Ordinance as one principal use, containing multiple enclosed suites leased to individual operators who provide personal grooming services.

(f) Termination of the Moratorium.

Upon expiration or earlier termination of this Ordinance, as set forth herein, all terms, provisions and conditions of this Ordinance shall be of no further force or effect, and the acceptance, processing, and approval of Applications for the Identified Uses shall resume in accordance with the Village Code, including the Zoning Code, then in effect. This moratorium may be extended or renewed, as necessary.

SECTION 5. OTHER ACTIONS AUTHORIZED.

The officers, employees and/or agents of the Village are authorized and directed to take all action necessary or reasonably required to carry out the intent, purposes, and objectives of this Ordinance, including but not limited to:

1. Review the number, location, and impacts of Identified Uses within the Village, including effects on business diversity, corridor aesthetics, and public services.
2. Evaluate Title XI (Business Licenses), Title XV (Land Usage), and related zoning provisions for consistency with the Village’s Planning Initiative and forthcoming updated comprehensive plan.
3. Prepare proposed code changes to ensure orderly development, prevent over-concentration, and promote a balanced local economy.
4. Publish any required notices, hold hearings or meetings, and solicit public input as necessary.
5. Develop any forms, procedures, or administrative guidelines needed to carry out this Ordinance.
6. Take any other action necessary to fulfill the purpose of this Ordinance.

**ARTICLE III.
HEADINGS, SAVINGS CLAUSES, PUBLICATION,
EFFECTIVE DATE**

SECTION 6. HEADINGS. The headings of the articles, sections, paragraphs and sub-paragraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance, nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

SECTION 7. SEVERABILITY. The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 8. SUPERSEDER. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.

SECTION 9. PUBLICATION. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 10. EFFECTIVE DATE. This Ordinance shall be effective and in full force immediately upon passage and approval. The temporary Moratorium shall be effective until May 7, 2026.

PASSED THIS 7th day of October, 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 7th day of October, 2025.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, NANCY O’CONNOR, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2025-O-034, **“AN ORDINANCE REPLACING ORDINANCE NO. 2025-O-028 RELATED TO THE IMPOSITION OF A REVISED SIX-MONTH TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF CERTAIN BUSINESS LICENSES, DEVELOPMENT, AND ZONING APPLICATIONS IN THE VILLAGE OF TINLEY PARK, COUNTIES OF COOK AND WILL, STATE OF ILLINOIS.”** which was adopted by the President and Board of Trustees of the Village of Tinley Park on October 7, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 7th day of October, 2025.

VILLAGE CLERK



Interoffice Memo

Date: September 10, 2025

To: Pat Carr, Village Manager
Hannah Lipman, Assistant Village Manager

From: John Urbanski, Public Works Director

Subject: Illinois Department of Transportation (IDOT) Permitting Standards for Work Performed in State Rights of Way for the years 2025-2026

Presented at the Committee of the Whole and Village Board meetings for consideration and possible action.

Description: Public Works seeks approval of a Resolution for the years 2025-2026 with the Illinois Department of Transportation (IDOT). This Resolution permits standards for work performed in the State right of way. This will allow Public Works to be able to work on water main, sanitary sewers, street lighting and repairs in the State right of ways in order to maintain assets and infrastructure.

Staff Direction Request:

1. Approve Illinois Department of Transportation (IDOT) Resolution for the years 2025-2026.

Attachments:

1. Resolution.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION
NO. 2025-R-XXX

**A RESOLUTION ADOPTING ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT)
PERMITTING STANDARDS FOR WORK PERFORMED IN STATE RIGHTS OF WAY**

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O’CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
COLLEEN M. SULLIVAN
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

RESOLUTION NO. 2025-R-XXX

**A RESOLUTION ADOPTING ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT)
PERMITTING STANDARDS FOR WORK PERFORMED IN STATE RIGHTS OF WAY**

WHEREAS, the Village of Tinley Park, hereinafter referred to as the Municipality, a Home Rule Community, located in the Counties of Cook and Will, State of Illinois, desires to undertake, in the years 2025 and 2025, the location, construction, operation and maintenance of driveways and street returns, water mains, sanitary and storm sewers, street light, traffic signals, sidewalks, landscaping, etc. on State highways, within said Municipality, which by law and/or agreement come under the jurisdiction and control of the Department of Transportation of the State of Illinois hereinafter referred to as Department; and

WHEREAS, an individual working permit must be obtained from the Department prior to any of the aforesaid installations being constructed either by the Municipality or by a private person or firm under contract and supervision of the Municipality.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustee of the Village of Tinley Park that:

- FIRST:** That Municipality hereby pledges its good faith and guarantees that all work shall be performed in accordance with conditions of the permit to be granted by the Department, and to hold the State of Illinois harmless during the prosecution of such work, and assume all liability for damages to person or property due to accidents or other otherwise by reason of the work which is to be performed under the provision of said permit.
- SECOND:** That all authorized officials of the Municipality are hereby instructed and authorized to sign said working permit on behalf of the Municipality.

ADOPTED this 21st day of October, 2025, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 21st day of October, 2025, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, NANCY M. O’CONNOR, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2025-R-**XXX**, “**A RESOLUTION ADOPTING ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) PERMITTING STANDARDS FOR WORK PERFORMED IN STATE RIGHTS OF WAY,**” which was adopted by the President and Board of Trustees of the Village of Tinley Park on October 21, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 21st day of October, 2025.

VILLAGE CLERK



Interoffice Memo

Date: September 17, 2025
To: John Urbanski, Public Works Director
From: Kelly Mulqueeney, Street Superintendent
Subject: 2025-2026 Bulk Road Salt Purchase

Presented for the Committee of the Whole and Board Meeting agenda for consideration and possible action.

Description: This purchase agreement locks in the price for bulk road salt from Morton Salt, Inc. delivered to the Public Works facility at \$74.49 per ton. Under this agreement the Village is required to take a minimum delivery of 5,500 tons of salt over the winter season.

The total estimated cost for 2025-2026 \$409,695

A request for a purchasing agreement proposal for bulk rock salt was requested from 4 companies. The following four (4) responses were received:

Morton Salt, Inc./ Central Salt LLC	Chicago, IL	\$74.49 per ton
Compass Minerals	Chicago, IL	Declined
Chicago Salt	Chicago, IL	\$98.00 per ton
Cargill	North Olmsted, OH	No response

Background: Central Management Services (CMS) contracts for a state-wide purchase for bulk road salt supply. The median cost per ton for surrounding communities that participated was released at \$75.66 per ton. This cost is historically higher per ton than what we have received by pricing individually.

Budget / Finance: Funding for this purpose is available in the Road & Bridge and Commuter Parking Lot Operating & Maintenance Funds.

O&M Budget Road & Bridge amount available	\$410,000
O&M Odyssey Street Fund amount available	\$10,000
Amount required for salt purchase	(\$409,695)
Amount UNDER budget	\$10,305

Staff Direction Request:

1. Approve purchase agreement with Morton Salt, Inc. for the FY26 bulk salt purchase in the amount of \$74.49 per ton.
2. Direct Staff as necessary.



Interoffice Memo

Date: September 23, 2025

To: John Urbanski, Public Works Director

From: Jimmy Quinn, Facilities Superintendent

Subject: Approve Job Order Contract (JOC) with Bear Construction for the Former Bechstein Building Upgrades

Presented at the Committee of the Whole on October 7th, 2025 and Village Board meeting on October 21st, 2025 for consideration and possible action.

Description: We are requesting authorization to approve the upgrades to the former Bechstein Building utilizing the Job Order Contracting (JOC) Procurement method. Bear Construction is the General Contractor that will perform the work under an existing cooperative contract through The Interlocal Purchasing System (TIPS) cooperative contract. Public Works and Marketing Departments will be utilizing this building for staffing and storage for the Downtown events throughout the year.

Background: The existing building is in need of new windows, doors, painting, siding, fascia, and tuckpointing. The upgrades will replace these items that date back to over 60 years from the original construction.

Budget/Finance: Funding was budgeted and approved for the FY 26 Capital Projects.

<u>Contractor</u>	<u>Location</u>
Bear Construction	Rolling Meadows, IL
Budget available	\$125,000
<u>Contract amount</u>	<u>\$ 98,600</u>
Difference (Under Budget)	\$ 26,400

Staff Direction Request:

1. Approve the JOC Contract with Bear Construction of Rolling Meadows for the Former Bechstein Building Upgrades in the amount of \$98,600.
2. Direct staff as necessary.

PUBLIC COMMENT